

# CVCB



CENTRAL  
VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR SALE

## 1777 S. Comanche Dr.

APN: 189-340-51 & 189-340-54



## Property Details

- Offered at \$2.8 Million
  - Total land: 22.6 Acres
  - Smaller parcel options: 3.5 Acres or 13.4 Acres
  - M-2 Zoning
  - Master plan approved by the city of Arvin
  - Gas station plans approved
- CEQA – complete  
Phase 1 & 2 – clean  
Traffic Study - complete



**MARCUS DUARTE** • Agent/Associate •  
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930 Truxtun Ave., Suite 101 Bakersfield, CA 93301

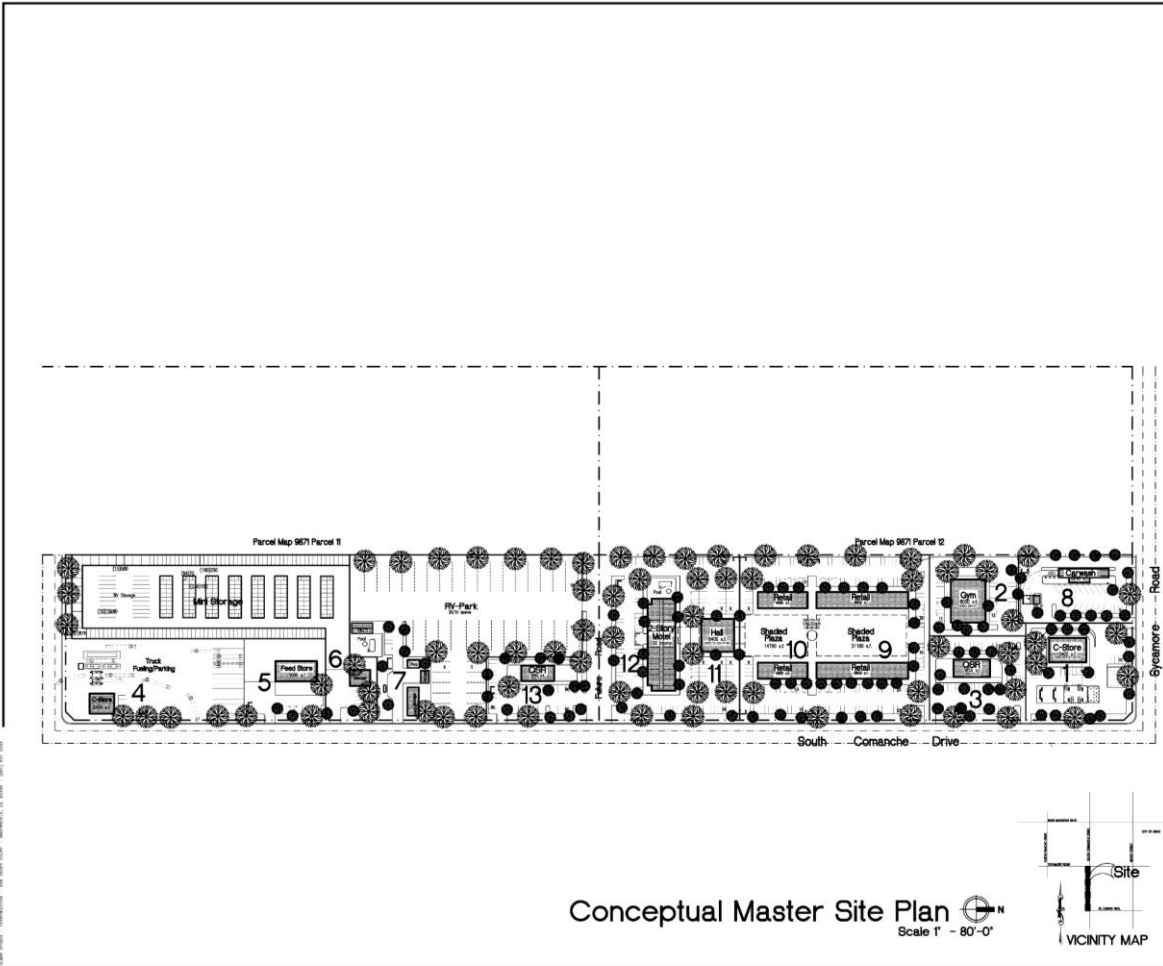
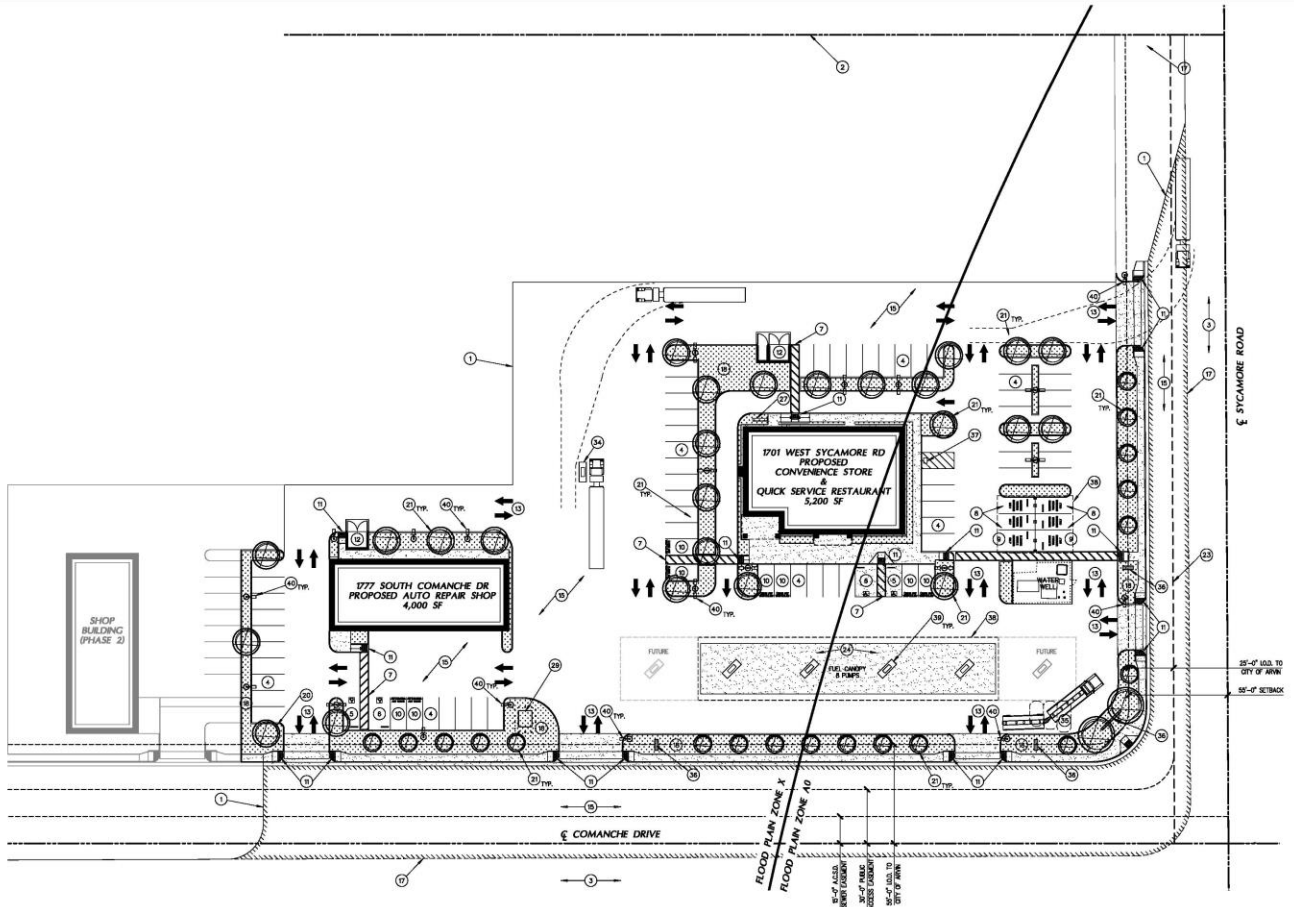
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## Welcome to Arvin

**Arvin is a growing market in Kern County with strong investment potential. Its population of about 19,600 is supported by a regional base of over 900,000, and its proximity to Bakersfield and major transportation routes is driving steady residential growth. Limited commercial space has created high demand, offering a rare opportunity to establish a strong presence in an underserved area where new retail and services are needed.**

**The city's young, family-oriented population supports consistent, long-term demand for everyday services like retail, healthcare, and education. Combined with steady growth and migration to more affordable Central Valley areas, Arvin presents a compelling opportunity for investors looking to enter early, scale, and benefit from future appreciation.**



Conceptual Master Site Plan  
Scale 1" = 80'-0"

Project:  
216 Corner  
Comanche Dr. & Sycamore Rd  
Arvin, CA

Consultant:  
**GILMAR** Construction, Inc.  
Design-Construction Services  
608 DAKES CT  
BROCKLETON, CA  
(818) 831-2244  
www.gilmarconstruction.com

DRIVEN BY: [Signature]

CONCEPTUAL MASTER SITE PLAN

DATE	DESCRIPTION

DATE: 11.8.20 SHEET: SK-1

JOB NO:  

DRAWN BY:  

CHECKED BY:  

DATE:  

OF SHEETS:

# FOR SALE

1777 S Comanche Dr.

## Aerial Map of Arvin



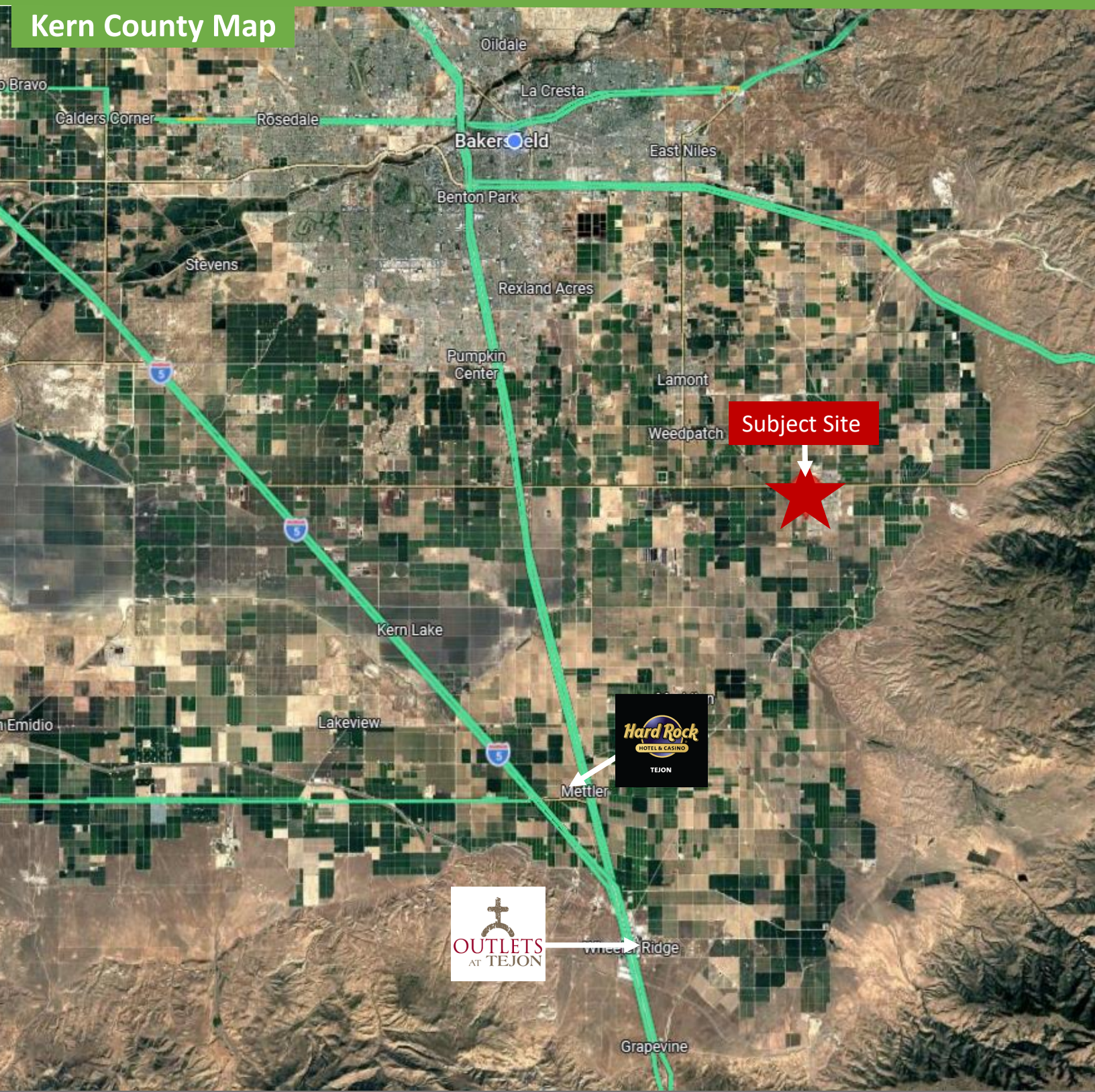
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*1777 S Comanche Dr.*

## Kern County Map



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