

# Coming Soon

## Retail Development

### Dover Parkway

Delano, CA 93215



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\*Rendering Not Final, Subject To Change.



- 12.75-acre New Development
- Pads and Anchor Space Available
- Visibility from Highway-99
- Incoming Target across the street!

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### Property Details - Version 1

Dover Parkway - Dover Street  
Delano, CA 93215

#### Property Highlights

- Major "A" ±85,000 SF  
(Grocery)
- Building 1 ±2,600 SF  
(Food W/ Drive-Thru)
- Building 2 ±3,306 SF  
(Food W/ Drive-Thru)
- Building 3 ±3,653 SF  
(Food W/ Drive-Thru)
- **Total Area** ±94,559 SF

#### Property Details

- Proposed Use/Occupancy Grocery & Food Use
- Existing Zoning Community Retail
- General Plan Use Commercial
- Parcel No. 2
- Site Area (±12.75 Acres) ±517,378.02 SF



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### Property Details - Version 2

Dover Parkway - Dover Street  
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#### Property Highlights

- Building 1 (Fitness Center) ±40,000 SF
- Building 2 (Multi-Tenant W/ Drive-Thru) ±6,300 SF
- Building 3 (Multi-Tenant W/ Drive-Thru) ±9,000 SF
- Building 4 (Food W/ Drive-Thru) ±3,650 SF
- Building 5 (Food W/ Drive-Thru) ±3,300 SF
- Building 6 (Hotel) ±90,000 SF
- **Total Area** ±152,250 SF

#### Property Details

- Proposed Use/Occupancy Grocery & Food Use  
Fitness Center  
Hotel
- Existing Zoning Community Retail
- General Plan Use Commercial
- Parcel No. 2
- Site Area (±12.75 Acres) ±517,378.02 SF



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### Trade Map

Dover Parkway - Dover Street  
Delano, CA 93215



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### Delano Area Roadways

Dover Parkway - Dover Street  
Delano, CA 93215



Delano Population 52,046



Dover Parkway

| Demographics             | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Total Population         | 22,841   | 45,532   | 51,450   |
| Total Households         | 5,987    | 11,780   | 11,936   |
| Average Household Income | \$71,191 | \$78,424 | \$78,371 |
| Employees                | 4,342    | 6,863    | 7,466    |
| Business                 | 549      | 786      | 824      |



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