

LAND FOR SALE

±8.53 ACRES OF VACANT COMMERCIAL LAND IN ARVIN, CA

SWC Sycamore Rd & Meyer Street Commercial), Arvin, CA 93203



OFFERING SUMMARY

SALE PRICE:	\$3,715,000
AVAILABLE SF:	±371,567
LOT SIZE:	8.53 Acres
ZONING:	C-2
PRICE / SF:	\$10.00
APN:	189-351-36-00-0
CROSS STREETS:	Sycamore Rd & Meyers Street
ADJACENT LAND:	±10.67 Acres of Multifamily Land

PROPERTY HIGHLIGHTS

- ±8.53 Acres of Vacant Land Zoned Commercial
- High Identity Location | Shovel Ready | Square Parcel
- High Level of Consumer Traffic & High Volume Exposure
- Center of Development Friendly Community & Enterprise Zone
- Across From Newer Apartments + Planned Developments
- Close to Transit & Public Transportation
- Ideal for Fast Food, Fuel Station, Super Market, & More!
- Nearby Retailers Include: McDonalds, Taco Bell & Vallarta Supermarket

KW COMMERCIAL
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PROPERTY OVERVIEW

±8.53 Acres of Vacant Land Zoned Commercial adjacent to ±10.67 acres of multi family development. Prime Development land located near significant residential tract maps offering a great location for office or a retail development. Highly visible location with easy nearby Highway Exit and Entrance just East from the subject property. The zoning is flexible and allows for a variety of commercial uses. All wet & dry utilities at site. The parcel is located on the South side of Arvin, CA with 2 of the cities economic opportunity sites directly next to the subject property. Located to the South of the parcel is opportunity site area #2 that is a potential commercial/recreational uses area focusing on single family residential and estate residential developments. Directly West of the property is opportunity site area #3 that is potential general plan growth area focusing on residential, parks & schools.

LOCATION OVERVIEW

Strategically located off the SWC of Sycamore Rd & Meyer Street in Arvin, CA. The parcel is North of El Camino Real, South of Olson Way, West of Tejon Hwy, and East of Comanche Drive. Arvin, CA is a growing City located South of Bakersfield, CA covering 4.9 square miles with a steady growth of population since 2010.



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FUTURE MULTIFAMILY DEVELOPMENT

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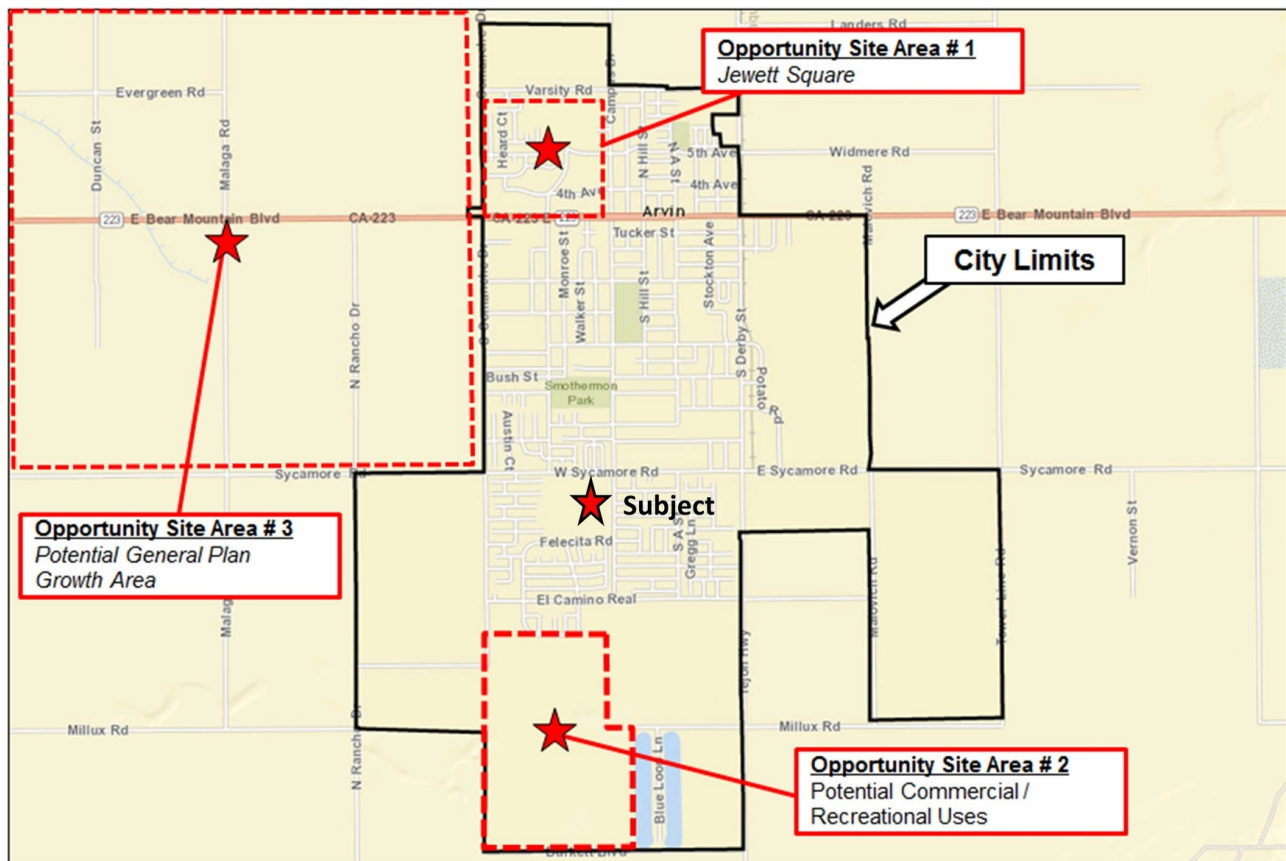
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ECONOMIC OPPORTUNITY SITE AREA OVERVIEW

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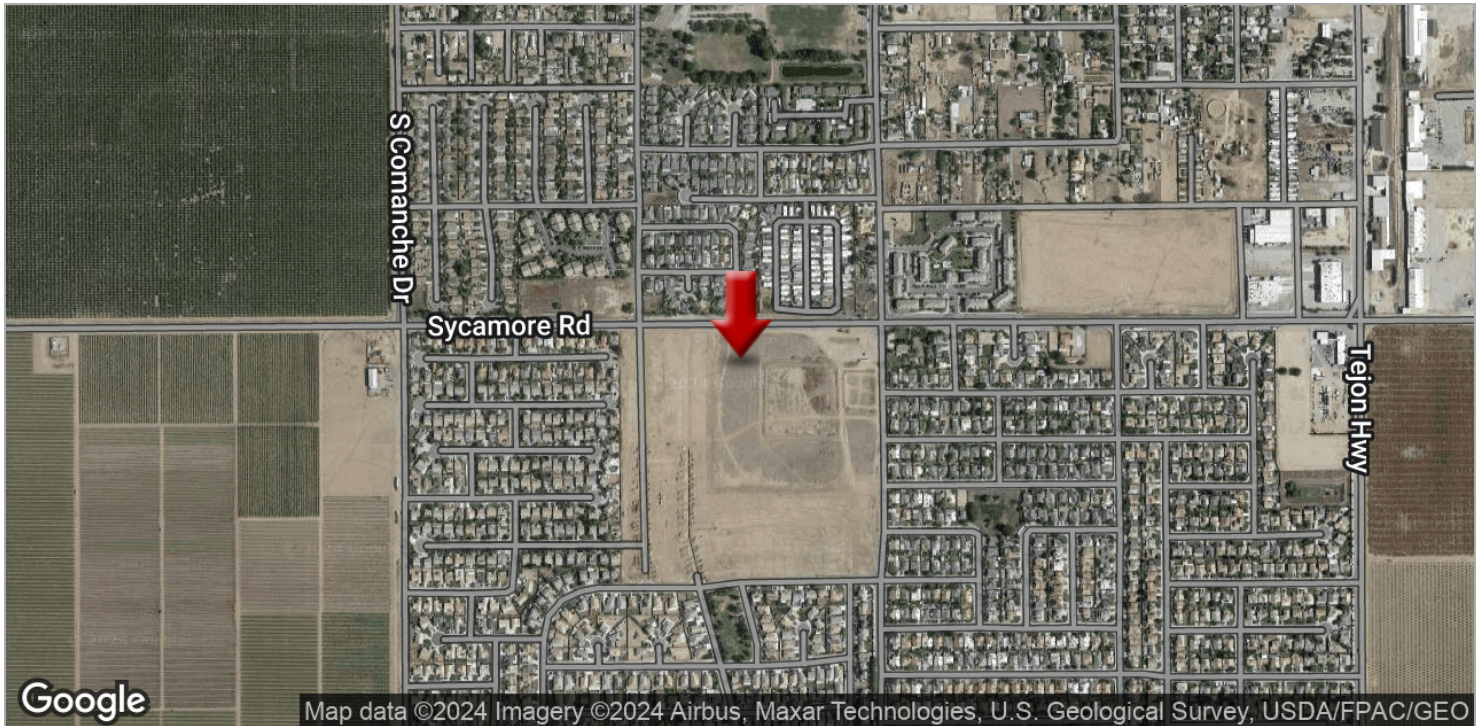
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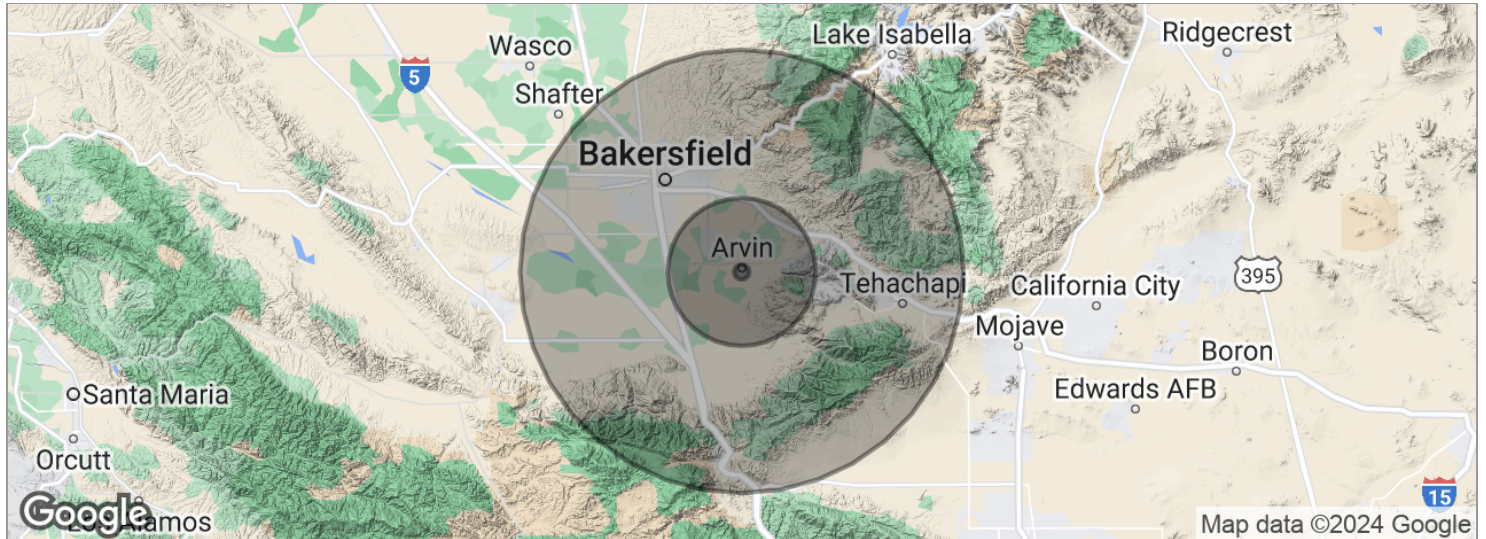
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	6,120	37,591	692,117
Median age	21.2	25.5	31.2
Median age (male)	19.9	25.2	30.8
Median age (Female)	23.2	26.2	31.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1,287	8,979	221,286
# of persons per HH	4.8	4.2	3.1
Average HH income	\$34,694	\$49,061	\$65,463
Average house value	\$259,272	\$200,784	\$276,033
ETHNICITY (%)	1 MILE	10 MILES	30 MILES
Hispanic	85.7%	81.0%	45.1%
RACE (%)	1 MILE	10 MILES	30 MILES
White	58.6%	64.6%	64.2%
Black	0.0%	0.3%	5.8%
Asian	0.6%	1.1%	3.6%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.7%	0.5%	0.9%
Other	39.6%	31.9%	21.2%

* Demographic data derived from 2020 ACS - US Census

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