

325 HIGH STREET DELANO, CA



PACIFIC
COMMERCIAL REALTY ADVISORS
INDEPENDENTLY OWNED AND OPERATED

LAND FOR SALE

±1.00 Acre



PROPERTY FEATURES

- ± 1.0 Acre (42,797 SF)
- High Visibility
- Strong Traffic Counts
- Centrally Located
- Existing Building May be Used
- Address : 325 High Street, Delano, CA
- Location: Southwest Corner of High Street & Garces Highway
- Size: Approximately 1.0 Acre (42,797 SF)
- Parcels : 1 Parcel- APN: 422-021-02
- Price: \$700,000
- Term : All Cash at Close of Escrow
- Zoning : CC Commercial Center
- Improvements : 3 Small Buildings of ± 300 SF



For more information, please contact:

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PACCOM REALTY ADVISORS, INC.
Lic. #01919464
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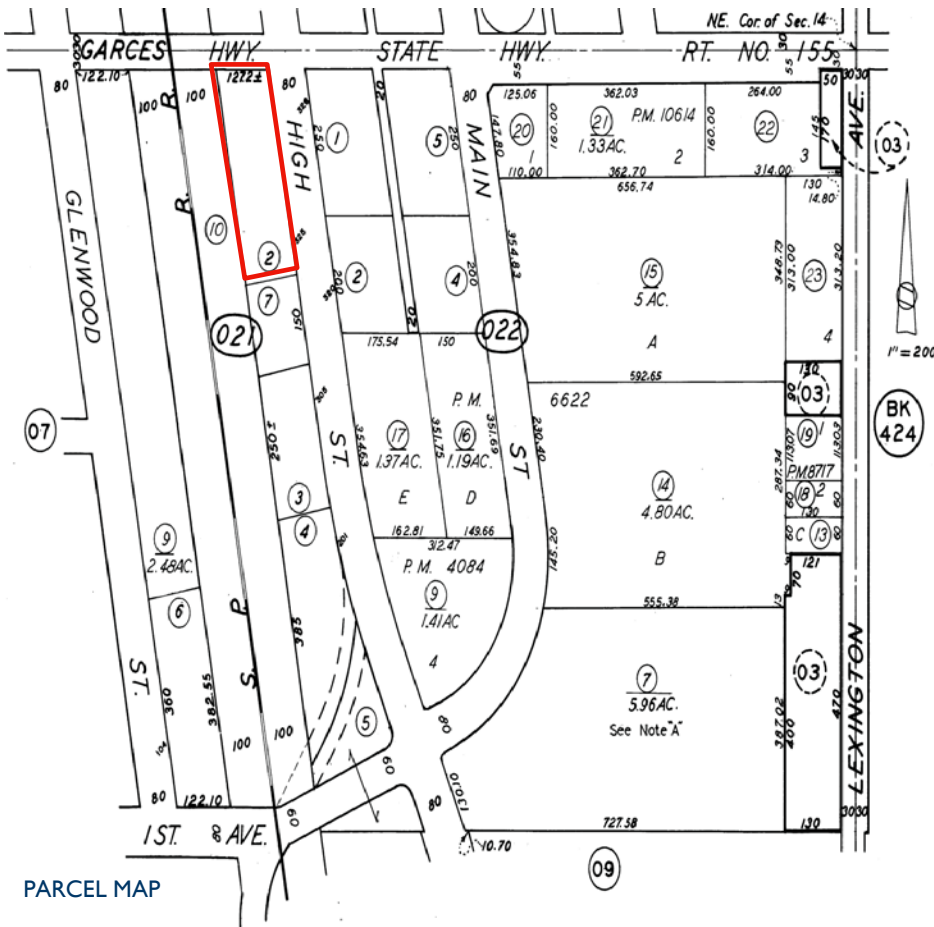
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AVAILABLE

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION			
2011 TOTAL POPULATION	13,826	49,602	56,014
% POPULATION CHANGE 1990-2011	38.90%	104.88%	121.01%
HOUSEHOLDS			
2011 TOTAL HOUSEHOLDS	3,593	10,663	10,913
% HOUSEHOLD CHANGE 1990-2011	24.71%	61.81%	58.85%
INCOME			
2011 MEDIAN HOUSEHOLD INCOME	\$27,661.00	\$34,812.00	\$34,746.00
2011 AVERAGE HOUSEHOLD INCOME	\$44,301.00	\$50,518.00	\$50,635.00



PARCEL MAP

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1. Cesar Chavez Park
2. Valle Vista Park
3. Jefferson Park
4. Delano Regional Medical Center Physical Therapy
5. Kern County Sheriff's Department
6. Memorial Park
7. Delano Historical Society
8. Heritage Park

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