

# SPACE AVAILABLE

GLENWOOD SQUARE  
SHOPPING CENTER



EXCELLENT VISIBILITY

67,750± ADT

NEC HWY 99 & CECIL AVE.  
DELANO, CALIFORNIA



7480 N Palm Ave, Suite 101  
Fresno, California 93711  
(559)256-1700 | Fax (559)432-2938

PETER ORLANDO  
(559)447-6250  
petero@retailcalifornia.com  
DRE Lic. 00884946

MICHAEL ARFSTEN  
(559)447-6233  
michael@retailcalifornia.com  
DRE Lic. #01181635

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### ABOUT THE CENTER

#### Location

NEC Highway 99 and Cecil Avenue in Delano, CA

#### Available Shop Space

2,476± SF

#### Pad Space

Starbucks

#### Availability

Now Available For Leasing

#### Land Area

37,000± SF

#### 2011 Demographic Summary

Population	Avg HH Income
1 mile radius = 25,201	1 mile radius = \$47,947
2 mile radius = 46,402	2 mile radius = \$50,388
3 mile radius = 49,678	3 mile radius = \$50,500

#### 2012 Traffic Count

Highway 99 (N/S):	48,230 ADT
Cecil Avenue (E/W):	19,521 ADT
TOTAL:	67,751 Avg Daily Traffic

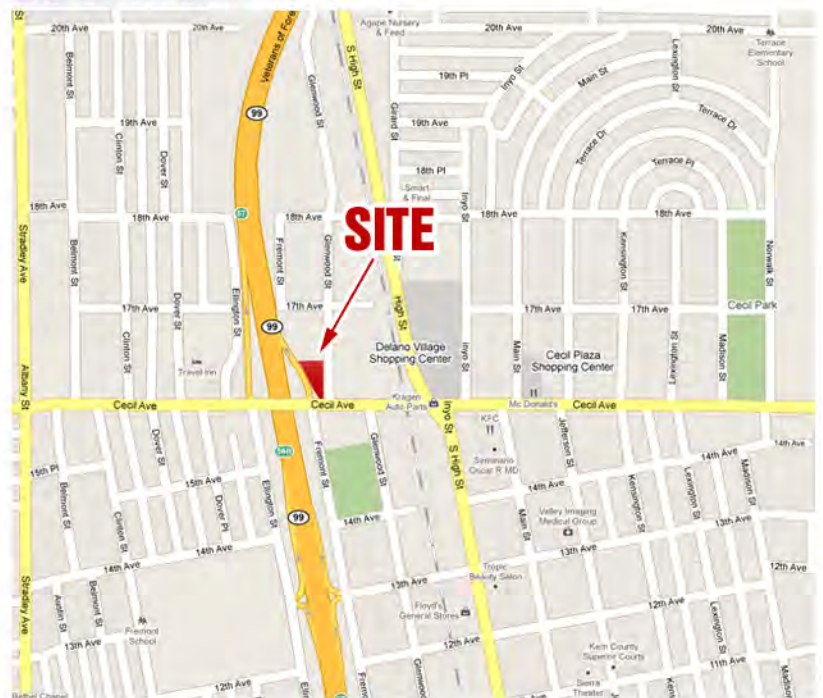
#### Subdivision Activity

Over 650 acres of planned Residential Lots within the City of Delano

#### Comments

Ideally situated on the main East/West thoroughfare in the City of Delano. Excellent visibility from both Cecil Avenue and Highway 99.

### LOCATION



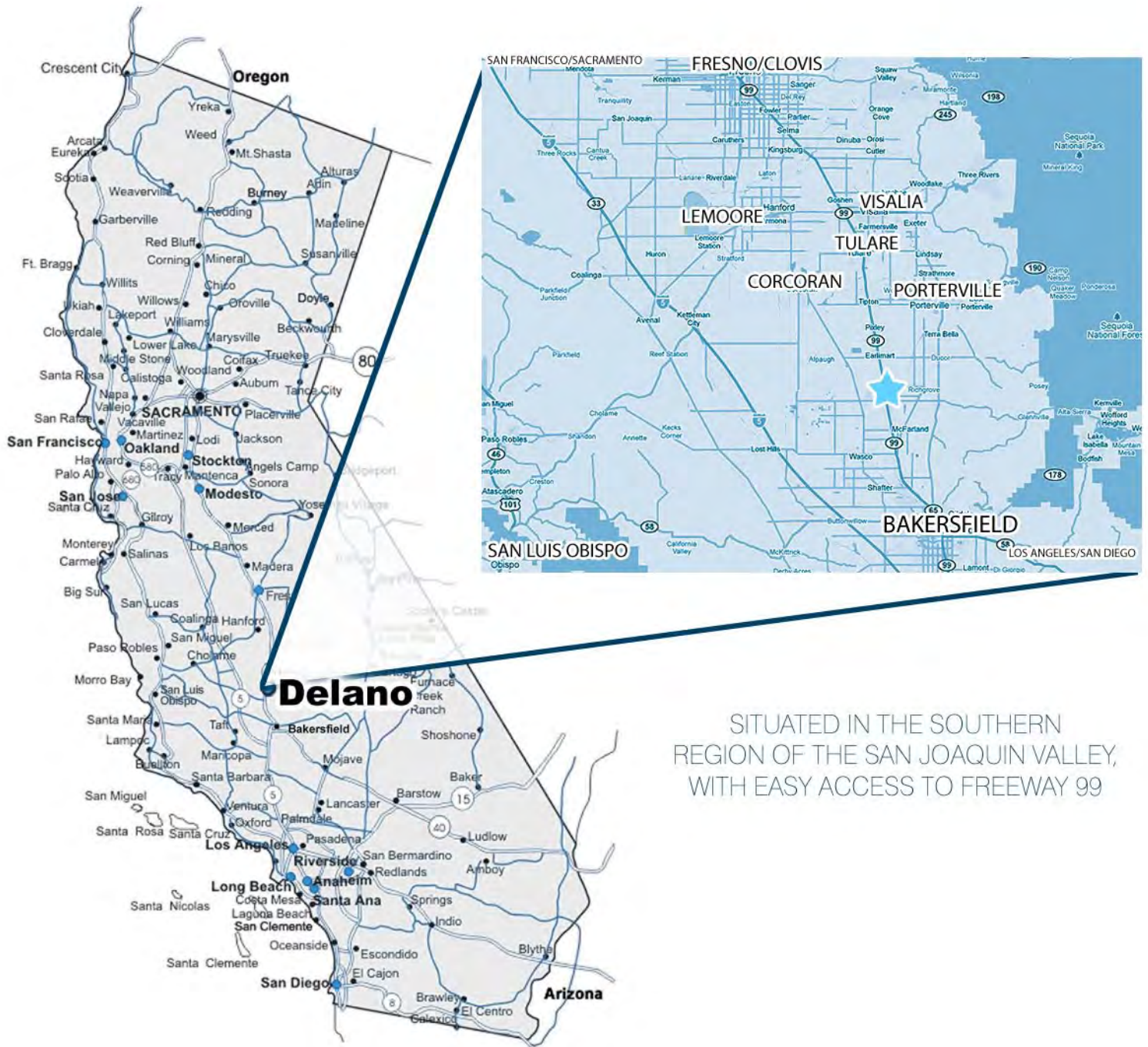
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SITUATED IN THE SOUTHERN REGION OF THE SAN JOAQUIN VALLEY, WITH EASY ACCESS TO FREEWAY 99



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## GLENWOOD SQUARE SHOPPING CENTER

DELANO, CALIFORNIA  
MAJOR RETAIL  
COMPETITION MAP



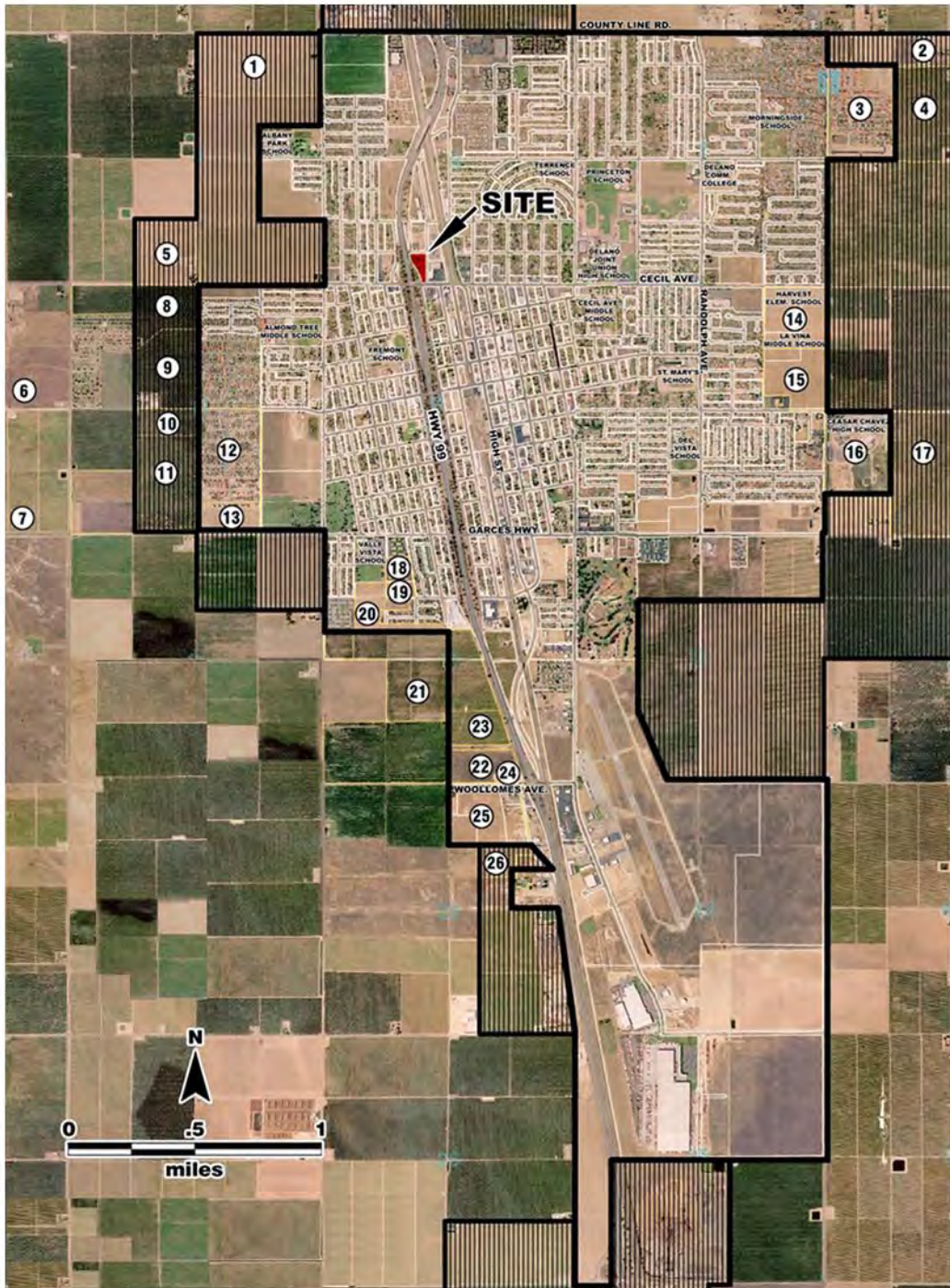
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### DELANO, CA AREA LAND USE PLANNED & UNDER CONSTRUCTION

1. 50 Acres residential
2. 51 lots (20 Acres)
3. 282 lots (60 Acres)
4. 61 Acres Residential
5. 160 Acres Proposed Residential
6. Delano II State Prison (480 Acres)
7. Delano Municipal Farm Facility (485 Acres)
8. Bakersfield College – Satellite Campus (50 Acres)
9. Planned third high school (45 Acres)
10. Elementary School Site
11. 100 Acres Residential
12. 63 Acres Residential
13. 17 Acres Residential
14. Delano Union Educational Complex  
Planned District Administration Complex
15. 37 Acres Residential
16. Cesar Chavez High School (55 Acres)
17. Ennis Homes 80 Acres Residential
18. Villa Santa Fe Apartments (81 units)
19. Belmont Meadows Apartments (73 Units)
20. 84 Residential Lots
21. 131 Acres Mixed Use
22. 77 Acres Planned Commercial
23. 20 Acres Commercial
24. Home Depot (17.5 Acres)
25. 45 Acres Proposed Commercial
26. 15 Acres Industrial

 CITY LIMITS BOUNDARY

 2010 URBAN DEVELOP. BOUNDARY



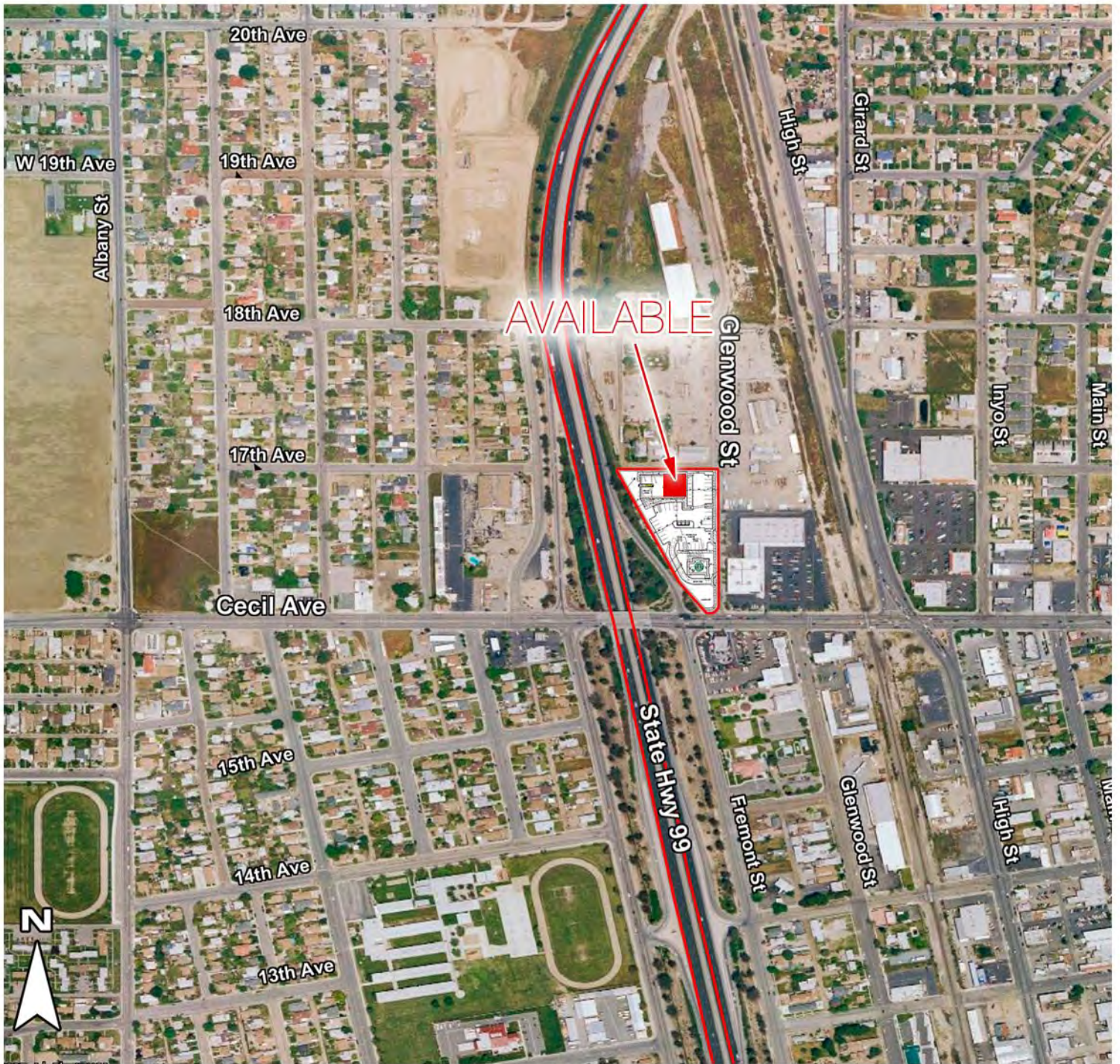
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**AVAILABLE**  
2,475 SF

### Project Data:

#### Parcel Description:

ADDRESS	Cecil and Glenwood Ave. Delano, CA
APN	506-320-375
CONSTRUCTION TYPE	V-N
BUILDING OCCUPANCY TYPES	B
TOTAL LAND AREA:	+/- 85 Acres (+/- 37,000 s.f.)

#### Building Area:

FAD 'A':	1,712 s.f.
SHOPS 'A':	5096 s.f.
TOTAL BUILDINGS AREA:	6,808 s.f.
BUILDING COVERAGE:	18.40%

#### Parking:

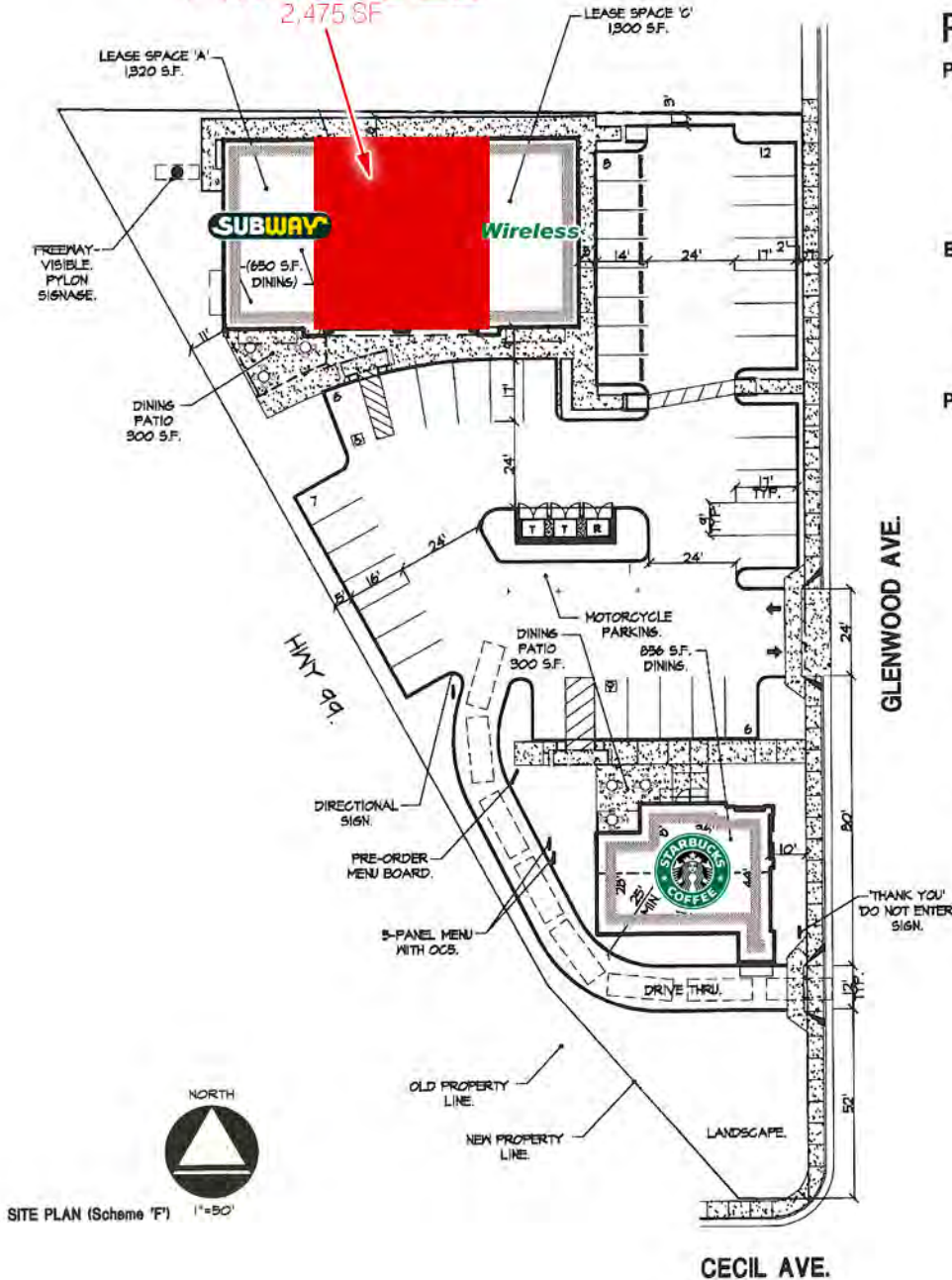
GENERAL COMMERCIAL:	3666 S.F.
@ 300 S.F./STALL:	13 STALLS
DINING AREA:	1506 S.F.
DINING PATIO AREA:	600 S.F.
TOTAL:	2,106 S.F.
@ 80 S.F./STALL:	27 STALLS

TOTAL STANDARD STALLS REQUIRED: 40 STALLS

#### TOTAL STALLS PROVIDED:

STANDARD STALLS PROVIDED:	30 STALLS
COMPACT STALLS PROVIDED:	8 STALLS
MOTORCYCLE STALLS PROVIDED:	1 STALLS
HANDICAPPED PARKING: (1 VAN STALL)	2 STALLS

TOTAL PARKING STALLS PROVIDED: 41 STALLS  
(AVERAGE 6.36 STALLS / 1,000 S.F.)



1463 North Van Ness Avenue  
Fresno, California 93728  
888.488.8888 voice  
559.488.8881 fax



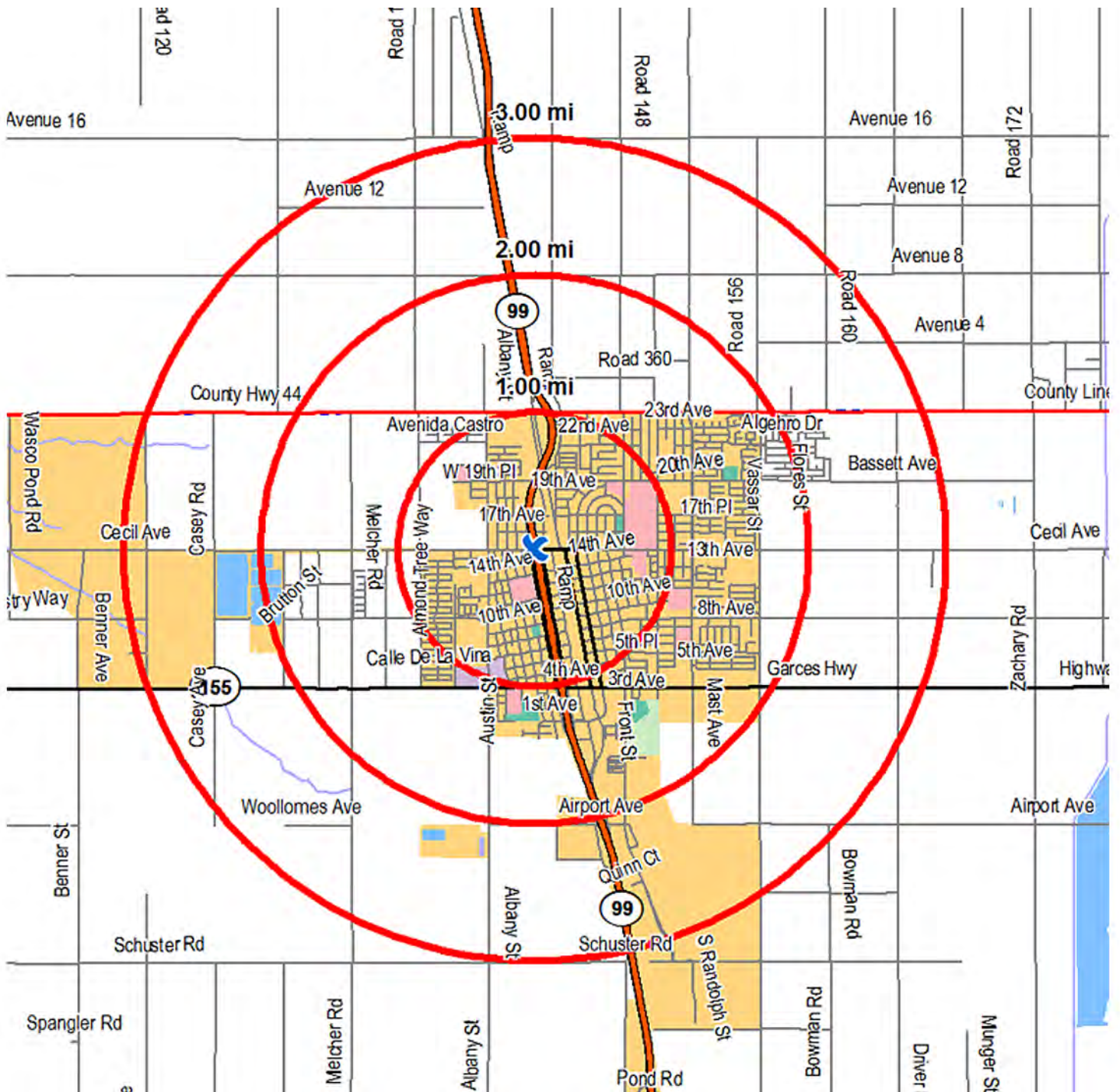
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# Pitney Bowes Business Insight Basic Updated Summary Report (%)

Prepared by: AnySite



State Highway 99 & Cecil Ave Delano, CA 93215

8 May 2012

Coordinates Longitude: -119.252530  
Latitude: 35.775910

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
<b>POPULATION</b>			
1990 Total Population	13,297	23,675	24,257
2000 Total Population	21,583	39,910	41,054
2011 Total Population	25,201	46,402	49,678
2016 Total Population	26,838	49,993	53,653
% Population Change 1990-2000	62.31%	68.57%	69.25%
% Population Change 2000-2011	16.76%	16.27%	21.01%
% Population Change 2011-2016	6.50%	7.74%	8.00%
<b>HOUSEHOLDS</b>			
1990 Total Households	3,522	6,460	6,605
2000 Total Households	4,302	8,719	8,885
2011 Total Households	4,948	10,039	10,679
2016 Total Households	5,207	10,750	11,466
% Households Change 1990-2000	22.15%	34.97%	34.52%
% Households Change 2000-2011	15.02%	15.14%	20.19%
% Households Change 2011-2016	5.23%	7.08%	7.37%
<b>2011 RACE</b>			
% 2011 White Population	35.34%	35.47%	35.08%
% 2011 Black Population	6.39%	4.62%	4.66%
% 2011 American Indian/Alaska Native	1.06%	1.04%	1.00%
% 2011 Asian/Hawaiian/Pacific Islander	10.44%	13.01%	13.48%
% 2011 Other Population (Incl 2+ Races)	46.78%	45.85%	45.78%
% 2011 Hispanic Population	77.41%	76.56%	76.04%
% 2011 Non-Hispanic Population	22.59%	23.44%	23.96%
<b>INCOME</b>			
2011 Per Capita Income	\$9,414	\$10,901	\$10,856
2011 Median Household Income	\$30,315	\$34,200	\$34,729
2011 Average Household Income	\$47,947	\$50,388	\$50,500
% 2011 Household Income < \$10,000	8.59%	8.27%	7.93%
% 2011 Household Income \$10,000-\$14,999	11.08%	9.44%	9.34%
% 2011 Household Income \$15,000-\$19,999	12.00%	9.84%	9.68%
% 2011 Household Income \$20,000-\$24,999	8.77%	7.72%	7.74%
% 2011 Household Income \$25,000-\$29,999	8.99%	8.44%	8.42%
% 2011 Household Income \$30,000-\$34,999	8.95%	7.48%	7.28%

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	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
% 2011 Household Income \$35,000-\$39,999	6.57%	6.22%	6.22%
% 2011 Household Income \$40,000-\$44,999	6.12%	7.12%	7.11%
% 2011 Household Income \$45,000-\$49,999	3.76%	4.76%	5.10%
% 2011 Household Income \$50,000-\$59,999	5.56%	6.07%	6.93%
% 2011 Household Income \$60,000-\$74,999	4.87%	7.34%	7.44%
% 2011 Household Income \$75,000-\$99,999	7.46%	8.86%	8.41%
% 2011 Household Income \$100,000-\$124,999	2.26%	3.66%	3.51%
% 2011 Household Income \$125,000-\$149,999	2.83%	2.53%	2.45%
% 2011 Household Income \$150,000-\$199,999	0.73%	1.23%	1.19%
% 2011 Household Income \$200,000-\$249,999	1.03%	0.65%	0.87%
% 2011 Household Income \$250,000-\$499,999	0.38%	0.36%	0.36%
% 2011 Household Income \$500,000+	0.04%	0.02%	0.02%
2011 Average Household Size	4.2	4.2	4.2
2011 Total Daytime Population	15,456	28,402	33,380
2011 Total Daytime Work Population	3,985	7,230	8,545