

AVAILABLE Commercial Land

SWC
**Brimhall Road
& Coffee Road**
Bakersfield, CA 93312



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**New Site
Plan**

Westside Parkway - AADT 64,342

Coffee Road - AADT 51,640

Brimhall Road
AADT 17,098

Property Highlights

- Lease – Ground Lease – Build to Suit
- Two (2) or Three (3) Pads Available for Ground Lease or Build-to-Suit
- Approximately 2.80 Acres / 121,968 Sq. Ft.
- Located on 1 of 3 intersecting roads crossing the Kern River North to South in West Bakersfield
- Strong traffic counts and demographics
- Proximity to Westside Parkway On and Off Ramps

Available Commercial Land

Site Map - Version 1

SWC Brimhall Road & Coffee Road
Bakersfield, CA 93312



**Crown Point
Business Center**

*(195,000 SF
GLA Medical/
Office)*

**Planned
Medical
Development**

Building 2:	V1 ± 8,010 SF
(Multi-tenant drive thru and Retail Shop)	
Building 3:	V1 ± 4,560 SF
(Food)	
Building 4:	V1 ± 7,880 SF
(Food)	
Total Building:	V1 ±20,450 SF



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Available Commercial Land

Site Map - Version 2

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GLA Medical/
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**Planned
Medical
Development**

LOT 1

LOT 2

LOT 4

LOT 5

LOT 3

HOME 2
SUITES BY HILTON

- Building 1 (Food): V2 ± 7,000 SF
- Building 2 (Food): V2 ± 5,000 SF
- Total Building: V2 ± 12,000 SF

Available Commercial Land

Site Map - Version 3

SWC Brimhall Road & Coffee Road
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Crown Point Business Center
(195,000 SF GLA Medical/ Office)

Planned Medical Development
LOT 1

- Building 1 (Food): V3 ± 7,000 SF
- Building 2 (Food): V3 ± 3,300 SF
- Total Building: V3 ± 10,300 SF

LOT 3
HOME 2
SUITES BY HILTON



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Available Commercial Land

Neighboring Retailers

SWC Brimhall Road & Coffee Road
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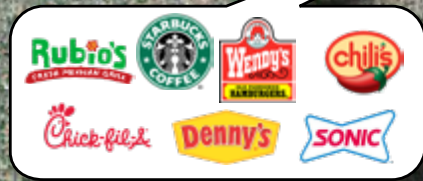


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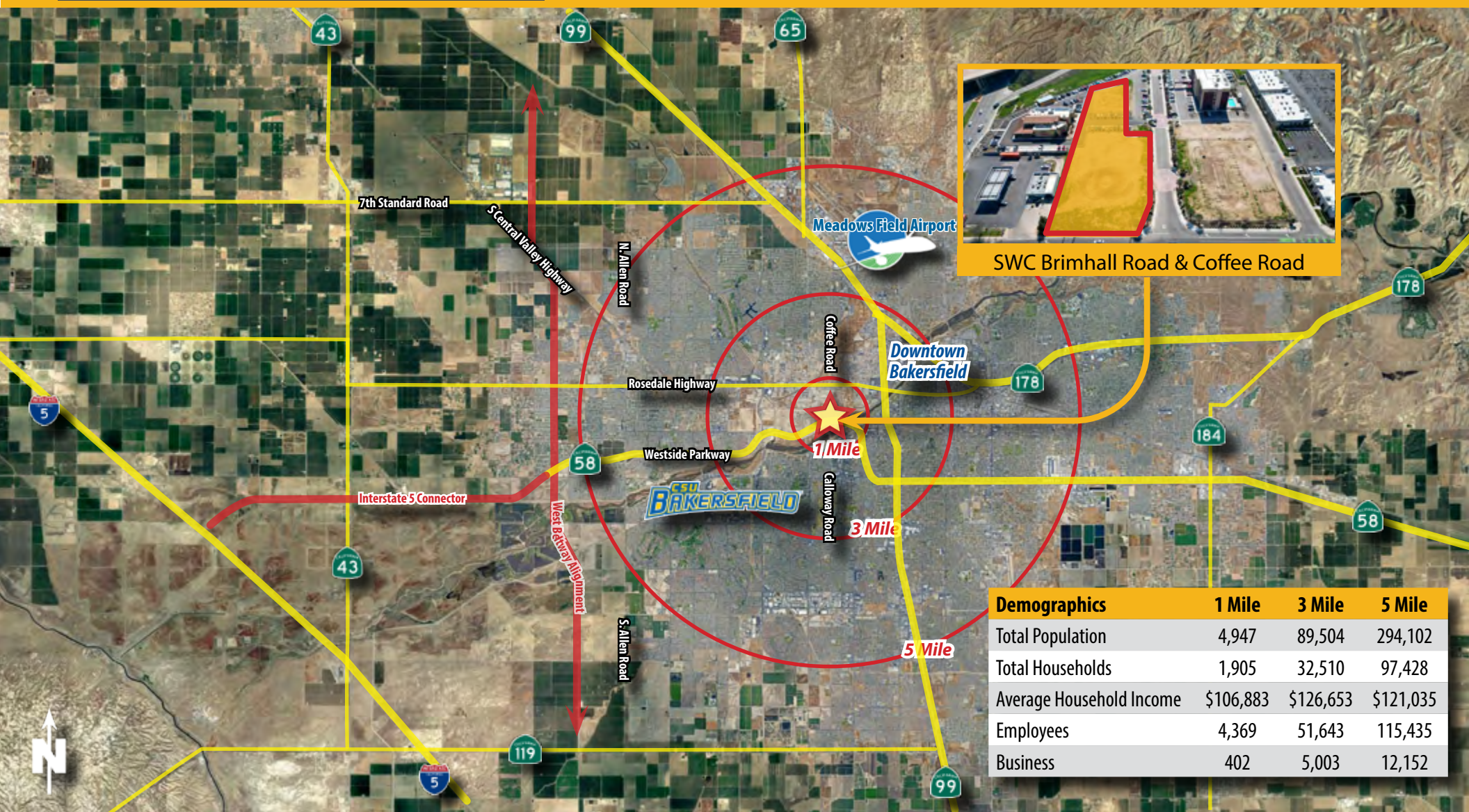


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Available Commercial Land

Bakersfield Area Roadways

SWC Brimhall Road & Coffee Road
Bakersfield, CA 93312



SWC Brimhall Road & Coffee Road

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,947	89,504	294,102
Total Households	1,905	32,510	97,428
Average Household Income	\$106,883	\$126,653	\$121,035
Employees	4,369	51,643	115,435
Business	402	5,003	12,152



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