

AVAILABLE For Sale

±16.72 Acres

NWQ Taft Hwy
& 99 Hwy
Bakersfield, CA



Jonathon L. Ortiz

Associate
661 889 1096
jonathon@asuassociates.com
CA RE #02069258

Scott A. Underhill, CRX, SCLS

Principal
661 706 9312
scott@asuassociates.com
CA RE #00785728

11601 Bolthouse Drive Suite 110
Bakersfield, CA 93311
661 862 5454 main • 661 862 5444 fax

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PROPERTY HIGHLIGHTS

The property is located at the Northwest quadrant of Taft Highway & Highway 99:

- Located in close proximity to interchange
- 76,600 AADT Highway 99 & 15,600 on Taft Highway
- Zoned C-2 per City of Bakersfield



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Aerial

NWQ Taft Hwy & 99 Hwy
Bakersfield, CA

PROPERTY HIGHLIGHTS

The Site property is located at the Northwest corner of Taft Highway (Hwy 119) & Highway 99 (Hwy 99).

Contact broker for Sales Price information

PROPERTY DETAILS

- Located at major interchange
- High Traffic Volume: Taft Hwy & Hwy 99
76,600 AADT
- Excellent for hospitality, retail, or food
- Zoned C-2 (City of Bakersfield)
- APN 514-060-08: ±10.26 Acres
- APN 514-060-09: ±6.45 Acres
- Zoning: C-2 (City of Bakersfield)

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,208	77,816	158,992
Total Households	2,297	20,618	45,402
Average Household Income	\$84,110	\$88,487	\$81,143
Employees	844	9,675	30,446
Business	149	1,183	3,622



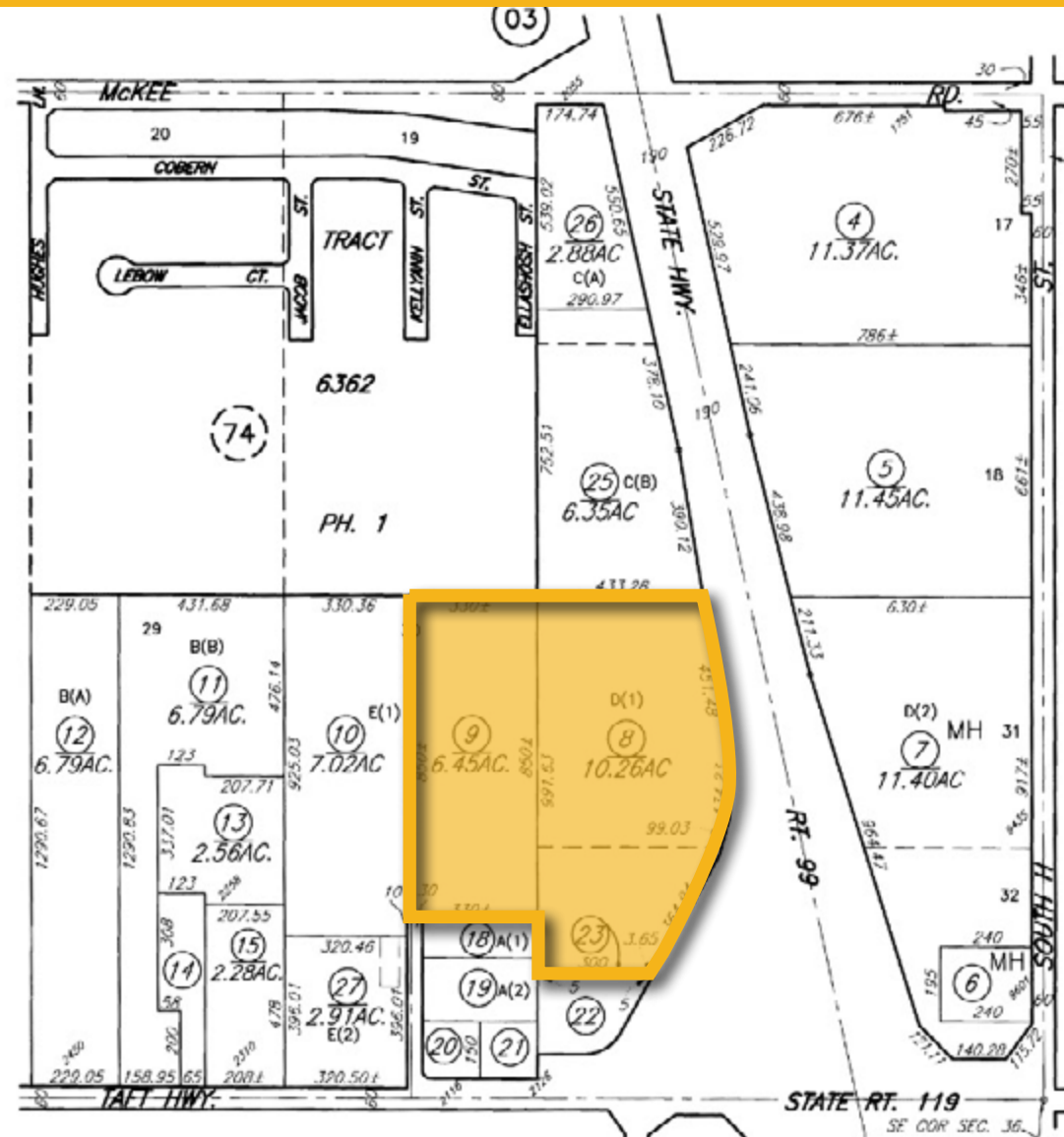
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Parcel Map

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Bakersfield, CA



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



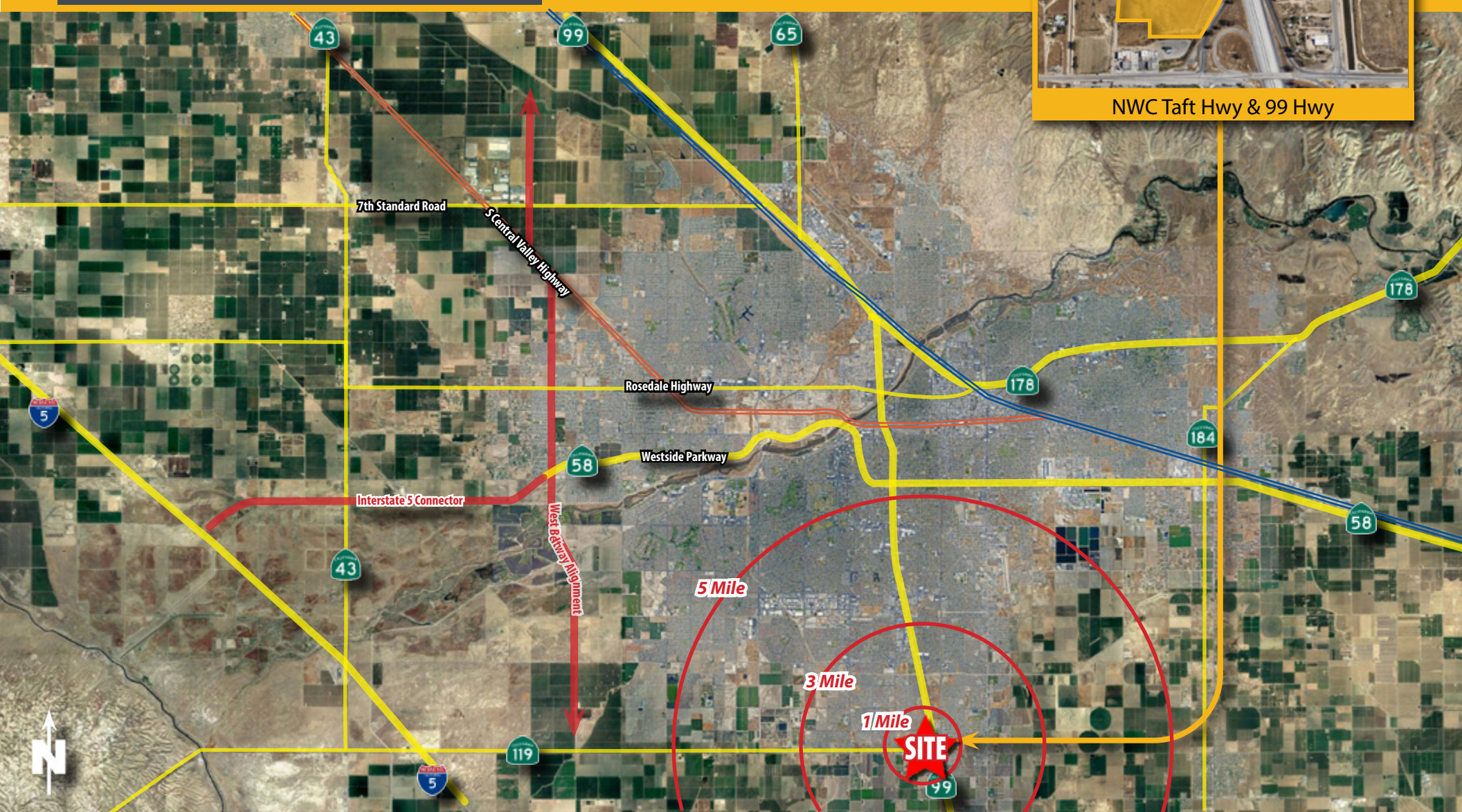
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Available For Sale

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Bakersfield Area Roadways

NWQ Taft Hwy & 99 Hwy
Bakersfield, CA



NWC Taft Hwy & 99 Hwy



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