

For Sale- Commercial Land

5.3 Acres (approx.)

NWC Rosedale Hwy & Lassen Dr
Bakersfield, CA

Rosedale Hwy

Lassen Dr

Contact Us:

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Property Information

Subject property is located at the northwest corner of Rosedale Highway and Lassen Drive in Northwest Bakersfield

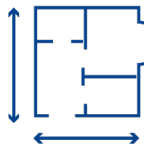
Sales Price:

\$2,925,000

Highlights:

- Parcel size current zone
- APN: 456-030-02, 06, 07 & 08
- High daytime traffic volume: 20,007 AADT on Rosedale Hwy
- Northwest Bakersfield Trade Area
- Rosedale Highway frontage

Availability:

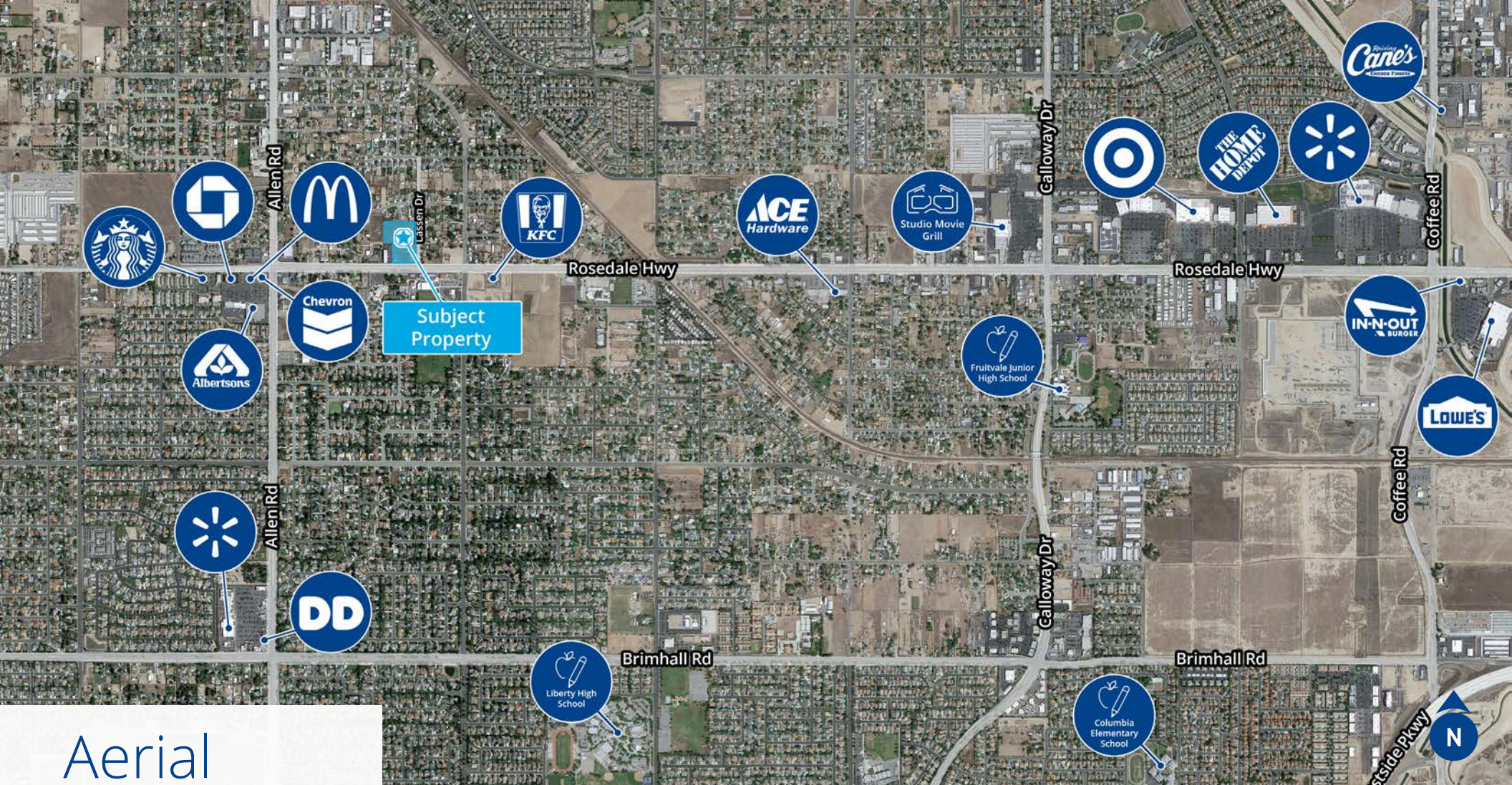


Available for Sale
+/- 5.36 Acres



Zoning
C-0 in the County of Kern





Aerial

Demographics



Population

1 Mile: 9,765
 3 Mile: 85,209
 5 Mile: 155,623



Daytime Population

1 Mile: 8,760
 3 Mile: 75,969
 5 Mile: 151,661



Employees

1 Mile: 2,419
 3 Mile: 20,762
 5 Mile: 50,577



Median Age

1 Mile: 36.8
 3 Mile: 35.2
 5 Mile: 36.7



Households

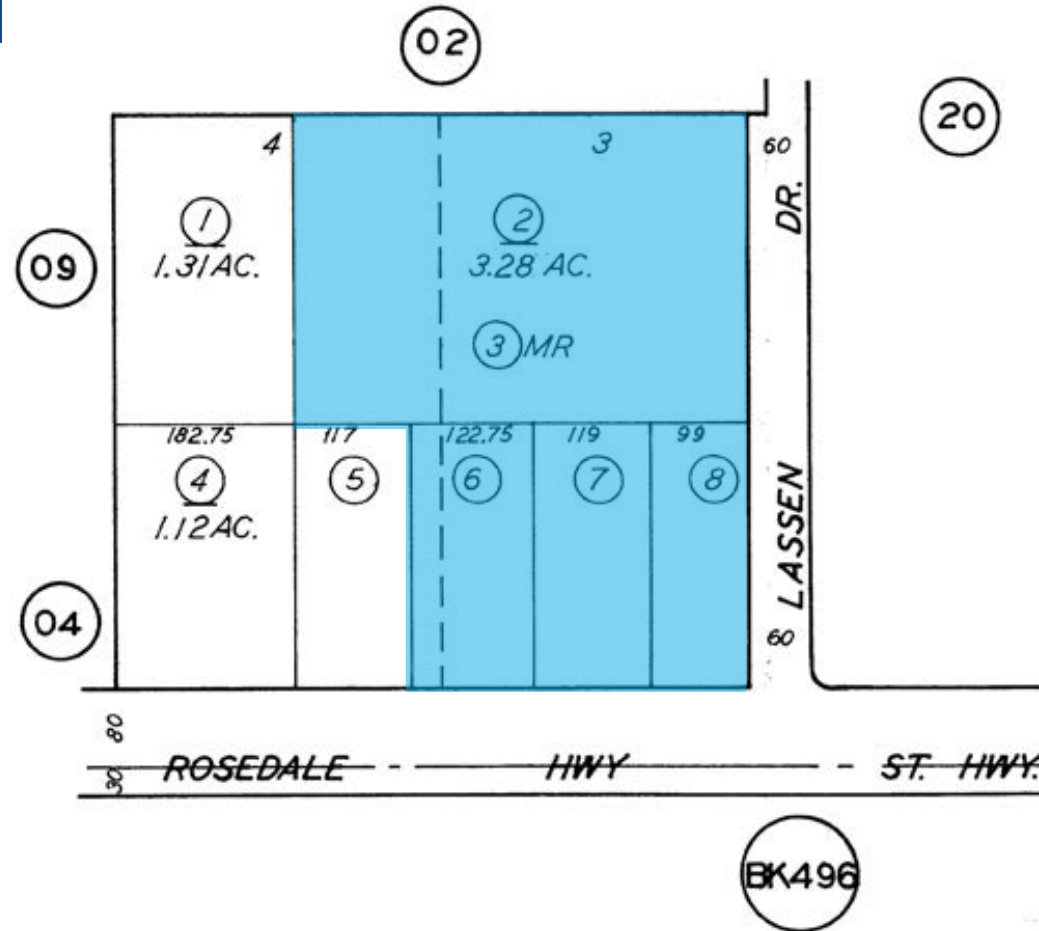
1 Mile: 3,391
 3 Mile: 27,597
 5 Mile: 53,454



Average HH Income

1 Mile: \$143,203
 3 Mile: \$150,427
 5 Mile: \$140,744

Site Map



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