

For Sale | +/- 33,976 SF

Fully Improved Pad Ready for Development

2239 Mt. Vernon Ave | Bakersfield, CA 93306

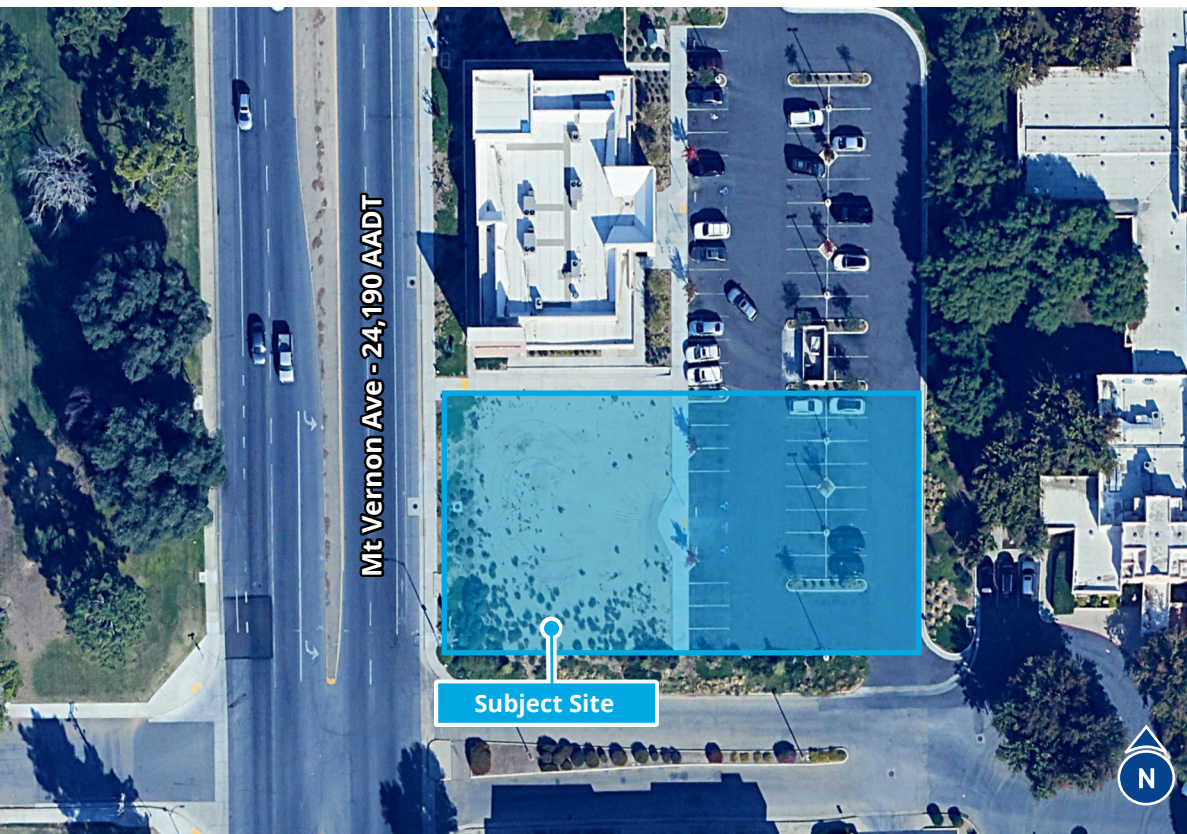
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Property Information

2239 Mt. Vernon Ave is an approximately 33,976 SF fully improved parcel of land. Property is zoned C-O (Commercial Office) which allows for medical or general office. The property is located on Mt. Vernon Ave, south of Highway 178, and adjacent to Kern Medical Hospital.

Sale Price: \$975,000
Available: ± 33,976 net SF of land

Highlights:

- Fully improved pad with parking lot, curb & gutter, and landscaping in place.
- Pad can accommodate a 6,500 SF medical or professional office building.
- All utilities stubbed at site.
- Zoned C-O (Commercial Office)
- Southbound turn lane into parcel which allows for access from both directions of traffic.
- Located next to Accelerated Urgent Care and near many other medical providers.
- Pad is ready for immediate development.
- Parking ratio of 4.5 space/1,000 SF.
- Prominent sign available on Mt Vernon Ave.



Sewer
City of Bakersfield



Water
California Water Service



Electric
Pacific Gas & Electric Company



Gas
Pacific Gas & Electric Company

Site Plan



Demographics



Population
 1 Mile: 24,876
 3 Mile: 129,457
 5 Mile: 233,766



Daytime Population
 1 Mile: 25,292
 3 Mile: 129,814
 5 Mile: 255,138



Businesses
 1 Mile: 527
 3 Mile: 3,774
 5 Mile: 8,783



Median Age
 1 Mile: 30.8
 3 Mile: 31.1
 5 Mile: 31.9



Households
 1 Mile: 7,459
 3 Mile: 39,249
 5 Mile: 73,291



Average HH Income
 1 Mile: \$64,479
 3 Mile: \$67,711
 5 Mile: \$70,642

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Aerial



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