

SWC PANAMA LN & GOSFORD RD

Bakersfield, California



PRIME COMMERCIAL LAND FOR SALE



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WE ARE
THE CENTER
OF RETAIL



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SWC Panama Ln & Gosford Rd

Bakersfield, CA

PRIME COMMERCIAL LAND FOR SALE *PANAMA Grove*

ADDRESS

SWC Panama Lane & Gosford Road
Bakersfield, CA 93311

PARCELS

APN 540-010-34 | 36.8 acres
APN 540-010-33 | 16.81 acres

SALES PRICE

\$21,100,000.00 (\$9.03/sf)

ZONING

C-2

Tenants that call the
Panama/Gosford
Corridor Home...

COMMENTS

- Positioned at a major retail intersection in Southwest Bakersfield
- Panama Ln & Gosford Rd will be one of the highest trafficked intersections in the City
- The Southwest submarket is Bakersfield's most rapidly growing residential submarket
- Panama Lane access both Highway 99 and Interstate 5
- Gosford Road is the #1 north/south arterial west of Highway 99

NEIGHBORHOOD DEMOGRAPHICS



| | POPULATION | AVERAGE HOUSEHOLD INCOME | DAYTIME POPULATION |
|---------|------------|--------------------------|--------------------|
| 1 Mile | 6,969 | \$98,065 | 2,002 |
| 3 Miles | 97,940 | \$92,691 | 19,223 |
| 5 Miles | 221,807 | \$84,267 | 55,735 |



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PROPOSED SITE PLAN & ELEVATION



PROPOSED SUPERMARKET SITE TABULATIONS:
 SITE AREA: ±4.01 ACRES
 BUILDING AREA: ±50,000 SF
 PARKING REQUIRED: ±230 STALLS
 (15' X 30' @ 1" = 100' X 100' FEET)
 (18' X 30' @ 1" = 126' X 126' FEET)
 PARKING PROVIDED: ±243 STALLS

G O S F O R D R O A D



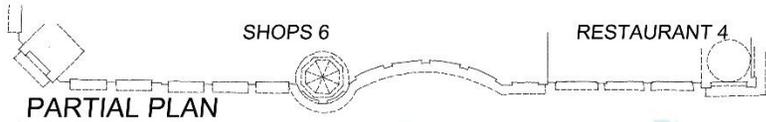
ENLARGED ELEVATION



PARTIAL PLAN



IN-LINE RESTAURANT 4, SHOPS 7 & 8 EAST ELEVATION



PARTIAL PLAN

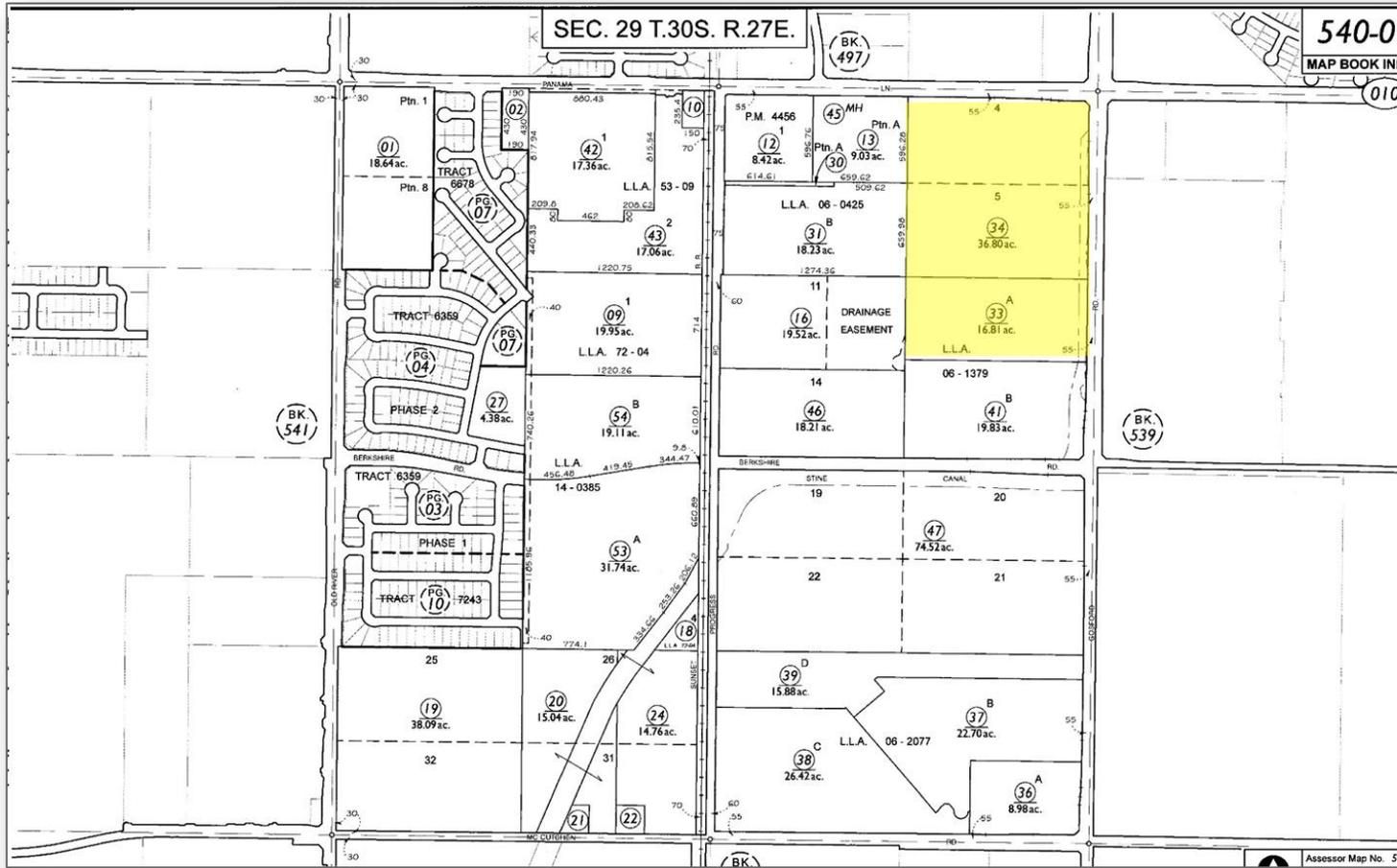


IN-LINE RESTAURANT 4, SHOPS 7 & 8 SOUTH ELEVATION

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PARCEL MAP



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DEMOGRAPHICS

| Bakersfield, CA | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|-------------|-------------|
| Population | | | |
| 2022 Estimated Population | 6,969 | 97,940 | 221,807 |
| 2027 Projected Population | 7,513 | 108,189 | 236,748 |
| 2020 Census Population | 6,997 | 96,821 | 219,041 |
| 2010 Census Population | 5,162 | 74,432 | 185,374 |
| Projected Annual Growth 2022 to 2027 | 1.6% | 2.1% | 1.3% |
| Historical Annual Growth 2010 to 2022 | 2.9% | 2.6% | 1.6% |
| 2022 Median Age | 31.0 | 31.1 | 31.7 |
| Households | | | |
| 2022 Estimated Households | 1,993 | 29,805 | 69,283 |
| 2027 Projected Households | 2,164 | 33,234 | 74,826 |
| 2020 Census Households | 1,999 | 29,369 | 68,282 |
| 2010 Census Households | 1,464 | 23,167 | 58,898 |
| Projected Annual Growth 2022 to 2027 | 1.7% | 2.3% | 1.6% |
| Historical Annual Growth 2010 to 2022 | 3.0% | 2.4% | 1.5% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 37.5% | 38.1% | 37.6% |
| 2022 Estimated Black or African American | 6.6% | 6.7% | 7.2% |
| 2022 Estimated Asian or Pacific Islander | 11.7% | 13.0% | 10.2% |
| 2022 Estimated American Indian or Native Alaskan | 1.4% | 1.5% | 1.6% |
| 2022 Estimated Other Races | 42.8% | 40.7% | 43.4% |
| 2022 Estimated Hispanic | 51.3% | 49.6% | 53.3% |
| Income | | | |
| 2022 Estimated Average Household Income | \$98,065 | \$92,691 | \$84,267 |
| 2022 Estimated Median Household Income | \$81,587 | \$82,658 | \$75,967 |
| 2022 Estimated Per Capita Income | \$28,084 | \$28,258 | \$26,389 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 10.3% | 7.1% | 8.7% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 4.0% | 8.4% | 9.5% |
| 2022 Estimated High School Graduate | 25.3% | 26.0% | 26.2% |
| 2022 Estimated Some College | 31.1% | 23.2% | 23.7% |
| 2022 Estimated Associates Degree Only | 9.8% | 9.9% | 9.3% |
| 2022 Estimated Bachelors Degree Only | 13.6% | 17.8% | 15.2% |
| 2022 Estimated Graduate Degree | 5.9% | 7.7% | 7.5% |
| Business | | | |
| 2022 Estimated Total Businesses | 180 | 2,255 | 5,694 |
| 2022 Estimated Total Employees | 2,002 | 19,223 | 55,735 |
| 2022 Estimated Employee Population per Business | 11.2 | 8.5 | 9.8 |
| 2022 Estimated Residential Population per Business | 38.8 | 43.4 | 39.0 |

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