

# FOR LEASE

1541 BEAR MOUNTAIN BLVD. ARVIN, CA (SEC)  
Ground Lease/Build-To-Suit

N. COMANCHE RD - 10,056 CPD



DOLLAR  
GENERAL

PRIME  
RETAIL GROUP

BEAR MOUNTAIN BLVD - 12,300 CPD

Villa Del Comanche - 57 Units

SITE

Copyright material © 2023 Prime Retail Group. Any/all information displayed on this flyer must be independently verified by the prospective broker(s) and tenant(s) prior to executing a lease.

Felix C. Diaz  
Cal DRE# 01981655  
661.889.3201  
Felix@kernretail.com

Sam Abed, CCIM C.  
Cal DRE# 01327240  
661.496.0838  
Realtor661@gmail.com

PRIME RETAIL GROUP  
Cal DRE# 01708444  
1005 Stine Rd. Bakersfield, CA 93309  
Office - 661.836-5015

PRIME  
RETAIL GROUP

# SITE OVERVIEW

**PRIME**  
RETAIL GROUP

## 1541 Bear Mountain Blvd. Arvin, CA

Arvin, CA has existed since the early 1900's and incorporated in the year 1960– the city accounts for a strong agricultural economy with a growing manufacturing presence that provides revenue and exposure to the sector. The city is working towards future economic expansion and along the railroad tracks from many packaging houses–fresh fruits/vegetables are shipped globally. Prominent companies such as Grimmway carrots, Gold Ribbon potatoes, and Di Gorgio grapes, peaches and plums–are continually distributed throughout America. Because of Arvin's geographic location, logistic hubs have remained successful throughout the region. Along Bear Mtn Blvd there are a number of nationals such as Starbucks, McDonalds, Taco Bell, Subway, AutoZone, O'Reilly's, etc.

## Lease Rate:

Unpriced – send lease proposals to Brokers. GL/BTS only.

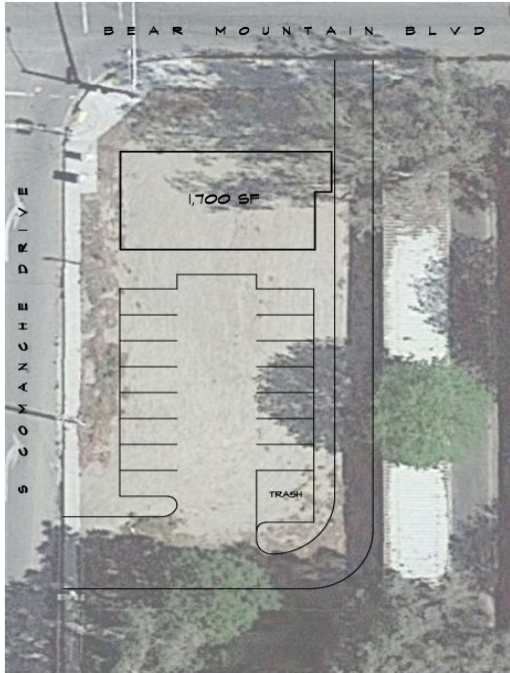
## Property Highlights:

- Hard Corner
- Great Visibility
- 4-Way Traffic Signal (Lighted)
- +/- 20,038 SF
- Intersection – 22,356 CPD
- Utilities Available (Verify\*)
- Strong Demo's/Local Economy
- Commercial Zoning: City of Arvin
- Major Retail Corridor
- **Hard Rock Casino** (approved), 320 acres, \$600M investment – 20 miles South West of the subject site.



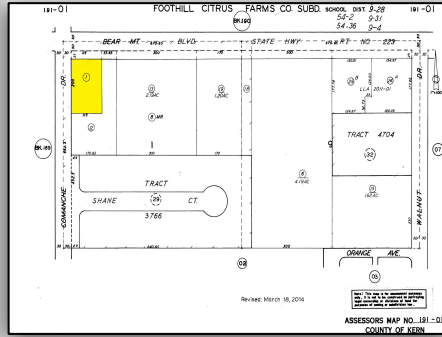
# SITE PLAN & PLAT MAP

**PRIME**  
RETAIL GROUP



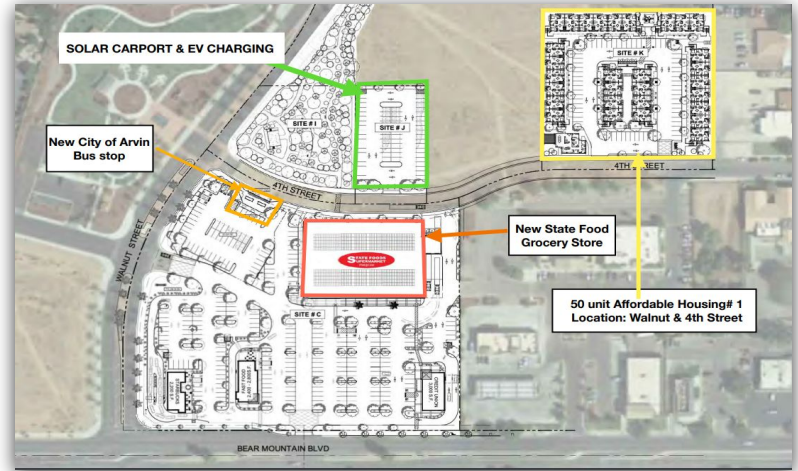
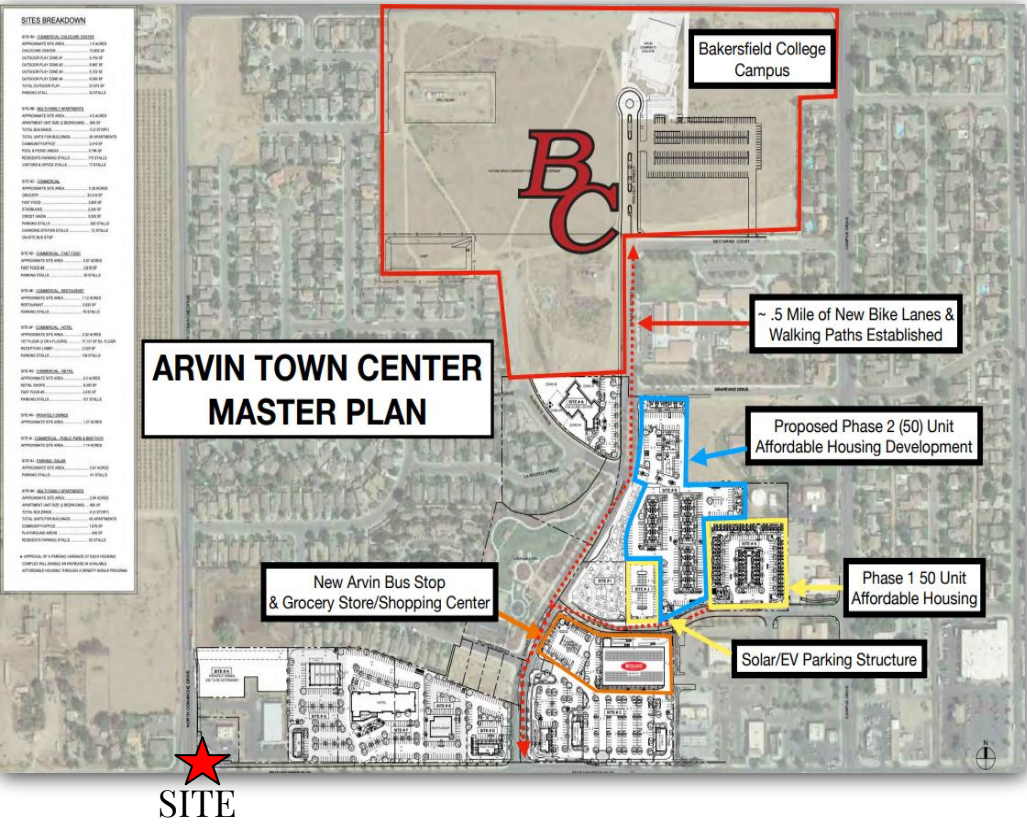
PARKING REQUIRED (1,700/100) 17 SPACES  
PARKING PROVIDED 17 SPACES

**SITE SCHEME 'A'**  
PDA INC. 7-25-23

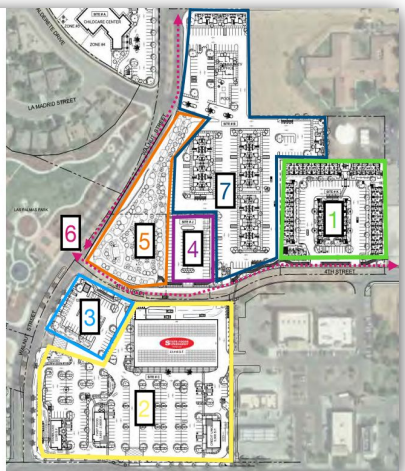


**Bear Mtn Blvd @ S. Comanche Rd.**

# Master Plan Development



- ARVIN 4th Street DISTANCE & VMT REDUCTION TARGETS**
1. Arvin Family Apartment Affordable Housing (50 units)  
Proximity to Affordable Housing: 300 feet  
VMT Reduction Target Per Year: 10,400 miles
  2. Arvin Town Center- Grocery Store, Food Outlets, Bank  
Proximity to Affordable Housing: 300 feet  
VMT Reduction Target Per Year: 223,963 miles
  3. Zero Emission Transportation Hub & City of Arvin Bus Stop  
Proximity to Affordable Housing: 300 feet  
VMT Reduction Target Per Year: 76,680 miles
  4. Solar Covered Community Parking Lot with Van Pooling & EV Charging Hub  
Proximity to Affordable Housing: 150 feet  
VMT Reduction Target Per Year: 76,680 miles
  5. Arvin Community Park @ 4th & Walnut  
Proximity to Affordable Housing: 200 feet
  6. Designated Bike & Walking path on 4th Street & Walnut  
Proximity to Affordable Housing: 20 feet
  7. Proposed Phase 2 (50 Unit) Affordable Housing Project



BEAR MOUNTAIN BLVD

SITE



DOLLAR GENERAL



QUEST AUTO PARTS

ARCO

DOLLAR TREE

metro by T Mobile



AutoZone



CVS

Bank of America

Little Caesars



FASTRIP

AVALLARIA SUPERMARKETS

# AERIAL VIEW

TEJON HWY

Felix C. Diaz  
Cal DRE# 01981655  
661.889.3201  
Felix@kernretail.com

Sam Abed, CCIM C.  
Cal DRE# 01327240  
661.496.0838  
Realtor661@gmail.com

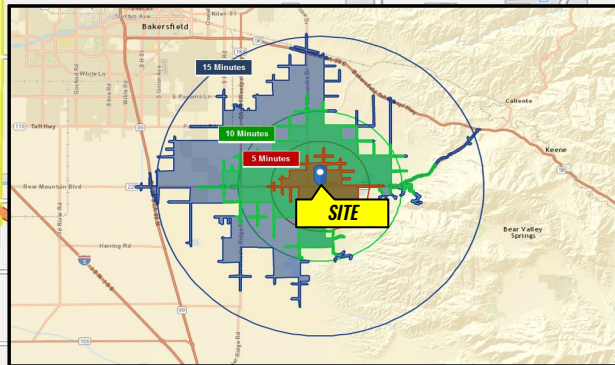
PRIME RETAIL GROUP  
Cal DRE# 01708444  
1005 Stine Rd. Bakersfield, CA 93309  
Office – 661.836-5015

PRIME  
RETAIL GROUP



# ROADWAYS & DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>Population</b>	12,080	20,733	24,366
<b>Households</b>	3,114	5,142	6,107
<b>Average HH Income</b>	\$52,030	\$58,029	\$56,657



**Bakersfield**

Bakersfield Muni Airport (L45)



Felix C. Diaz  
 Cal DRE# 01981655  
 661.889.3201  
 Felix@kernretail.com

Sam Abed, CCIM C.  
 Cal DRE# 01327240  
 661.496.0838  
 Realtor661@gmail.com

PRIME RETAIL GROUP  
 Cal DRE# 01708444  
 1005 Stine Rd. Bakersfield, CA 93309  
 Office: 661.836-5015

