

OFFERING MEMORANDUM

OFFERING PRICE: \$400,000

130 KERN STREET

TAFT, CA 93268

FIXER / DEVELOPMENT OPPORTUNITY VACANT 16-ROOM MOTEL

- 4,181 SF Motel | 9,583 SF Lot
- Rehab Investment or Redevelopment Opportunity
- Suitable for Developers, Builders, Motel Operators, or Owner/Operators Looking to Build a Business to Operate
- C-2 Zoning
- Excellent Visibility Along Route 33 & Kern Street
- Court Ordered Sale Subject to Court Confirmation & Possible Overbid - Call Agents For Details

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SUBJECT
PROPERTY

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EXECUTIVE SUMMARY

Formerly known as “The Welcome Inn,” 130 Kern Street presents an opportunity to acquire a fully vacant former ± 16 -room motel at a low entry basis in Taft, California. The two-story property contains approximately 4,181 square feet of improvements on a 9,583-square-foot C-2 zoned parcel.

Offered at \$400,000, the property equates to approximately \$25,000 per existing room and provides investors with multiple potential strategies. A buyer may evaluate rehabilitation and reopening of the existing motel, repositioning toward an extended-stay or workforce-oriented lodging concept, or redevelopment of the site for an alternative commercial use permitted by applicable zoning.

The property is being sold vacant and provides a buyer the ability to undertake improvements or redevelopment without an existing operating business or tenant occupancy. Located within Taft's commercial corridor with access to regional highways, the site offers visibility and connectivity to the surrounding western Kern County market.



031-460-21-00-1

ASSESSOR PARCEL NUMBER



4,181 SF

BUILDING SIZE



9,583 SF (0.22 AC)

LOT SIZE



2

STORIES



± 2.87 :1,000 SF

SURFACE PARKING



1948

YEAR BUILT



Commercial

PROPERTY TYPE



Motel

LAND USE



C-2

ZONING

INVESTMENT HIGHLIGHTS

HIGH VISIBILITY ALONG THE HIGHWAY 119/33 CORRIDOR CONNECTING BAKERSFIELD, TAFT, & COASTAL ROUTES

The property benefits from its location near a key regional connector used by commercial drivers, contractors, business travelers, and visitors moving between the Central Valley and the Central Coast. This steady pass-through traffic supports strong transient occupancy.

SUPPLEMENTAL DEMAND FROM LOCAL EVENTS, EDUCATION, & REGIONAL CONTRACTING PROJECTS

Taft's community events, Taft College programs, and recurring municipal, infrastructure, and energy-sector projects generate ongoing lodging demand. Contractors, educators, and visitors frequently require nearby accommodations, providing an additional layer of occupancy stability throughout the year.

LOCATED IN AN ESTABLISHED OIL-INDUSTRY TOWN WITH A STEADY LABOR BASE AND AFFORDABLE COST STRUCTURE

Taft's long-standing connection to the energy and oil sectors supports a reliable employment base and consistent commercial activity. Lower operating and labor costs enable tenants and operators to maintain efficient, cost-effective operations, reinforcing long-term stability and leasing demand.

PROXIMITY TO LARGER MARKETS VIA BAKERSFIELD WHILE MAINTAINING SMALL-TOWN COST ADVANTAGES

Located approximately 35 miles from Bakersfield, the property offers convenient access to a major Central Valley economic hub at significantly lower occupancy and operating costs. This strategic positioning allows businesses and travelers to benefit from regional connectivity without the financial pressures of a metropolitan market.



INVESTMENT HIGHLIGHTS

AFFORDABILITY & DEMOGRAPHIC STABILITY AROUND 130 KERN ST SUPPORT LONG-TERM TENANT & GUEST DEMAND

A steady local population and affordable housing base contribute to a dependable workforce and customer pool. These fundamentals minimize turnover risk and strengthen the property's performance by supporting consistent occupancy from local and regional users.

STRONG DEMAND FROM ENERGY, OIL-FIELD SERVICES, LOGISTICS, & LIGHT INDUSTRIAL OPERATORS IN KERN COUNTY

Kern County remains a primary destination for companies tied to energy production, transportation, industrial support, and equipment services. Properties like 130 Kern St are well-positioned to capture this demand, offering adaptable space and operational flexibility for businesses seeking cost-efficient infrastructure.

OIL AND GAS WORKFORCE LODGING NEEDS (SHORT AND EXTENDED STAYS)

The region's active oil fields create steady demand for lodging from field crews, rotating staff, engineers, and consultants who regularly require short- and long-term accommodations. This workforce-driven traffic provides predictable, year-round occupancy that is less susceptible to traditional hospitality seasonality.

VALUE-ADD WITH UPSIDE POTENTIAL

There are multiple value-add strategies that can significantly enhance the property's performance and improve NOI. Opportunities include renovating and upgrading the existing improvements, repositioning the asset toward an extended-stay model, or converting it into dedicated workforce housing to capture long-term demand from the region's energy and contractor workforce. Operators can also develop corporate housing partnerships with nearby employers and optimize revenue through daily-to-weekly rate adjustments. Any combination of these initiatives can meaningfully strengthen cash flow and overall asset value.



MOTEL OPERATORS, INVESTORS & DEVELOPERS

130 Taft is positioned for motel operators, investors, and developers to pursue various investment strategies, including repositioning the property site for multiple uses.

MOTEL OPERATORS

CONSISTENT WORKFORCE LODGING DEMAND

Year-round oil and gas operations, refinery activity, and field service companies drive Taft's economy. These workers frequently require short- and long-term lodging, creating stable, predictable occupancy without reliance on tourism.

PROXIMITY TO MAJOR EMPLOYERS

Nearby energy operators (Aera, Berry Petroleum, Sentinel Peak, Chevron contractors), Taft College, and county agencies create continuous inbound traffic. Operators benefit from repeat business from crews, contractors, and rotating staff.

LOW COMPETITION | STABLE MARKET

Taft has limited modern lodging inventory. A well-managed property can quickly become a preferred option for workforce travelers and regional visitors seeking affordability and convenience.

STRONG HIGHWAY VISIBILITY

Location near Highway 119/33 means steady exposure to commercial drivers and through-travelers passing between Bakersfield, Taft, and coastal routes. Operators capture transient business easily.

INVESTORS

RECESSION-RESISTANT DEMAND DRIVERS

Workforce lodging tied to energy, contracting, and regional services tends to remain stable even in economic downturns. Investors benefit from durable revenue streams.

AFFORDABLE ENTRY PRICE COMPARED TO METRO MARKETS

Taft provides a much lower cost basis compared to Bakersfield, Fresno, or coastal markets. This enables investors to achieve higher yields and returns on capital with less initial investment.

STRONG CASH-FLOW POTENTIAL

Workforce motels often outperform traditional hospitality assets on a cash-on-cash basis due to extended-stay tenants, low turnover, and lower operational overhead.

HEDGE AGAINST HIGH-COST COASTAL MARKETS

Investors seeking diversification away from high-priced Los Angeles/SF assets find Kern County attractive for less volatile, more operationally consistent returns.

DEVELOPERS

FAVORABLE ZONING & LAND COST

The site is priced far below major markets, offering developers a low-cost basis for redevelopment into:

- Workforce Lodging
- Contractor Housing
- Retail Convenience Store
- Coffee Shop
- Restaurant
- Service-Oriented Business

LONG-TERM DEMAND FROM ENERGY INFRASTRUCTURE

Kern County remains one of California's largest energy-producing regions. Even as markets shift, demand for contractor housing, equipment staging, and service personnel remains steady.

STRATEGIC LOCATION FOR FUTURE REDEVELOPMENT

The property benefits from:

- Corner Visibility
- Close Proximity to Taft's Main Commercial Corridor
- Access to Regional Highways

SUPPORT FROM LOCAL ECONOMY & INSTITUTIONS

Taft College expansion, municipal projects, infrastructure work, and local contractor operations create sustained demand for affordable workforce-oriented development.

AREA OVERVIEW

130 Kern St. is located in the city of Taft in western Kern County, approximately 35 miles southwest of Bakersfield. The property is strategically positioned within the southern San Joaquin Valley—California’s energy belt—known for extensive oil and gas operations, regional service businesses, and agricultural activity. Its proximity to major routes provides convenient access to both Central Valley and Central Coast markets.



TRANSPORTATION

The property is located near the Highway 119 and Highway 33 interchange, offering direct routes to Bakersfield, Maricopa, and the coastal passes leading toward San Luis Obispo County. These corridors are heavily traveled by energy-sector employees, contractors, commercial drivers, and regional travelers, creating consistent visibility and convenient access for visitors and workforce lodging demand.

SURROUNDING AMENITIES

The immediate area includes essential retail, food service, fuel stations, and local businesses that support both residents and the transient workforce. Taft College, local government buildings, and medical services are all within a short drive from the property. These amenities enhance convenience for guests and reinforce the property’s appeal for extended-stay workers, contractors, and travelers passing through the region.

LOCATION OVERVIEW

Taft is a small city in western Kern County with deep historical roots in California's oil production. The region has long been anchored by major energy operators, field services, and support industries that continue to shape the local economy. In addition to its energy base, Taft benefits from surrounding agriculture, regional contracting activity, and the presence of Taft College, which brings students, faculty, and visitors to the area throughout the year.

The city enjoys strategic proximity to Bakersfield—approximately 35 miles to the east—providing convenient access to a larger metropolitan hub while preserving Taft's lower cost of living and operational affordability. This balance makes the area attractive for both businesses and travelers who prefer a quieter environment without sacrificing regional connectivity. The strong local workforce and stable population further reinforce the city's economic resilience.

Hospitality demand in Taft is supported by multiple consistent drivers, including ongoing oil and gas field operations, visiting contractors, travelers moving along the Highway 119/33 corridor, and activity tied to Taft College. These diverse demand sources help sustain year-round occupancy, creating a reliable performance environment for lodging operators and service-oriented businesses within the city.



PHOTO GALLERY



PHOTO GALLERY | AERIALS



PHOTO GALLERY | AERIALS



SOLD COMPARABLES MAP



SOLD COMPARABLES

	PROPERTY	LOCATION	ROOMS	BUILDING SF	SALE PRICE	PRICE/ROOM	PRICE/SF
	Town & Country Motel	118 Grove Street Bakersfield, CA	24	7,014	\$373,500	\$15,563	\$53.25
	Squaw Valley Motel	30894 E. Kings Canyon Rd. Yokuts Valley, CA	8	2,797	\$427,000	\$53,375	\$152.66
	Mayfair Motel	1352 2nd Street Inyokern, CA	20	4,823	\$470,000	\$23,500	\$97.45
	Travel Inn	834 E. Elm Avenue Coalinga, CA	12	4,957	\$400,000	\$33,333	\$80.69
AVERAGES			16	4,898	\$417,625	\$31,443	\$96.01

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FOR MORE INFORMATION,
PLEASE CONTACT

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