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PRICE REDUCTION!



**For Sale: 2800 Buck Owens Blvd.
Bakersfield, CA 93308**





Exclusively Listed By:

Anthony Olivieri, CCIM, CRX

President

Lic. #01325989

661-617-1850

anthony@oliviericommercial.com



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The History of the Crystal Palace

The Buck Owens' Crystal Palace in Bakersfield, California, stands as a tribute to country music legend Buck Owens and his profound influence on the genre. Opened in 1996, the Crystal Palace was more than just a music venue; it embodied Owens' lifelong vision to create a space where fans could experience live country music in a setting that honored its traditions.

Through the years, artists such as Garth Brooks, Taylor Swift, Dwight Yoakam, The Dixie Chicks and Brad Paisley (and hundreds more) have played the Crystal Palace stage. The Palace was the recipient of multiple Nightclub of the Year awards from both the Academy of Country Music and the CMA Awards.

Buck Owens, a pivotal figure in the Bakersfield Sound, which challenged the polished Nashville sound with its raw, twangy guitars and distinctive vocals, wanted to give back to his hometown. Beyond its musical offerings, the Crystal Palace fostered a sense of community, hosting events and celebrations that reflected Owens' commitment to Bakersfield.

Today, the legacy of Buck Owens and the Crystal Palace lives on through the impact it had on country music culture and the memories of those who experienced its unique blend of music, history, and hospitality in Bakersfield, California.



Location

When Buck Owens envisioned building the Crystal Palace, he knew it needed to be a prominent location, easy to find and easy to get to.

The Palace is located at the southeast corner of the signalized intersection of Buck Owens Boulevard, Sillect and the north bound On/Off ramps for US 99, the site offers unparalleled freeway visibility and access. Though the venue is visible from both directions of US 99, the 75' freeway pylon sign offers an added opportunity to alert travelers of the venue's location.

The site is not only centrally located within Bakersfield, but with the added freeway access it offers convenient access for all traveler visiting The Palace from all parts of California.

The Surrounding Area

The area immediately surrounding The Crystal Palace experiences a remarkable traffic flow of approximately +/- 269,334 vehicles per day, drawing from US 99, Buck Owens Blvd, Sillect Ave, and Gilmore Ave.

This dynamic area offers a diverse array of entertainment venues, hospitality services, restaurants, commercial offices, and medical facilities. It is a lively and continually evolving area, with exciting new developments on the horizon.



Property Overview

Sale Price

~~\$7,475,000.00~~ \$6,750,000.00

Land Area (Approx.)

+/- 3.10 AC (+/- 135,036 SF)

Year Built **1996**

Capacity **646**

Parking Spaces **197**

Total Building Size:

Approximately +/- 21,354 SF

- Main Floor Area: +/-12,193 SF
- Balcony/Office/Bar: +/- 6,597 SF
- Covered Patio: +/- 2,564 SF

Bakersfield Arch:

Included with the Crystal Palace is the iconic “Bakersfield” arch.

Zoning:

M-1 (Light Industrial in the City of Bakersfield)

APN:

332-580-05

Construction:

Wood frame, exterior wood siding, built-up composition roof, and roof mounted HVAC units.

Freeway Pylon:

On the property is a 75’ freeway sign which is visible from both north and south bound US 99 travelers. The sign box is estimated to be 12’ x 28’.

Traffic Counts:

Approximately +/-248,000 vehicles per day

**Number based on US 99, Buck Owens Blvd, Sillect Ave, and Gilmore Ave*

The Car:

1972 Pontiac Granville on display above the main floor.

***Not included in the sale of the property are naming rights to the “Buck Owens’ Crystal Palace” and the Red, White and Blue Guitar Logo. If need be, these may be negotiated separately. Also not included are personal Buck Owens property, including but not limited to: memorabilia, musical instruments, and some of Buck’s personal office furniture.**



Property Overview (Cont.)

Included in the offering of the Crystal Palace:

- Fixtures, furniture, and kitchen equipment
- Sound, lighting, and video systems

Commercial Kitchen: The Crystal Palace is a complete top-level kitchen and bar. All kitchen and bar FF&E are included in the sale.

Stage: Built as Buck Owens' own private venue, the Palace was designed by Buck Owens to be up close and personal with his fans. The stage can accommodate a full band or a solo act and features three large rear-projected video screens. With high level commercial grade lighting and sound, the Crystal Palace is well-equipped for the next big act!

Sound Equipment included in Sale:

- FOH System
- Monitor System
- Microphones
- Direct Boxes

**A fully detailed list of sound equipment can be provided upon request.*

Crystal Palace Lighting Tech Specs:

- Console: Avolites Pearl 2004
- Power: 120v, Colortran ENR Dimming Rack
- Rig: (20k) PAR, LED, Automated
- Moving Lights: (6) Platinum Spot 5R
- Special Effects: DF50 for haze
- Followspots: (1) Altman; 1000 watts

Crystal Palace Video Production System:

5 remote HD cameras controlled from a state-of-the-art video production booth upstairs. Live and recorded images can be projected in any combination on the three large screens, and all PowerPoint uses are supported.

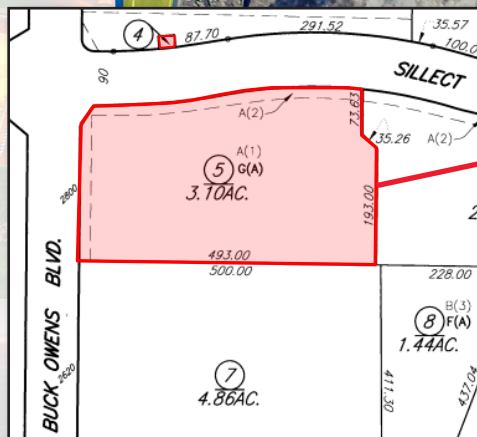
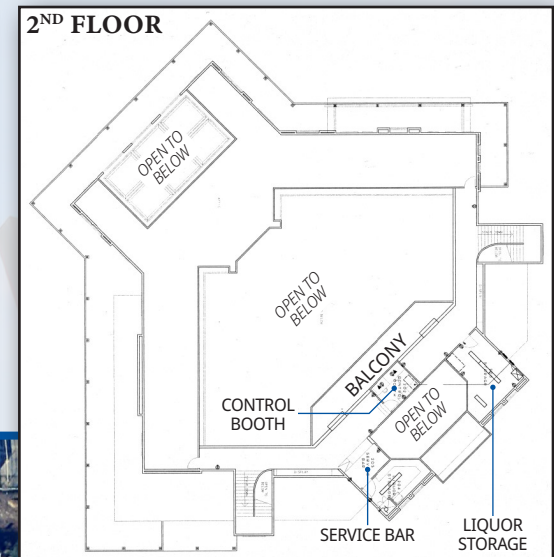
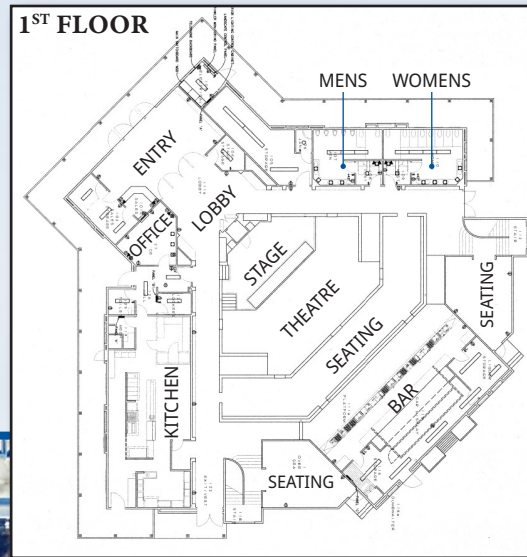


Aerial Overview



The map displays Bakersfield, California, with a focus on the Buck Owens Crystal Palace location. A blue circle with a radius of 1 mile is centered on the venue, which is marked with a blue dot and labeled "Buck Owens Crystal Palace". A red circle with a radius of 3 miles is also centered on the venue. The map shows major roads including Highway 99 (Golden State Hwy) and Highway 58 (W 58 Fwy). Other roads visible include Norris Rd, Olive Dr, Knudsen Dr, State Rd, Roberts Ln, Sequoia Dr, Oildale Dr, Manor St, Union Ave, Chester Ave, 34th St, 30th St, 20th St, California Ave, Truxtun Ave, Centennial Corridor, Stockdale Hwy, Old Stine Rd, S Real Rd, Sibley Rd, S Chester, S King St, E Truxtun, Chico St, 10th St, 8th St, 3rd St, Terrace Way, La France Dr, and S P St. Landmarks such as Meadows Field, Panorama Park, and Sundale Country Club are also indicated. The map includes a north arrow in the bottom right corner.

Aerial Close-Up & Floor Plans



The Bakersfield Arch

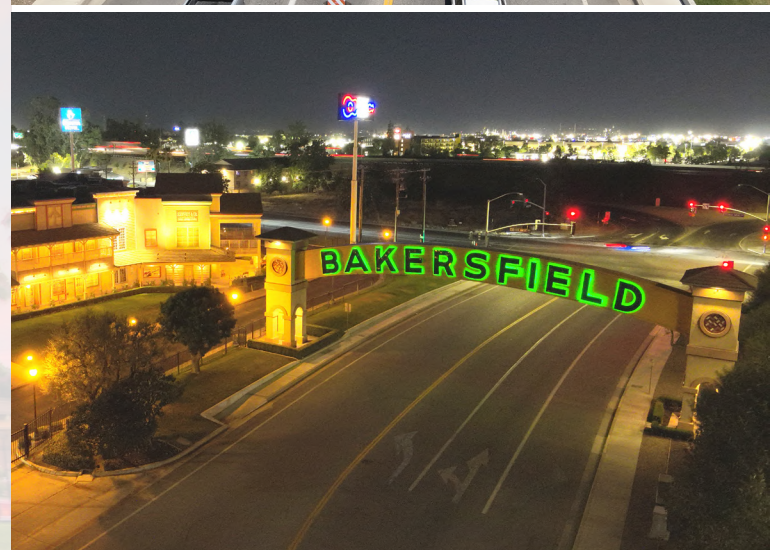
The Bakersfield Arch, originally built by the Bakersfield Inn in 1949, was located along the famed old Highway 99 near the intersection of California Avenue and Union Avenue, where it served as a bridge that connected the two sections of the Bakersfield Inn.

The sign quickly became an iconic symbol for the city, loved by residents and visitors alike. However, by the late 1990s, after the closing of the inn and decades of neglect, the sign had deteriorated and was slated for demolition due to concerns about its potential collapse.

Buck Owens, who moved to Bakersfield in 1951, had a deep attachment to the sign, seeing it as a symbol of home and the city's greatness. After learning about the arch's potential demise, Owens offered to relocate the sign to its current location. For Owens, preserving the arch was a way to honor Bakersfield's history. However, after further investigation, he realized that the only salvageable pieces were the letters.

On July 4, 1999, the sign was re-erected next to Buck Owens' Crystal Palace. The reconstructed sign features two newly constructed towers and the original blue lettering.

Today, the sign continues to welcome visitors to Bakersfield and stands as a cherished city landmark.



The 1972 Pontiac Grandville Convertible

The 1972 Pontiac Granville on display at the Crystal Palace was custom made by Hollywood's famed "Tailor to the Stars" Nudie Cohn. The car was installed over the bar during early construction and the building was finished around it.



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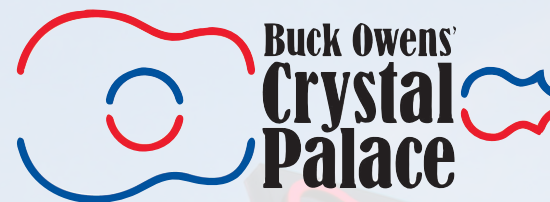


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For additional information please contact:

Olivieri Commercial Group

9810 Brimhall Road
Bakersfield, CA 93312
Office: 661-327-1200
www.oliviericommercial.com



OLIVIERI
COMMERCIAL GROUP

Anthony Olivieri, CCIM, CRX

President
Lic. #01325989
661-617-1850
anthony@oliviericommercial.com

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