



# SWC MORNING DRIVE & HIGHLAND KNOLLS DRIVE BAKERSFIELD, CA

For Sale / ±22 Acres of Retail Land

**WHAT'S  
NEXT  
IN RETAIL**



Vibra Healthcare  
Rehabilitation  
Hospital

Rio Bravo Cancer &  
Imaging Center

MORNING DRIVE





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# EXECUTIVE SUMMARY

- Located in Northeast Bakersfield on the SWC of Morning Drive & Highland Knolls Drive
- Easy Access to Downtown Bakersfield
- Adjacent to the Rio Bravo Cancer & Imaging Center, and upcoming Vibra Healthcare Rehabilitation Hospital
- Retail Land Zoned C-2
- ±22.01 Acres (3 Individual Parcels)
- Close proximity to Rio Bravo & Bakersfield Country Club
- Adjacent to large residential tracts and 393 lot subdivision
- Next to 29 acre future office development site

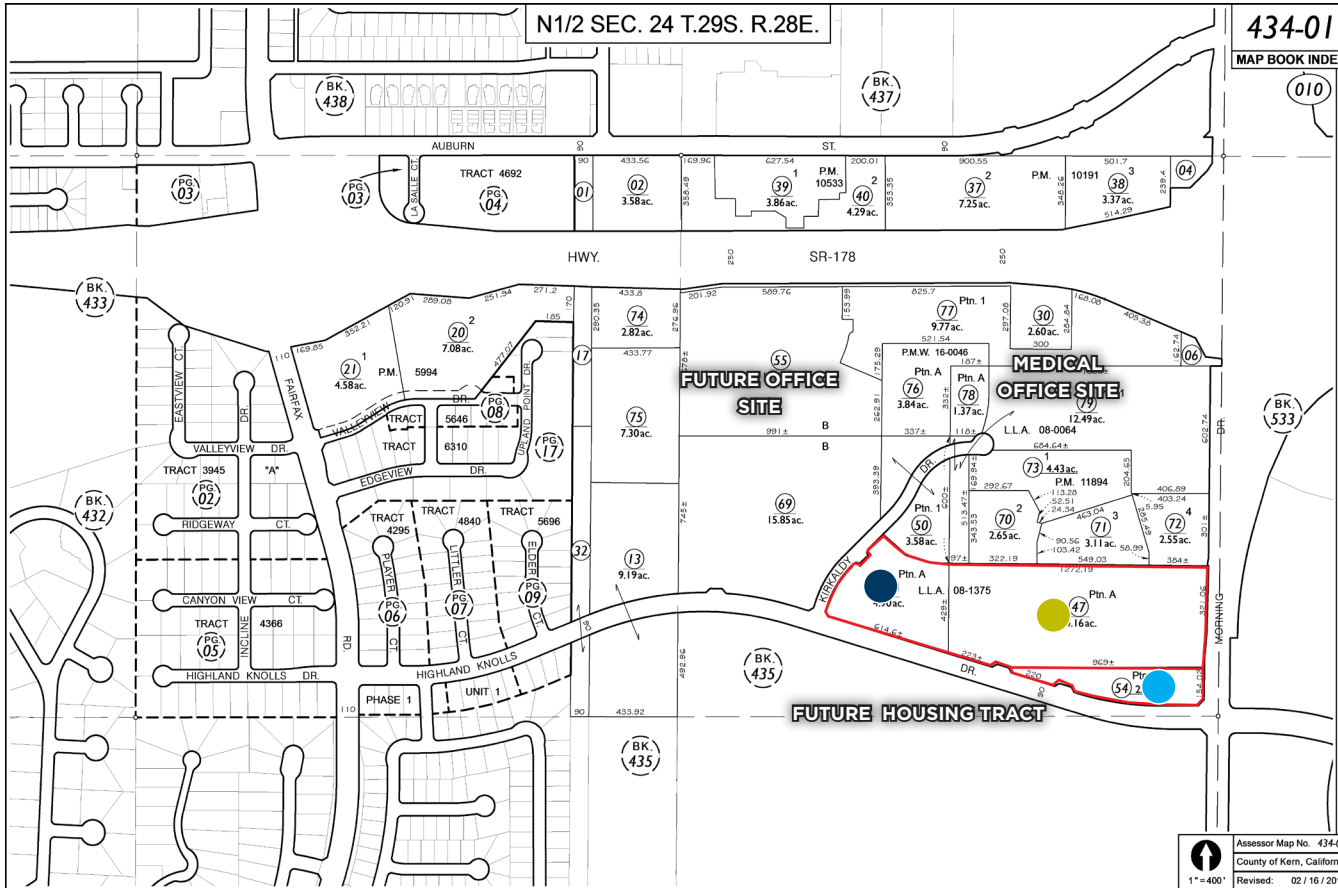
**\$2,350,000**  
**ASKING PRICE**

**\$106,770**  
**PRICE PER ACRE**

**\$2.45/SF**  
**PRICE PER SSF**



# PARCEL MAP



## Legend

C-2 Commercial Retail

- 434-010-68-00-4
- 434-010-47-00-3
- 434-010-54-00-3

## Parcels

APN Numbers	Zoning	Acres
434-010-47-00-3	C-2 Commercial	* ±14.16 Acres
434-010-54-00-3	C-2 Commercial	* ±2.95 Acres
434-010-68-00-4	C-2 Commercial	* ±4.90 Acres
<b>Total Acres</b>		<b>±22.01 Net Acres</b>

\*Per County Assessor's Office





CALIFORNIA  
178

Vibra Healthcare  
Rehabilitation  
Hospital

OFFICE

Rio Bravo Cancer &  
Imaging Center

OFFICE

434-010-68

434-010-47

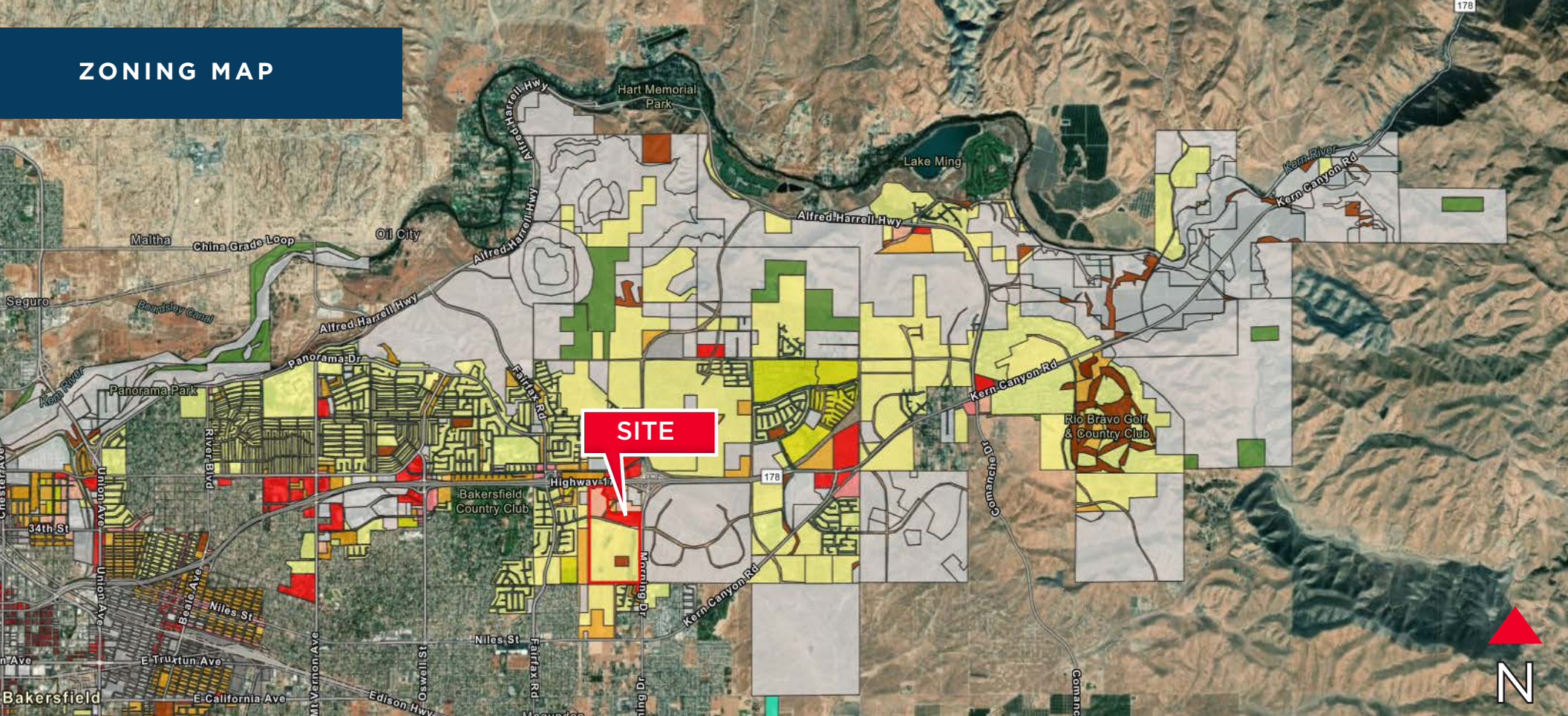
434-010-54

393 LOT SUBDIVISION













FUTURE  
PARK SITE



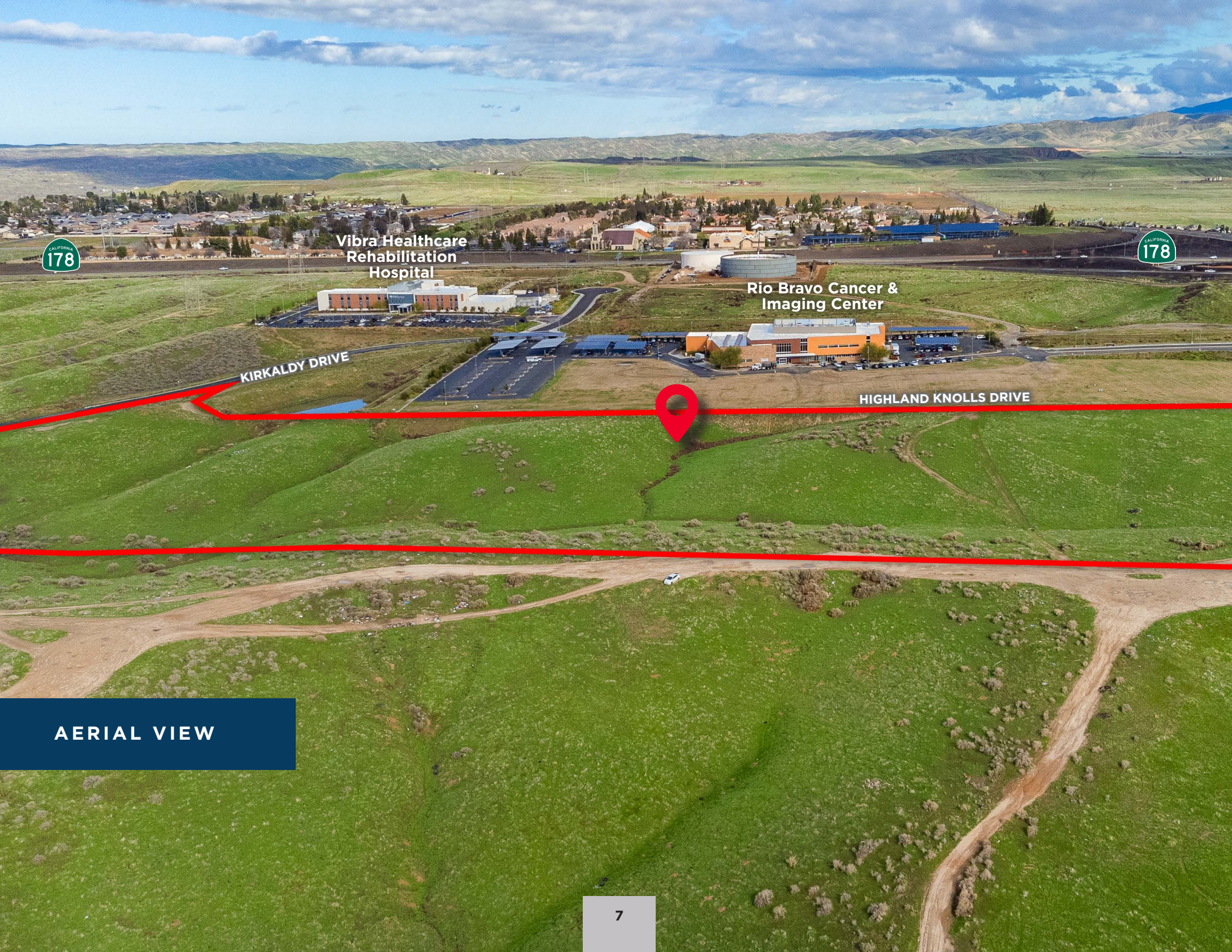
# ZONING MAP



## Legend

- |   |  |  |  |
|---|--|--|--|
|  | Other                                  |  | R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. |
|  | A- Agricultural                        |  | R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft. |
|  | C-O Commercial and Professional Office |  | R-S Residential Suburban   |
|  | C-1 Limited Commercial                 |  |  |
|  | C-2 Commercial                         |  |  |
|  | M-1 Light Manufacturing                |  |  |
|  | OS Open Space                          |  |  |
|  | P.U.D. Planned Unit Development        |  |  |
|  | R-1 One Family Dwelling                |  |  |



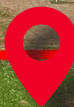


Vibra Healthcare  
Rehabilitation  
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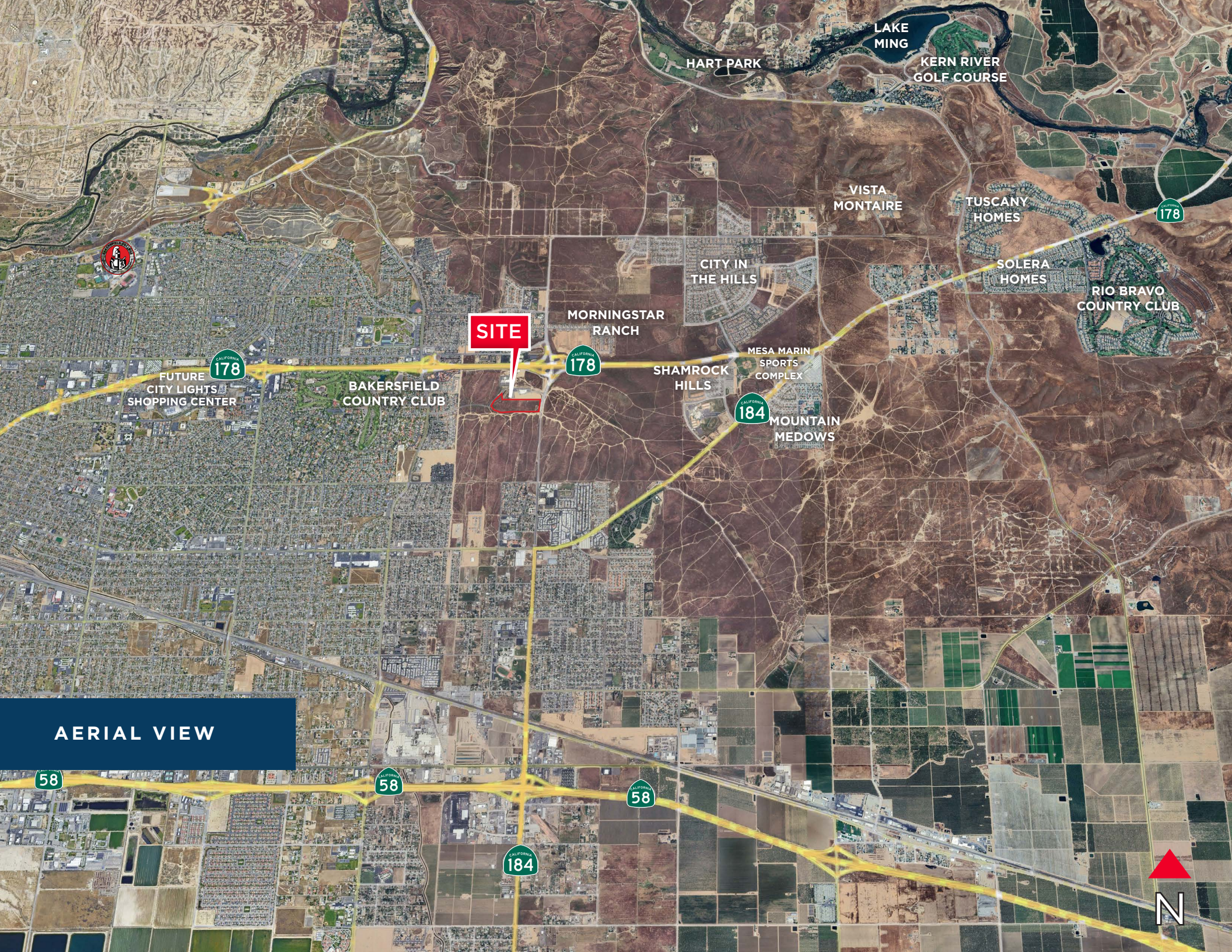
KIRKALDY DRIVE

HIGHLAND KNOLLS DRIVE



AERIAL VIEW





LAKE MING  
KERN RIVER GOLF COURSE

HART PARK

VISTA MONTAIRE

TUSCANY HOMES

SOLERA HOMES

RIO BRAVO COUNTRY CLUB

CITY IN THE HILLS

MORNINGSTAR RANCH

SHAMROCK HILLS

MESA MARIN SPORTS COMPLEX

MOUNTAIN MEADOWS

BAKERSFIELD COUNTRY CLUB

FUTURE CITY LIGHTS SHOPPING CENTER

**SITE**

AERIAL VIEW



58

58

58

184

178

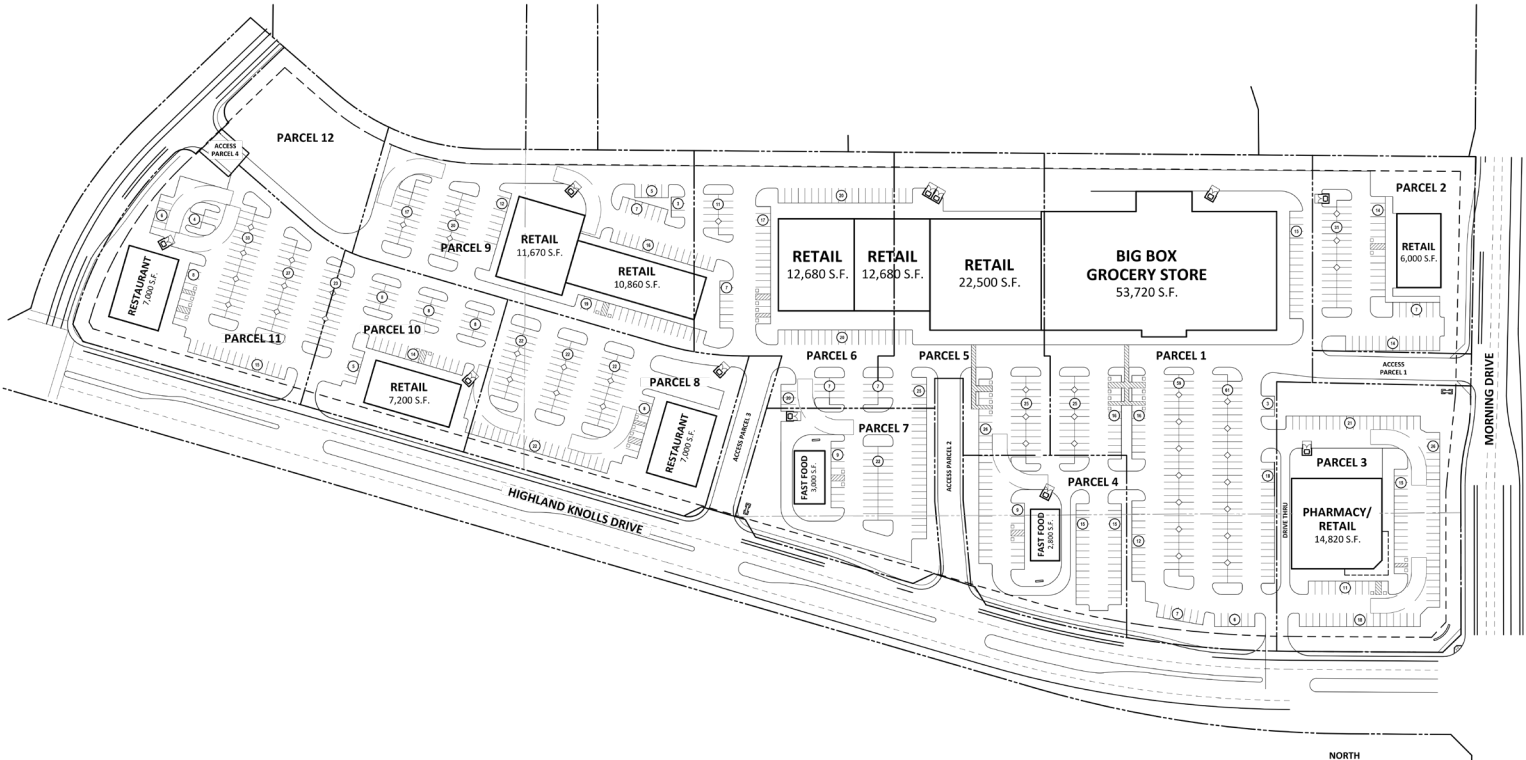
184

178

178



# THE SHOPS AT HIGHLAND KNOLLS CONCEPT SITE PLAN



**SITE PLAN**  
SCALE: 1" = 70'-0"



THE SHOPS AT HIGHLAND KNOLLS  
Morning Drive and Highland Knolls Drive



# EAST HILLS TENANTS



3 Mile Radius  
70,340

2 Mile Radius  
39,860

1 Mile Radius  
7,330

**SITE**

**FUTURE CITY LIGHTS SHOPPING CENTER**

BAKERSFIELD COUNTRY CLUB

CITY IN THE HILLS

MESA MARIN SPORTS COMPLEX

MOUNTAIN MEADOWS

LAKE MING

HART PARK

KERN RIVER GOLF COURSE

TUSCANY HOMES

SOLERA HOMES

RIO BRAVO COUNTRY CLUB



**FAMILY DOLLAR**



**CVS pharmacy**



Little Caesars Pizza



**DOLLAR GENERAL**

# NILES CORRIDOR TENANTS



# DRIVE TIME FROM



**LAKE ISABELLA**  
41 Minutes



**LAMONT**  
21 Minutes



**ARVIN**  
20 Minutes



**TEHACHAPI**  
40 Minutes



**LOS ANGELES**  
90 Minutes



**SANTA BARBARA**  
120 Minutes

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



POPULATION  
(5 YR. FORECAST)

3 Mile	70,340	\$90,342	73,087
5 Miles	143,138	\$72,038	148,703
10 Miles	392,071	\$70,590	407,388





**CUSHMAN &  
WAKEFIELD**

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