

Land Available For Sale
55 Allen Road Bakersfield, CA
2.46 Acres
Zoned C-1



Contact Us:

Sam Abed CCIM C
License No. 01327240
(661) 496-0838
realtor661@gmail.com

Adrian Aguilar
Associate
(661) 496-0572
adrian.aguilar2420@gmail.com

PRIME
RETAIL GROUP



Contact Us:

Sam Abed CCIM C
 License No. 01327240
 (661) 496-0838
realtor661@gmail.com

Adrian Aguilar
 Associate
 (661) 496-0572
adrian.aguilar2420@gmail.com

PRIME
 RETAIL GROUP



Contact Us:

Sam Abed CCIM C
License No. 01327240
(661) 496-0838
realtor661@gmail.com

Adrian Aguilar
Associate
(661) 496-0572
adrian.aguilar2420@gmail.com

PRIME
RETAIL GROUP



2.46 Acres

Allen Road

Contact Us:

Sam Abed CCIM C
License No. 01327240
(661) 496-0838
realtor661@gmail.com

Adrian Aguilar
Associate
(661) 496-0572
adrian.aguilar2420@gmail.com

PRIME
RETAIL GROUP



Contact Us:

Sam Abed CCIM C
License No. 01327240
(661) 496-0838
realtor661@gmail.com

Adrian Aguilar
Associate
(661) 496-0572
adrian.aguilar2420@gmail.com

PRIME
RETAIL GROUP

Bakersfield, CA is a fast-growing city of over 413,000 residents with a young median age of about 32, making it one of the younger major cities in California. The community is predominantly Hispanic/Latino, supported by significant White, Asian, and Black populations, creating a diverse and multicultural market. The median household income is approximately \$79,000, with strong family-oriented demographics and larger-than-average household sizes. Bakersfield's combination of population growth, youthful workforce, and balanced income levels makes it a strong environment for retail, services, and residential demand.



Contact Us:

Sam Abed CCIM C
License No. 01327240
(661) 496-0838
realtor661@gmail.com

Adrian Aguilar
Associate
(661) 496-0572
adrian.aguilar2420@gmail.com

PRIME
RETAIL GROUP

NON- ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Prime Retail Group and should not be made available to any other person or entity without the written consent of Prime Retail Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prime Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Prime Retail Group has not verified, and will not verify, any of the information contained herein, nor has Prime Retail Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON- ENDORSEMENT NOTICE

Prime Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Prime Retail Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Prime Retail Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Contact Us:

Sam Abed CCIM C
License No. 01327240
(661) 496-0838
realtor661@gmail.com

Adrian Aguilar
Associate
(661) 496-0572
adrian.aguilar2420@gmail.com

PRIME
RETAIL GROUP