

10209 Main St Lamont, CA



PRESENTED BY
Sam Abed, CCIM C.
Bakersfield Office
Tel: (661) 496-0838
Realtor661@gmail.com
License: CA 01327240

PRIME
RETAIL GROUP

\$599,000

10209 Main St Lamont, CA



PRESENTED BY

Sam Abed, CCIM C.
Bakersfield Office
Tel: (661) 496-0838
Realtor661@gmail.com
License: CA 01327240

PRIME
RETAIL GROUP

\$599,000



MAIN ST

PRESENTED BY
Sam Abed, CCIM C.
Bakersfield Office
Tel: (661) 496-0838
Realtor661@gmail.com
License: CA 01327240

PRIME
RETAIL GROUP

Bear Mountain Road

Main Street



Fiesta Auto Insurance
& Tax Service



Boost Mobile



10209 Main St.



PRESENTED BY
Sam Abed, CCIM C.
Bakersfield Office
Tel: (661) 496-0838
Realtor661@gmail.com
License: CA 01327240

PRIME
RETAIL GROUP





PROPERTY DESCRIPTION

PRIME
RETAIL GROUP

Investment Opportunity – Commercial Property in Prime Location

10209 Main St, Lamont, CA 93241

Offered at: \$599,000

- Long term corporate tenant / with approved plans for two units
- 2,956 Square Feet
- Ample on-site parking for customers and staff
- Located on a high-traffic main road, ensuring maximum visibility and foot traffic
- Great location in Lamont's only commercial corridor
- Turn-key investment. Long term national tenant.
- Strong investment potential in a growing area with high demand for commercial space



PRESENTED BY

Sam Abed, CCIM C.

Bakersfield Office

Tel: (661) 496-0838

Realtor661@gmail.com

License: CA 01327240

PRIME
RETAIL GROUP



PRESENTED BY

Sam Abed, CCIM C.

Bakersfield Office

Tel: (661) 496-0838

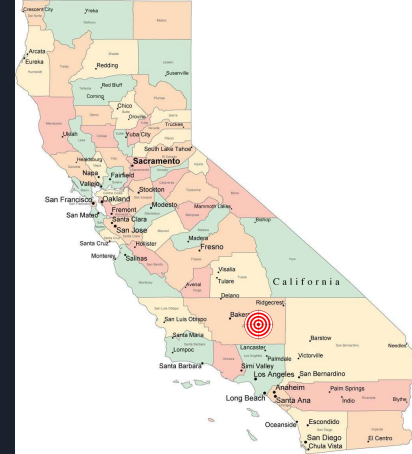
Realtor661@gmail.com

License: CA 01327240

PRIME
RETAIL GROUP

Lamont, California-

Lamont was founded in 1923 and initially grew due to seasonal farm workers migrating to the area during the Great Depression and Dust Bowl. The community is unincorporated, and the Greater Lamont Chamber of Commerce works to improve the area. The area is known for its agricultural fields, including grapes, almonds, pistachios, and carrots.



KERN COUNTY, CALIFORNIA

Located at the southern end of California's Central Valley, Kern County consistently ranks among the top-five most productive agricultural counties in the U.S. and is one of the nation's leading petroleum-producing counties. These two sectors put Kern County in the top 10 of the 200 largest in the nation for the fastest-growing metro GDPs. Kern County is ranked at the top for housing affordability while still within easy reach of Los Angeles, San Francisco, the Pacific Coast, and Las Vegas. Due to its low cost of living and accessibility to California's major draws, there is an influx of retirees as well as millennials.

Population Size: Lamont has a population of 13,481.

Age Distribution: The population age distribution is characterized by a younger demographic. The median age is 31 years, and a significant portion of the population falls within the 0-19 age range. Specifically, a 20% of the population is between 0-19, 14% is 20-29, and 11% is 30-39.

Economic Indicators: The median household income in Lamont is \$34,436.

Housing: The median listing home price in Lamont, CA (zip code 93241) was \$284,000 in February 2025, trending up 13.6% year-over-year. The median listing home price per square foot was \$239



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.

Exclusively Listed By:

Sam Abed, CCIM C.

Senior Vice President & Principal

Office: Bakersfield

Direct: 661-496-0838

Realtor661@gmail.com

Licence: CA 01327240

Acram Abed

Senior Vice President & Principal

Office: Bakersfield

Direct: 661-496-5579

Broker661@gmail.com

Licence: CA 0170844

PRIME
RETAIL GROUP

Exclusively Listed By:

Sam Abed, CCIM C.

Senior Vice President & Principal

Office: Bakersfield

Direct: 661-496-0838

Realtor661@gmail.com

Licence: CA 01327240

Acram Abed

Senior Vice president & Principal

Office: Bakersfield

Direct: 661-496-5579

Broker661@gmail.com

Licence: CA 0170844