

LAND FOR SALE 1.4 ACRES FOR SALE OR GROUND LEASE

4150 El Potrero Lane, Bakersfield, CA 93304



COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA



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PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at this prime property in the heart of Bakersfield, CA. Zoned C2, this expansive site offers unparalleled potential for diverse development ventures, from commercial establishments to industrial facilities. Boasting a coveted location and substantial space, it presents a compelling opportunity for innovative land use strategies. With convenient access to major transportation routes and essential utilities, the property is perfectly positioned to capitalize on the city's thriving commercial landscape. Explore the possibilities for high visibility, ample foot traffic, and a promising return on investment in this dynamic and growing market. Seize the chance to shape the future of this sought-after locale with this versatile and attractive investment property. CALL FOR MORE INFORMATION ON GROUND LEASE.

LOCATION DESCRIPTION

Within convenient proximity to major transportation routes and corporate centers, this prime location presents an enticing opportunity for office-building investors seeking to tap into the city's dynamic business environment. Proposed use: Car Wash, Convenience Store, Fast Food, Restaurant, Retail

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OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	60,984 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,274	51,686	87,638
Total Population	19,885	170,863	281,440
Average HH Income	\$74,669	\$79,521	\$83,157

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PROPERTY HIGHLIGHTS

- Zoned C2 for versatile development opportunities
- Prime location within the Bakersfield area
- Ample space for diverse land use options
- Proximity to major transportation routes
- Access to essential utilities and infrastructure
- Potential for high visibility and foot traffic
- Favorable investment potential in a growing market
- Suitable for various commercial and industrial ventures

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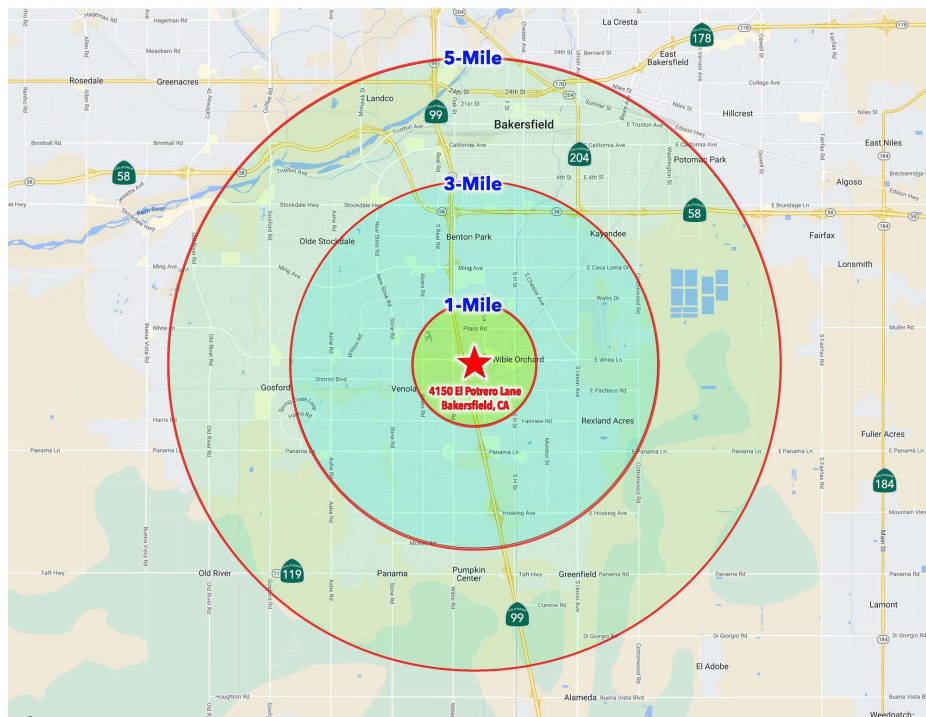
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

19,885

35

34

36

3 MILES

170,863

34

33

35

5 MILES

281,440

35

34

36

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

6,274

3.2

\$74,669

\$317,788

3 MILES

51,686

3.3

\$79,521

\$324,416

5 MILES

87,638

3.2

\$83,157

\$337,062

Demographics data derived from AlphaMap

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