NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale - Contractor's Yard

M-3 Zoned Industrial Land

7720 Downing Avenue

Bakersfield, California 93308

Property Overview

7720 Downing Avenue is a supremely located 1.18-acre (51,401 SF) industrial yard zoned heavy industrial (M3) zoned land which is a half a mile from Rosedale highway and Northwest Promenade in a prime area of Bakersfield. The site can either be occupied by an owner/user, purchased by an investor or the entire property can be redeveloped towards housing, industrial or commercial uses. The Rosedale area of Bakersfield is one of the most highly visited and most desirable retail corridors in town and this is one of the only industrial yards available for sale with M3 zoning.

Zoning Summary:
The purpose of the Heavy Industrial (M-3) district is to designate areas suitable for heavy manufacturing and industrial uses which have the greatest potential for producing undesirable or adverse by-products, including traffic, noise, odors, dust and vibrations. The M-3 district should be located in places substantially removed from residential areas.

Property Highlights

- Offering Price: $975,000
- Rare M-3 Zoning (Kern County Jurisdiction)
- Desirable Rectangle Shaped Parcel
- Prime Rosedale Area – Adjacent to Northwest Promenade
- Prime Contractor's Yard (Current Use)
- Cinder Block Wall Entrance
- County Use Code: 3030 – VACANT M-3
- Supervisorial District: 3 – Jeff Flores
- APN: 452-030-03-00-3
- Utilities: Water Well

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Additional **Photos**

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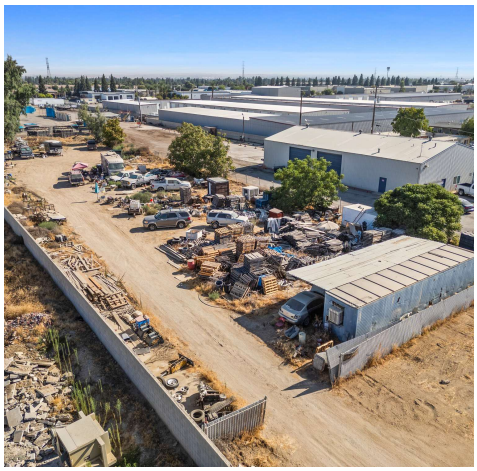

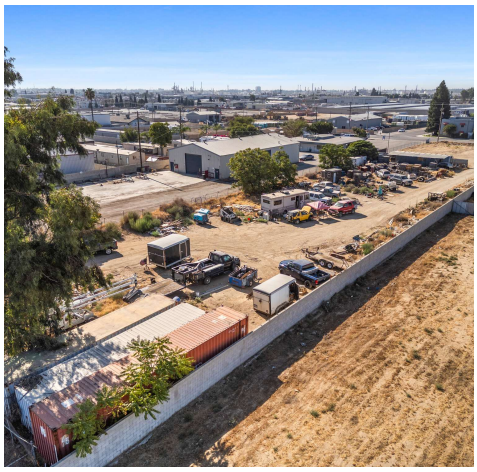

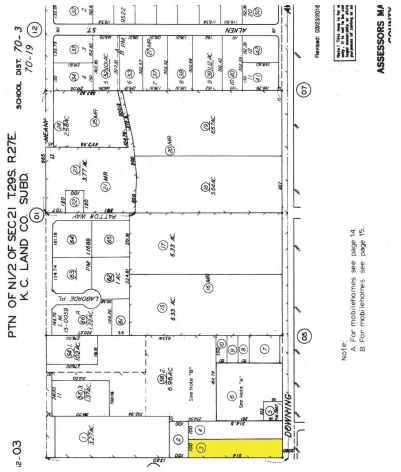

Sale
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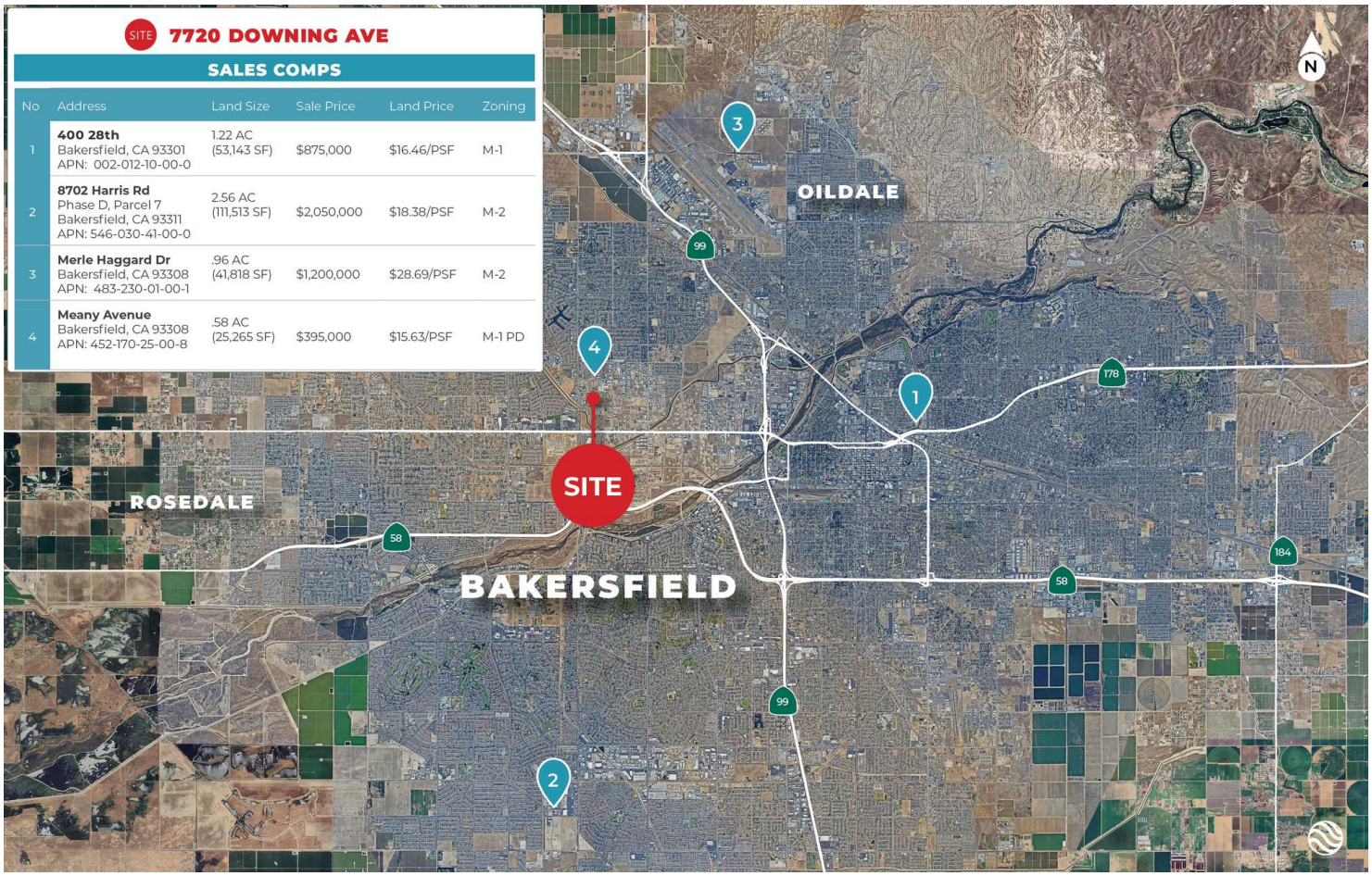

Location
& Kern County

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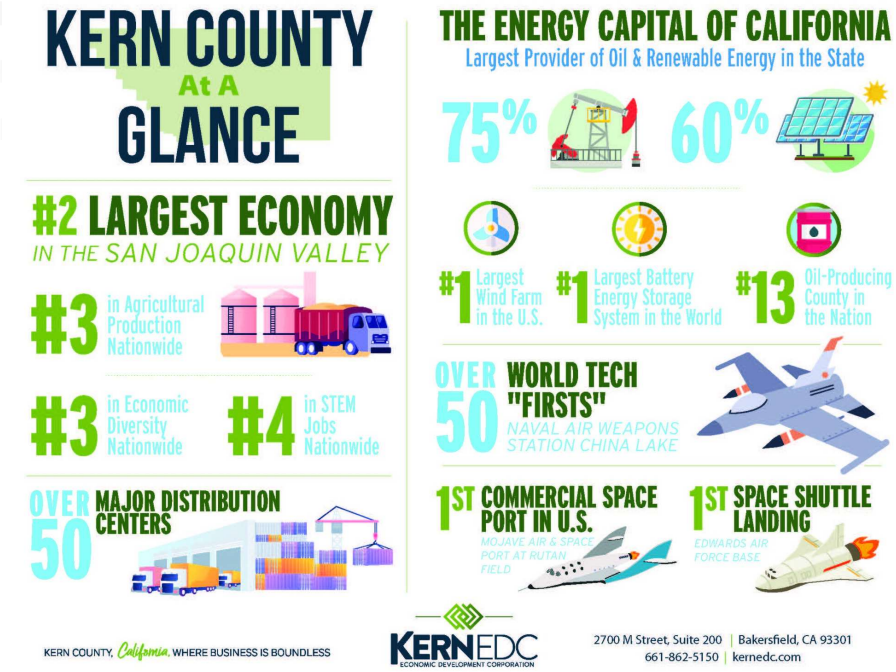
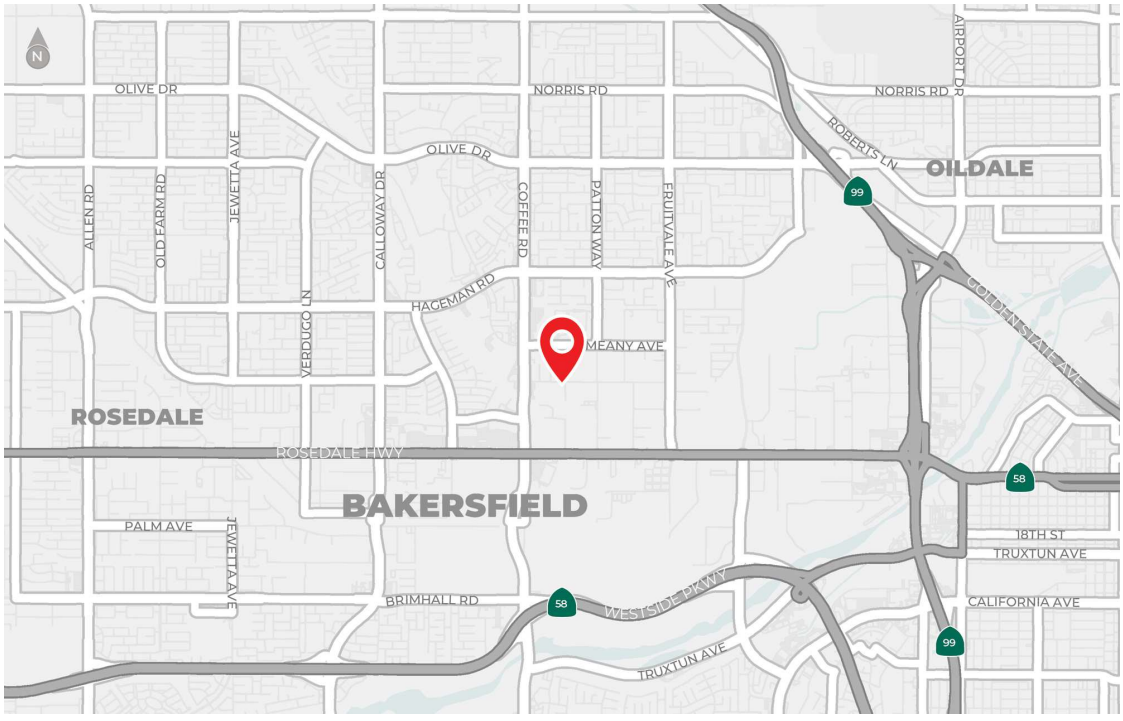
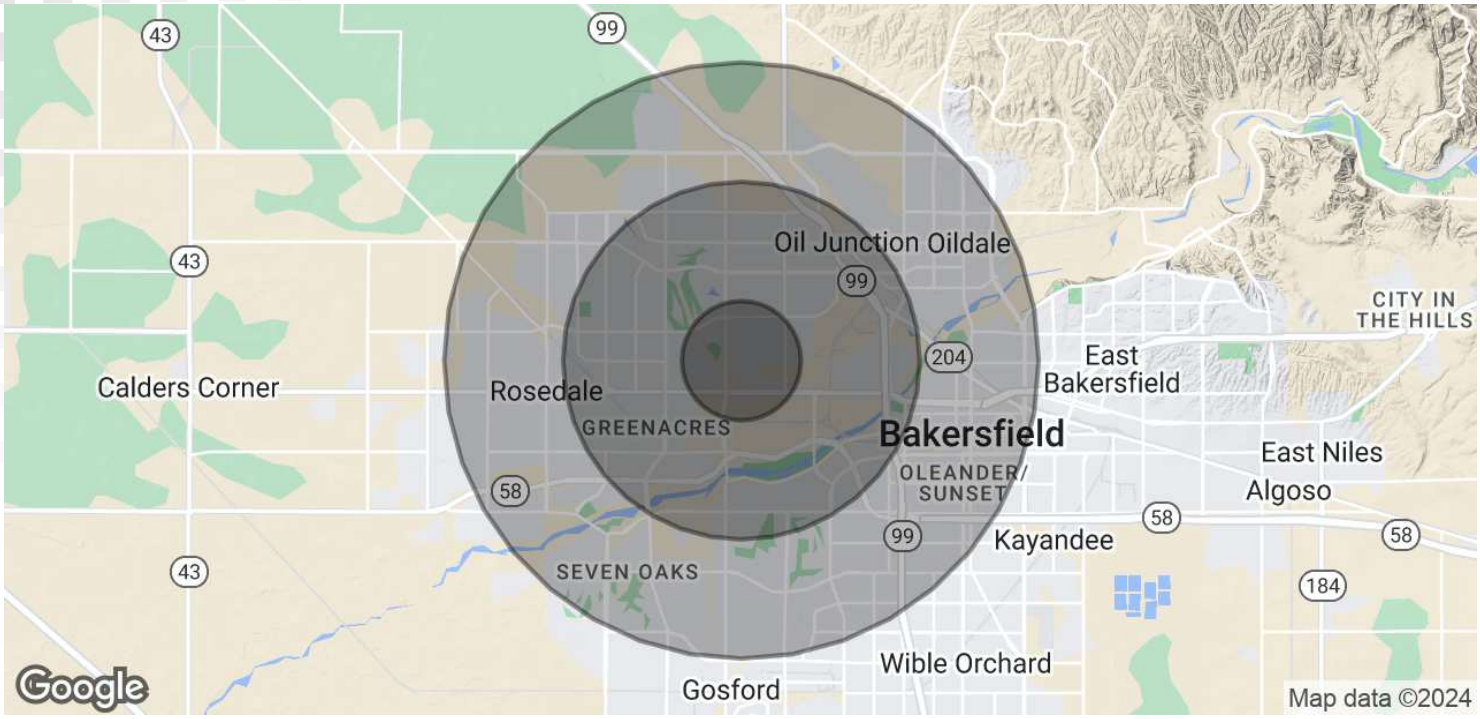




Demographics
Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,878	75,573	252,928
Average Age	38	39	37
Average Age (Male)	37	38	36
Average Age (Female)	38	40	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,971	26,643	88,962
# of Persons per HH	2.7	2.8	2.8
Average HH Income	$110,453	$117,358	$103,843
Average House Value	$457,246	$427,099	$386,786

Demographics data derived from AlphaMap