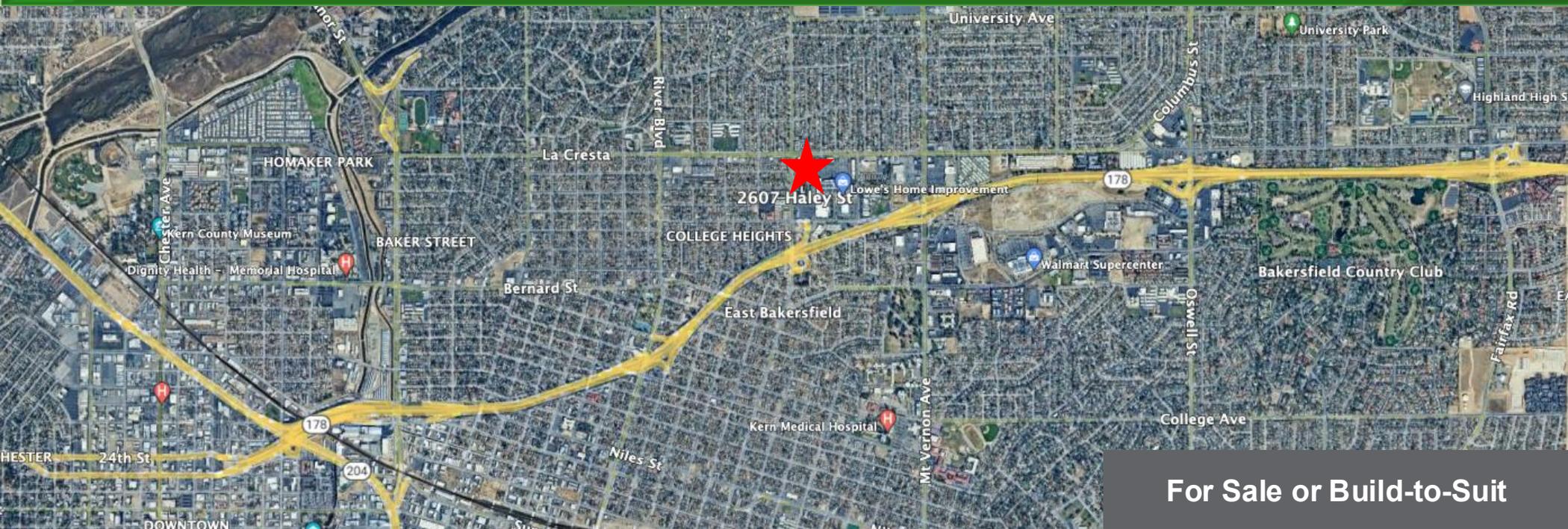


# COLLEGE CENTER WEST (NE Bakersfield): Building-ready 1.49 ± Acre Pad



**For Sale or Build-to-Suit**

**ACRES:** 1.49±

**SQUARE FEET OF LAND:** 64,904±

**ZONING:**  
C-2  
Regional Commercial

**TRAFFIC COUNTS:**  
Approx. 14,000 - Cars daily at  
intersection

**ADDRESS:**  
2607 Haley Street, Bakersfield, CA 93305

**Location:**  
Conveniently located in the College Center Shopping Center, just north of Highway 178 at southeast corner of Haley and Columbus Streets.

**Summary:**  
This highly-visible parcel is the last remaining building-ready pad (all utilities stubbed to the site) in the College Center Shopping Center anchored by Lowe's and Dollar Tree. Originally, the owners intended to build an approximately 11,400 SF retail building on the site which was nearly through City plan check. Plans can be made available and/or updated.



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# OVERVIEW

This is the last remaining building-ready pad in the well-established College Center in northeast Bakersfield. With solid co-tenants, good traffic counts, and close proximity to major arterials and Highway 178, this site would be a great location local or regional retail and/or service business needed the space to grow. The site is for sale or the owner would consider a build-to-suit for lease or sale.

## PROPERTY HIGHLIGHTS

- Great visibility
- Traffic Counts of approximately 14,000 cars daily
- Signage available
- 78+ Parking Spaces depending upon building size/configuration

## PROPERTY SUMMARY

- Lot Size: 1.49± Acres
- Utilities stubbed to the site
- Highly flexible C-2 (Regional Commercial) zoning (City of Bakersfield)

## LOCATION HIGHLIGHTS

- High demand neighborhood
- Close to mid- and high-end housing

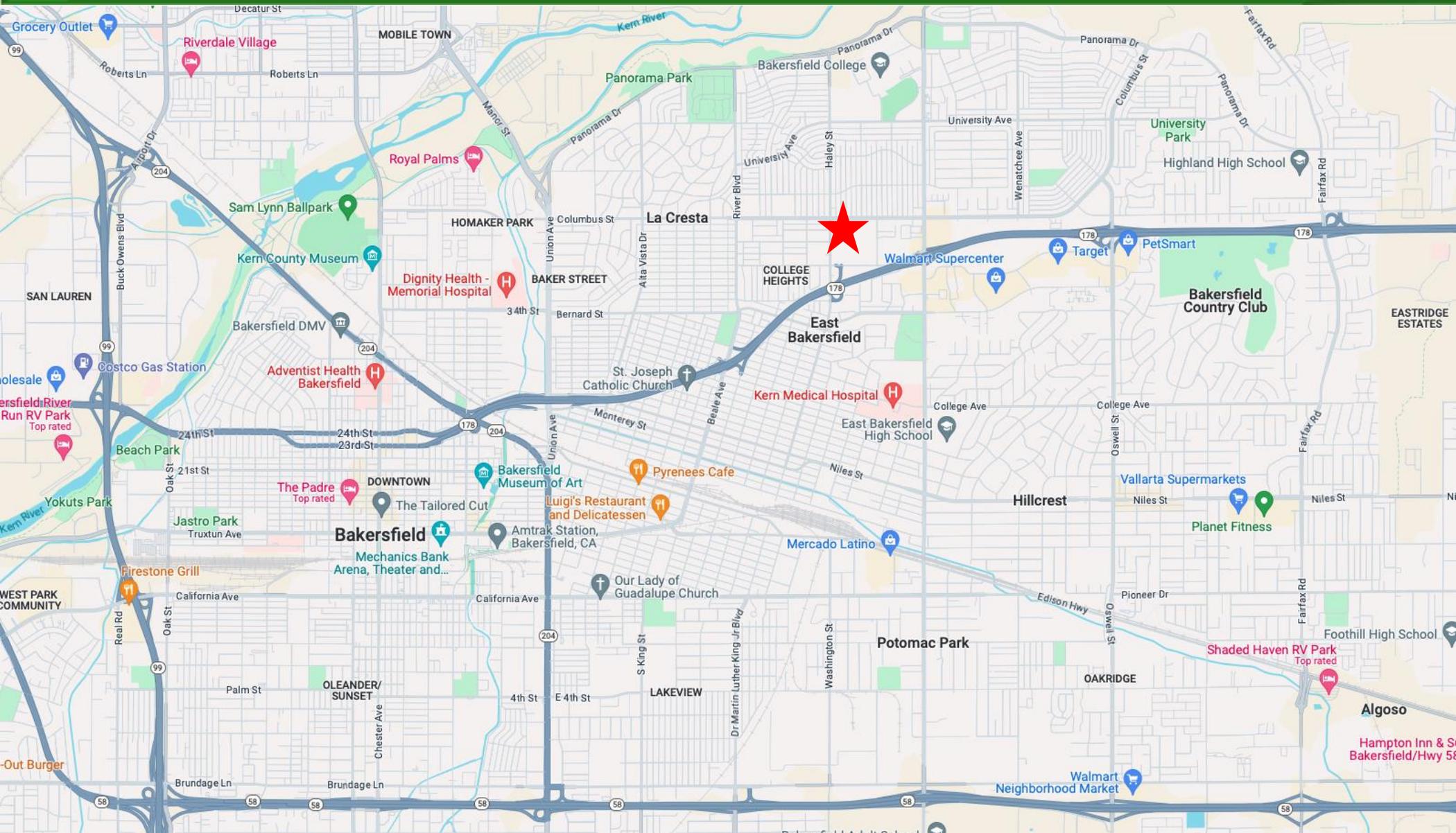


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# STREET MAP



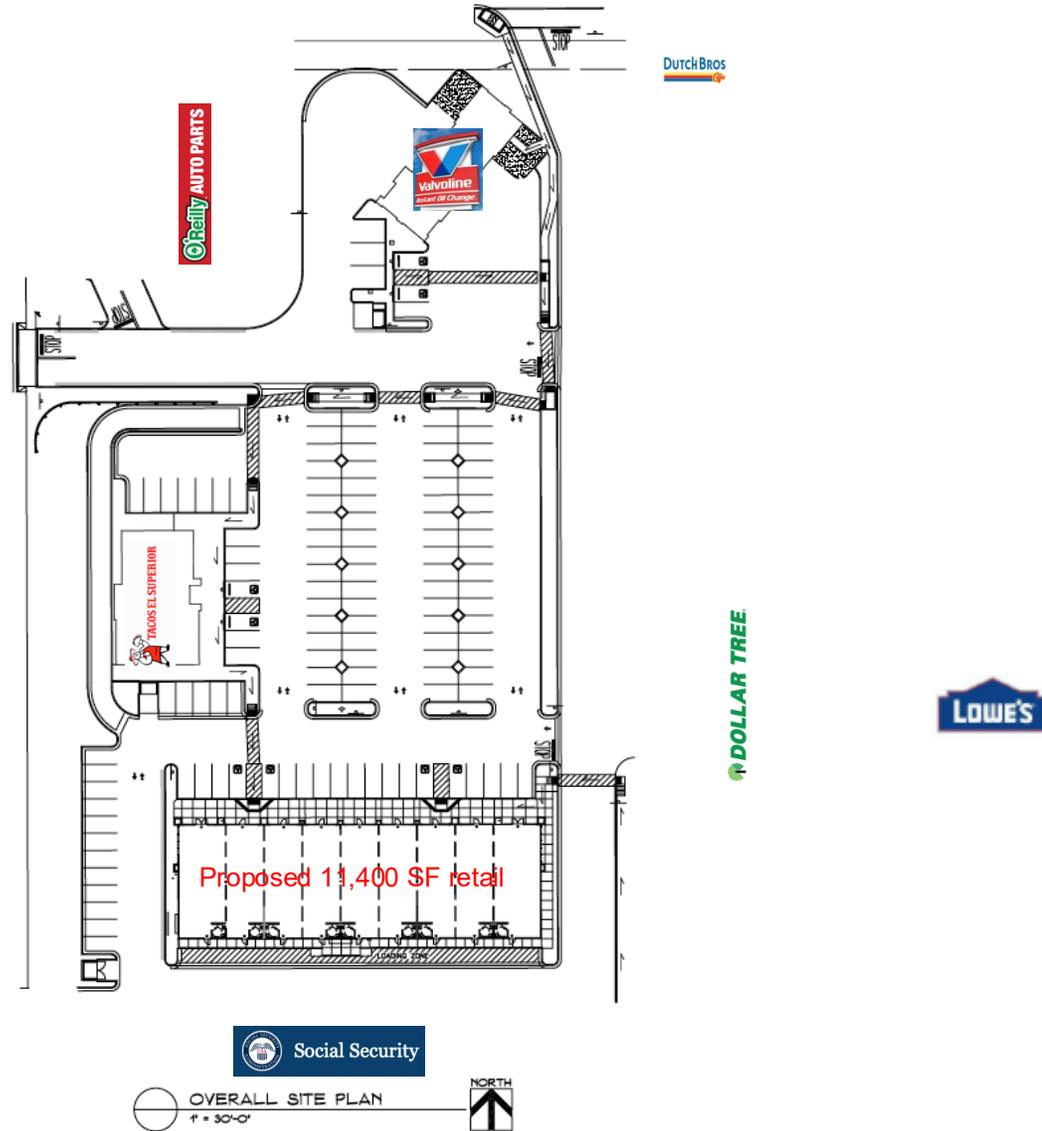
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# SITE PLAN SHOWING PROPOSED RETAIL BUILDING

As an example of what could be built on the site, this is a proposed building the property owner was near securing entitlements to build. Partial plans can be included in the sale.



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# DEMOGRAPHICS

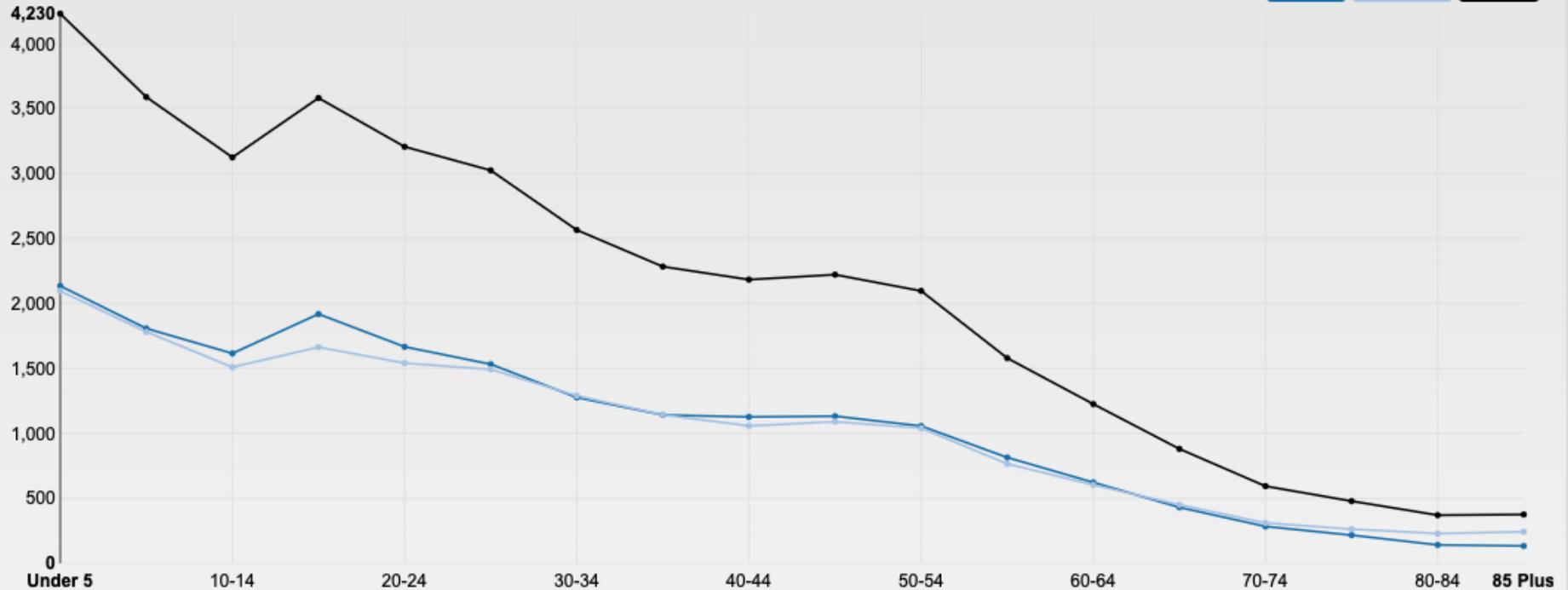
## Total Population by Age

Median Age: 27

Male Median Age: 26

Female Median Age: 27

Male  Female  Total



	Under 5	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85 Plus
Male	2,134	1,807	1,615	1,918	1,666	1,532	1,276	1,141	1,126	1,132	1,056	814	622	430	283	216	141	133
Female	2,096	1,781	1,509	1,663	1,540	1,492	1,289	1,142	1,057	1,089	1,040	765	603	450	310	262	229	242
Total	4,230	3,588	3,124	3,581	3,206	3,024	2,565	2,283	2,183	2,221	2,096	1,579	1,225	880	593	478	370	375

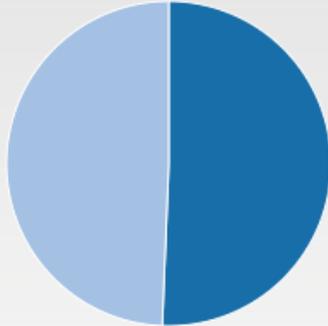


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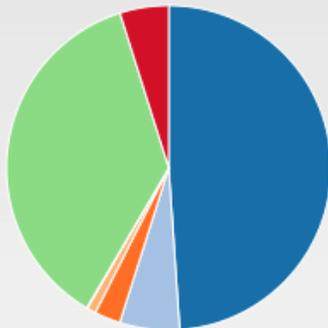
# DEMOGRAPHICS

## Gender



Male	19,042	51%
Female	18,559	49%

## Race



White	18,397	48.9%
Black Or African American	2,241	6.0%
American Indian Or Alaskan Native	977	2.6%
Asian	336	0.9%
Native Hawaiian & Other Pacific Islander	27	0.1%
Other Race	13,794	36.7%
Two Or More Races	1,829	4.9%



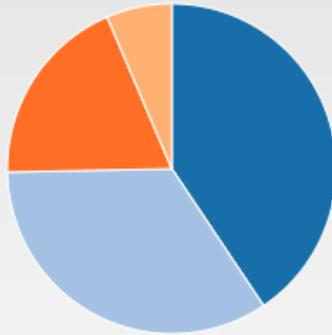
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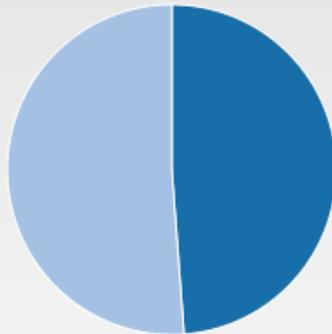
# DEMOGRAPHICS

## Families vs Singles



Husband Wife Family Households	4,347	41%
Single Guardian	3,653	34%
Singles	2,024	19%
Singles With Roommate	689	6%

## Households with Kids



Average Household Size: 3

Households without Kids	5,230	49%
Households with Kids	5,483	51%

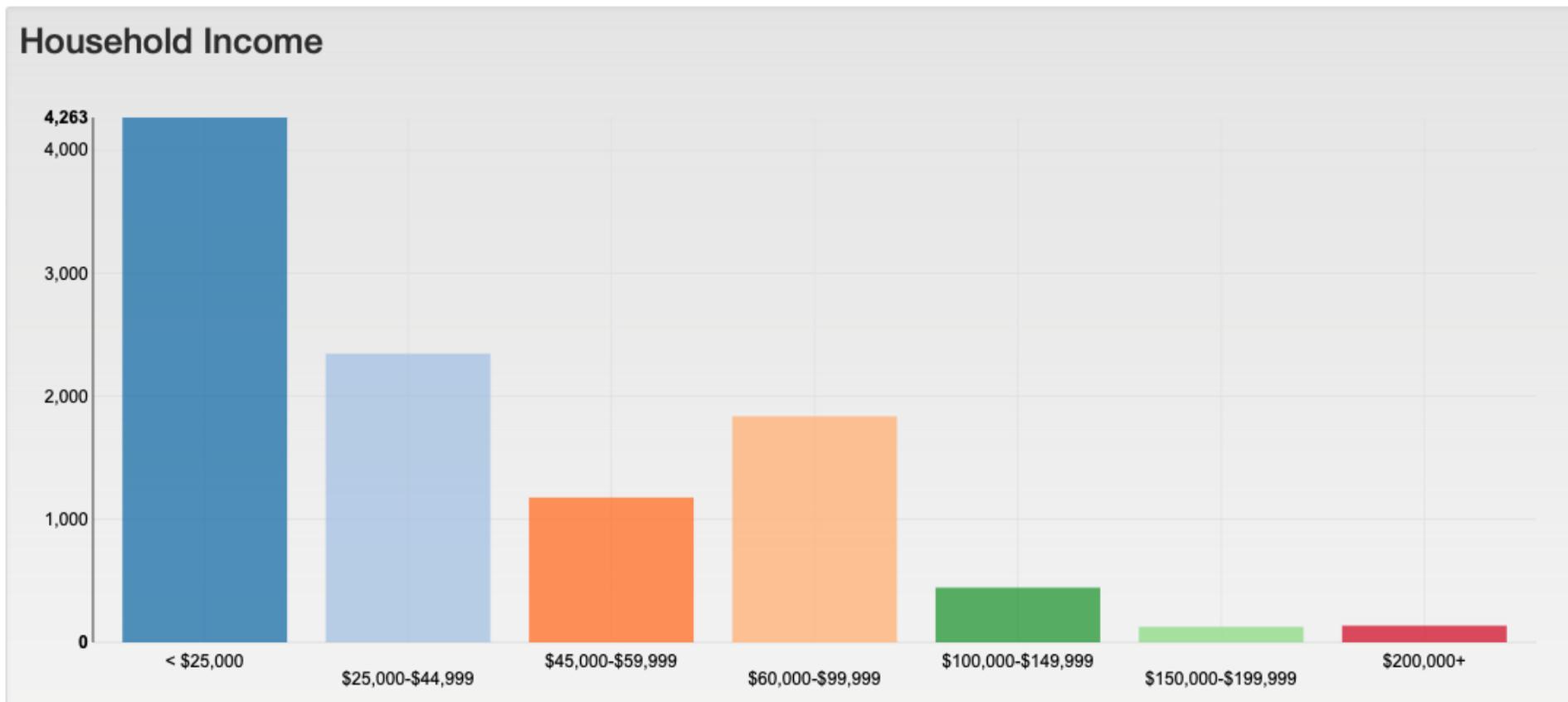


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# DEMOGRAPHICS



Source: US Postal Service



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