

2620

BERNARD STREET
BAKERSFIELD, CA

FOR SALE

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PROPERTY OVERVIEW

Positioned at the heart of Northeast Bakersfield, 2620 Bernard Street offers a prime 4.43-acre development opportunity within a thriving commercial district. The property is zoned C-2 Regional Commercial with an overlay of MX-1 Mixed Use, opening the door to a wide range of high-value uses from national quick-service restaurants and banks to medical offices, hotels, and even residential-commercial mixed-use concepts. Surrounding neighborhoods are home to young, family-oriented households, with projected population growth of nearly 5% in the next five years, ensuring long-term demand. With excellent access, strong traffic counts, and an established base of nearby shopping and services, the Bernard Street site provides developers, retailers, and investors with a rare opportunity to capture market share in one of Bakersfield's most active trade areas.

OFFERING PRICE

\$ 3,199,000

TOTAL ACREAGE

4.43± AC | 192,970± SF

APN

129-010-82-00-9

ZONING

C2/MX-1

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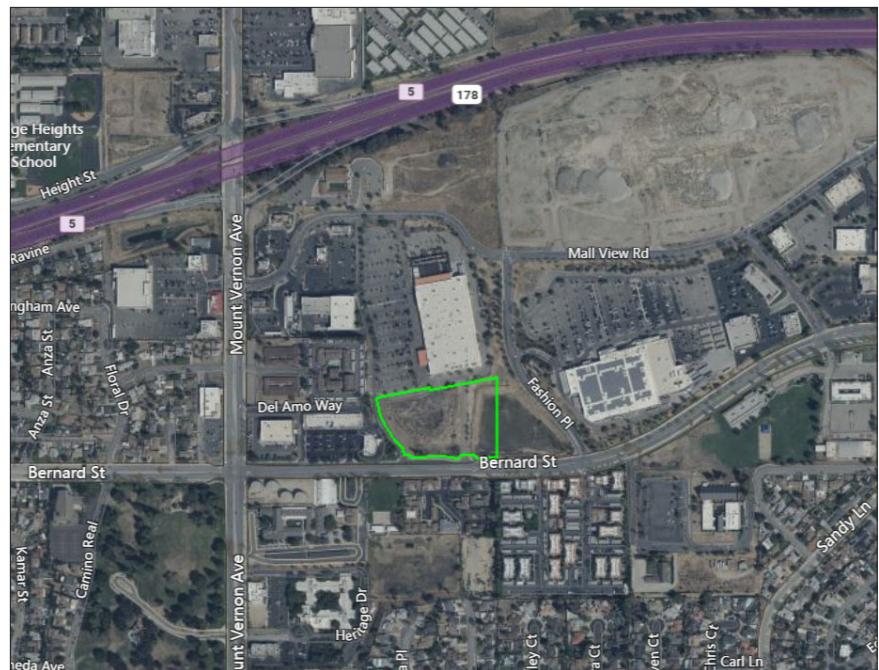
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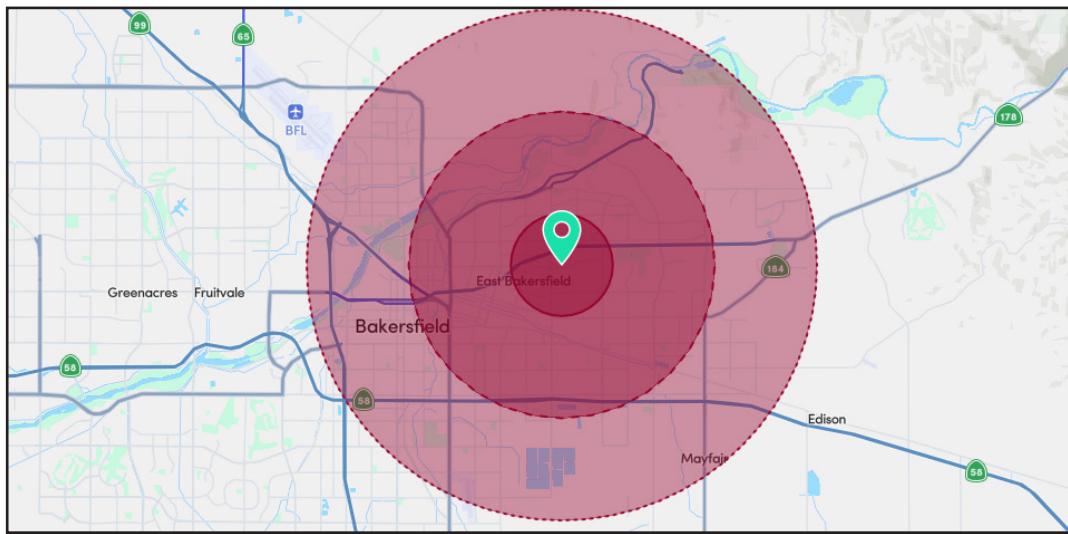
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PROPERTY IMAGES



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	22,148	128,250	238,983
Average Age	34	34	34
Average Age (Male)	36	34	33
Average Age (Female)	38	37	35
HOUSEHOLDS & INCOME			
Total Households	6,829	38,750	74,740
# of Persons per HH	2.4	3	3.2
Average HH Income	\$67,020	\$65,396	\$65,960
Average House Value	\$195,644	\$254,611	\$350,201

Demographics data derived from AlphaMap

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COMMERCIAL REAL ESTATE SERVICES

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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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