

2620

BERNARD STREET
BAKERSFIELD, CA

FOR SALE

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2620 BERNARD ST BAKERSFIELD, CA | FOR SALE

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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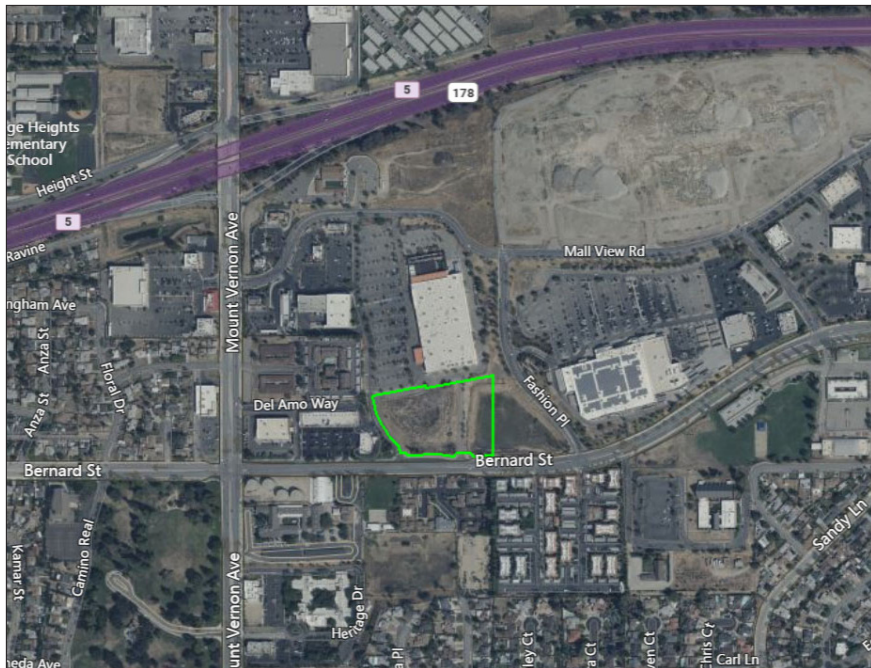
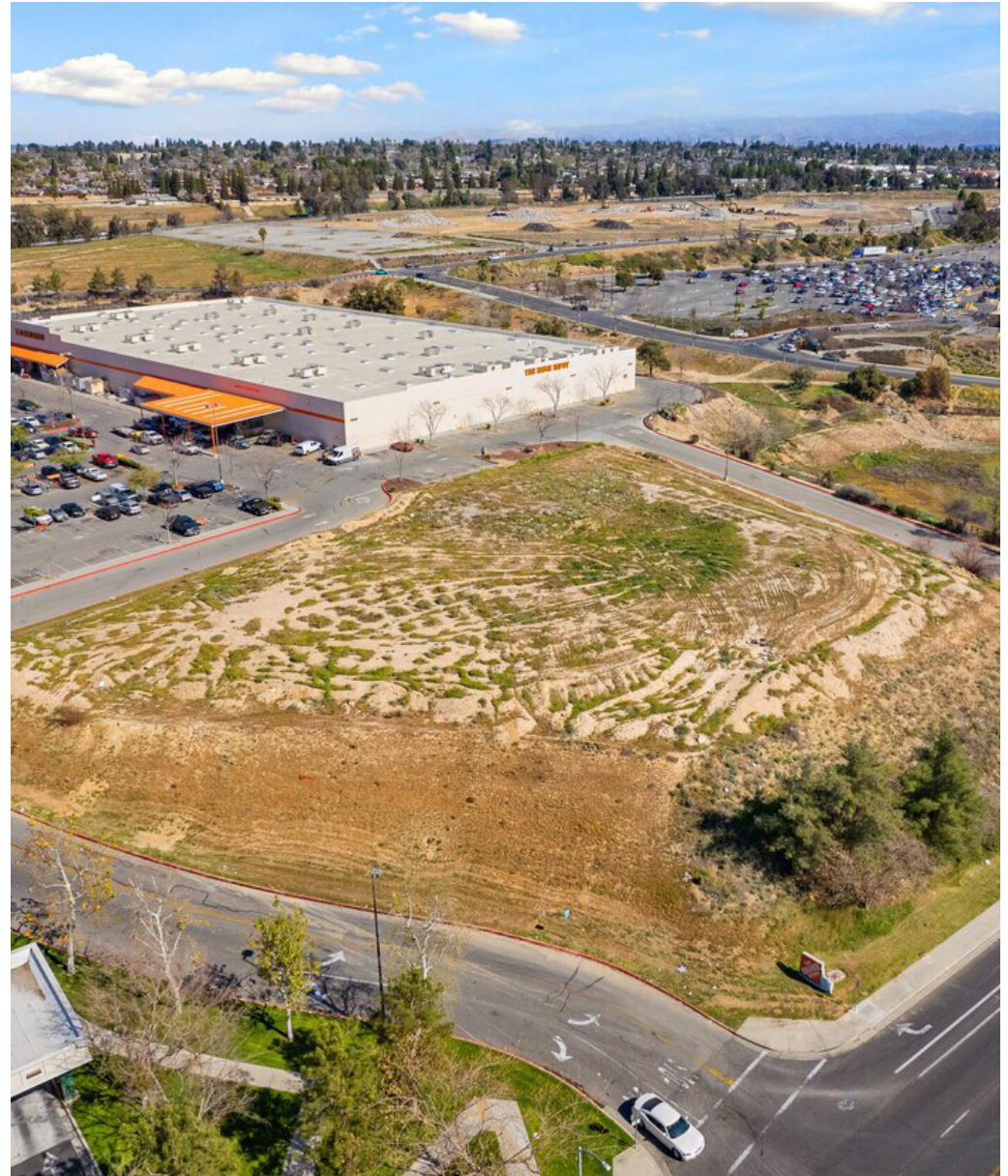
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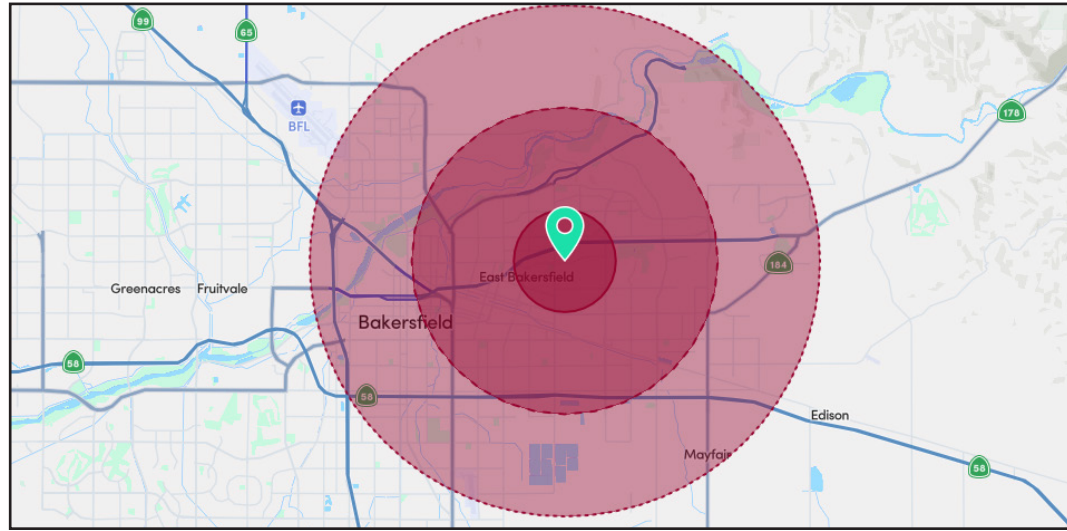
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PROPERTY IMAGES



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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 Hosue Value	\$195,644	\$254,611	\$350,201

Demographics data derived from AlphaMap

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