



**Turn-Key Restaurant Building Located in Bakersfield, CA**



Sale Price	<b>\$1,650,000</b>
Lease Rate	<b>\$1.80 SF/MONTH</b>

**OFFERING SUMMARY**

Building Size:	5,587 SF
Available SF:	5,587 SF
Lot Size:	34,848 SF
Year Built:	1987
Renovated:	2024
Zoning:	C2
Market:	Bakersfield
Submarket:	Northeast Bakersfield
Cross Streets:	Mt Vernon & Columbus
APN:	129-010-43-00-6

**PROPERTY HIGHLIGHTS**

- Vacant Stand Alone Building | Former Huckleberry's in Bakersfield, CA
- Location Previously had a Beer/Wine Liquor License
- 600 Amps Power | Rear 7'x10' Rollup Door | 4'x8' Monument Street Sign
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Surrounded by a Large Variety of Quality Retail Tenants
- Owner User/Investment Opportunity w/ Great Potential
- Former Restaurant Space w/ All Equipment Included
- Walk-able Location | Densely Populated Trade Area
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Quality Roof, Working HVAC's, & Functional Floorplan
- Ample Parking Lot and Street Parking | Great Visibility
- Prime Corner Lot Location on Mt Vernon Ave

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**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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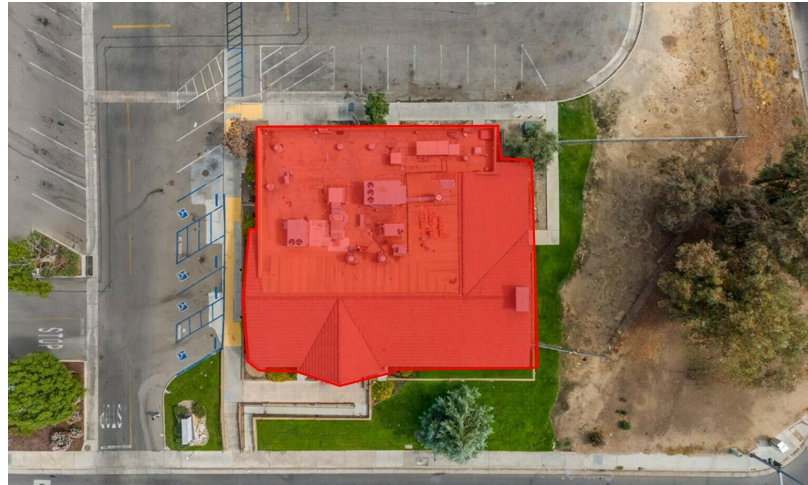
### PROPERTY DESCRIPTION

Freestanding turn-key restaurant building formerly used as a Huckleberry's in Bakersfield, California. This building is fully equipped with all the existing restaurant equipment, hood, stove, oven, burners, flat top grill, refrigerator, freezers, tables, booths, chairs, etc. The building spans approximately 5,587 SF on a 34,848 SF corner lot on Mt Vernon Avenue and excellent visibility from State Route 178. Building features include a wide open floor plan, updated hard-surface flooring, modern lighting, energy-efficient updates, private restrooms, outdoor security lighting, and ample on-site parking. The top five employers in Bakersfield—Kern County (8,800 employees), Kern High School District (4,500), Bakersfield City School District (3,000), Dignity Health (2,850), and Bolthouse Farms (2,500)—generate substantial daily traffic and consistent economic activity in the area, contributing to high visibility and sustained demand for retail and restaurant services near the site.

### LOCATION DESCRIPTION

This property is ideally situated right off of California State Route 178, located on Mt Vernon Ave in between Columbus St and Bernard St. Neighboring major retailers include Starbucks, Cold Stone Creamery, Home Depot, Smart & Final, Sizzler, El Pollo Loco, Bank of the Sierra, Ono Hawaiian BBQ, Walgreens, Denny's, Taco Bell, KFC, dd's DISCOUNTS, McDonald's, Albertsons, Dutch Bros, Subway, Lowe's, and Food Co.

Bakersfield is a city in and the county seat of Kern County, California, United States. The city covers about 151 sq mi near the southern end of the San Joaquin Valley, which is located in the Central Valley region. Bakersfield's population as of the 2020 Census was 403,455, making it the 47th-most populous city in the United States and the 9th-most populous in California. The Bakersfield-Delano Metropolitan Statistical Area, which includes all of Kern County, had a 2020 census population of 909,235, making it the 62nd largest metropolitan area in the United States.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,587 SF	Lease Rate:	\$1.80 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2673 Mount Vernon Ave Bakersfield, CA	Available	5,587 SF	NNN	\$1.80 SF/month	±5,587 restaurant space in Bakersfield, CA. Former Huckleberry's Restaurant.

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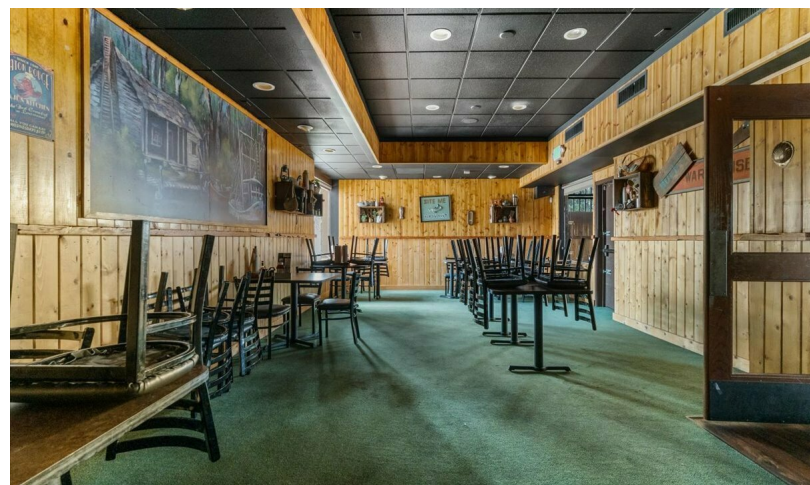
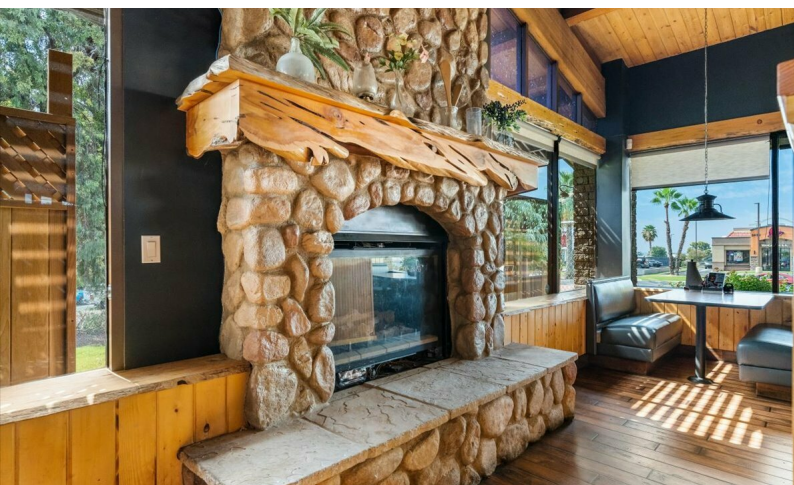
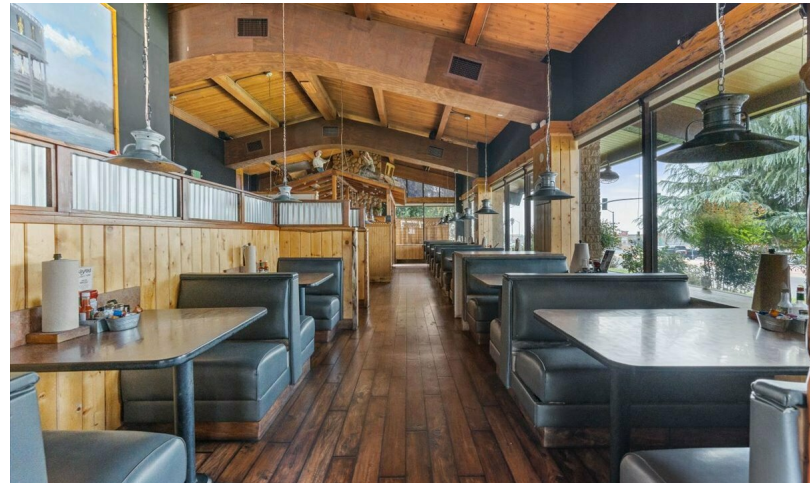


Retail For Sale & Lease | 2673 Mount Vernon Ave Bakersfield, CA 93306



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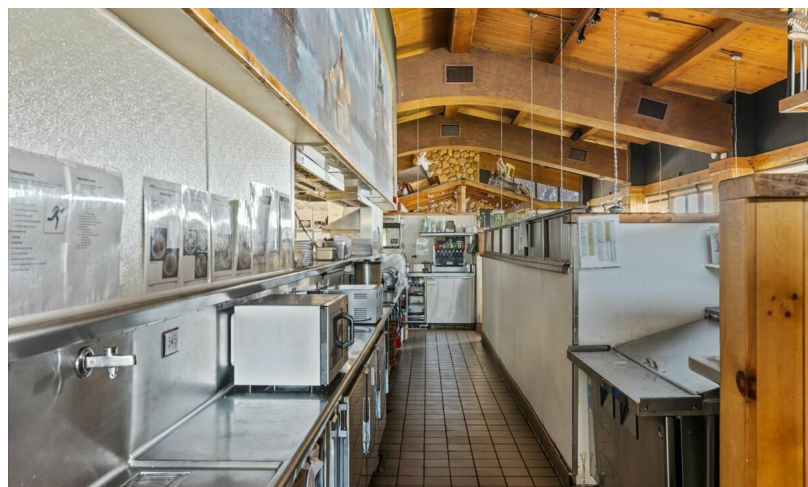
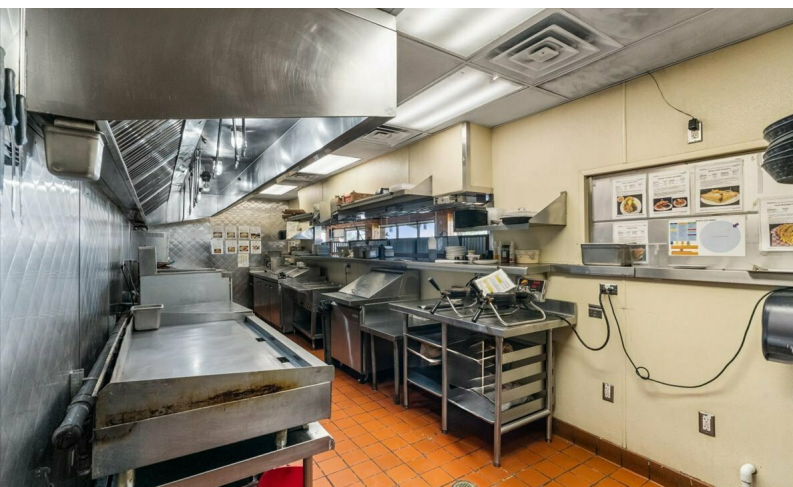


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Map data  
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Google

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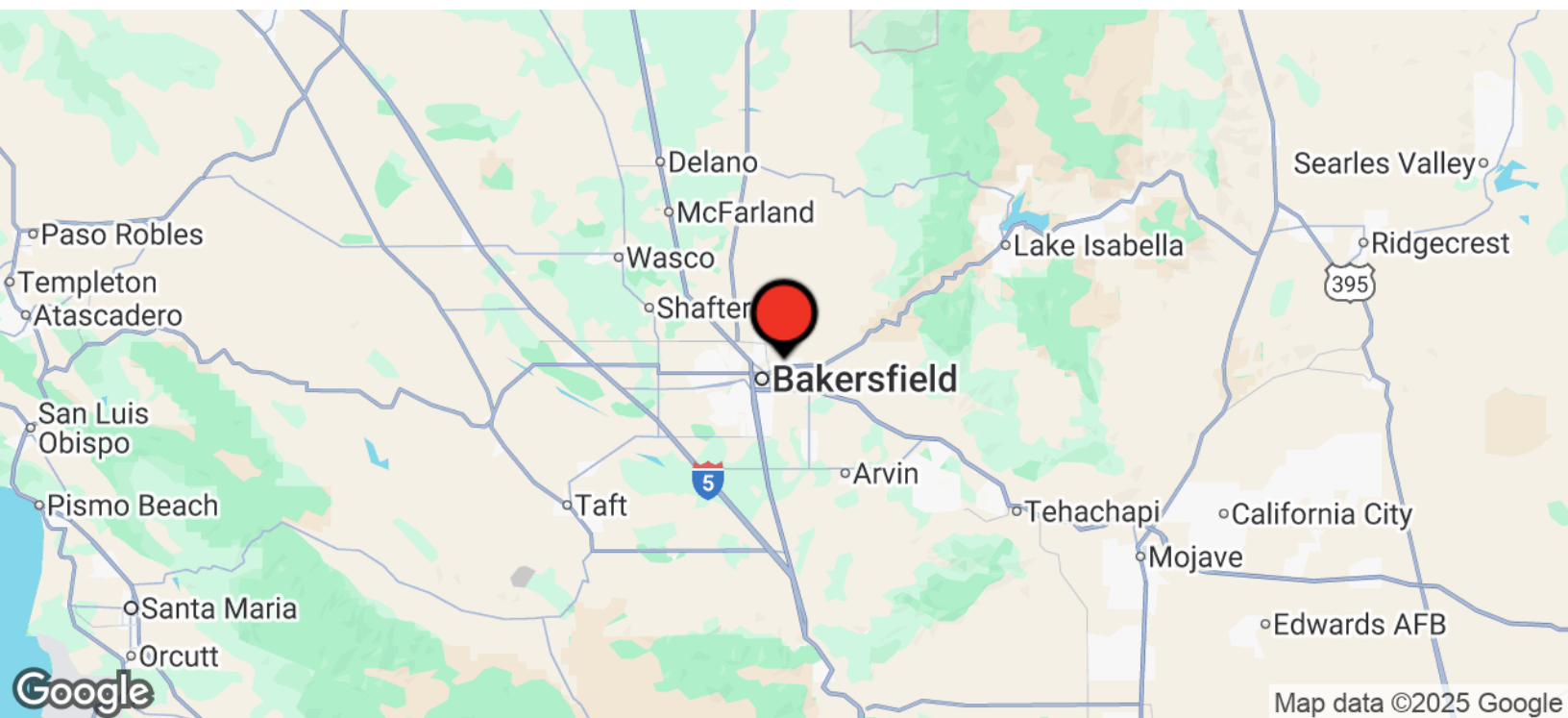
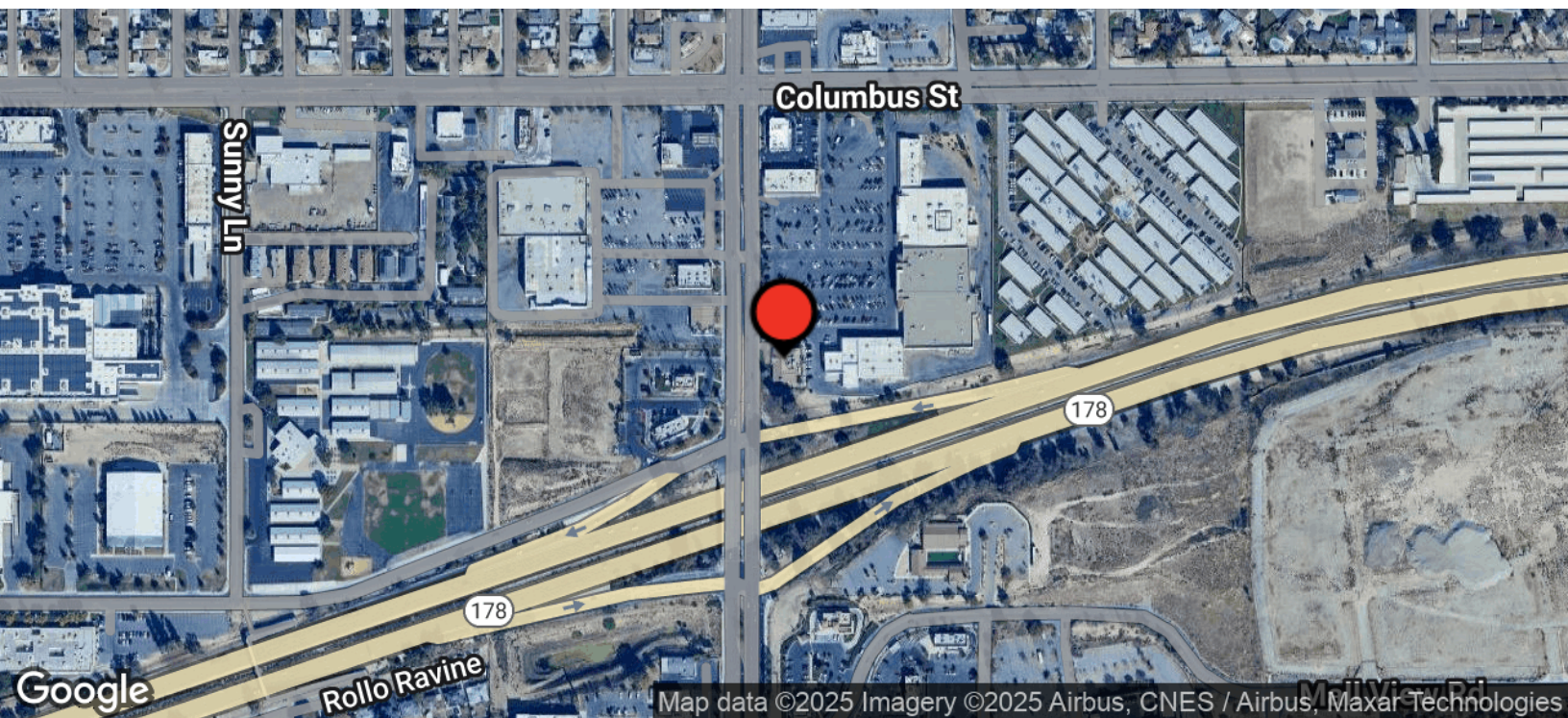
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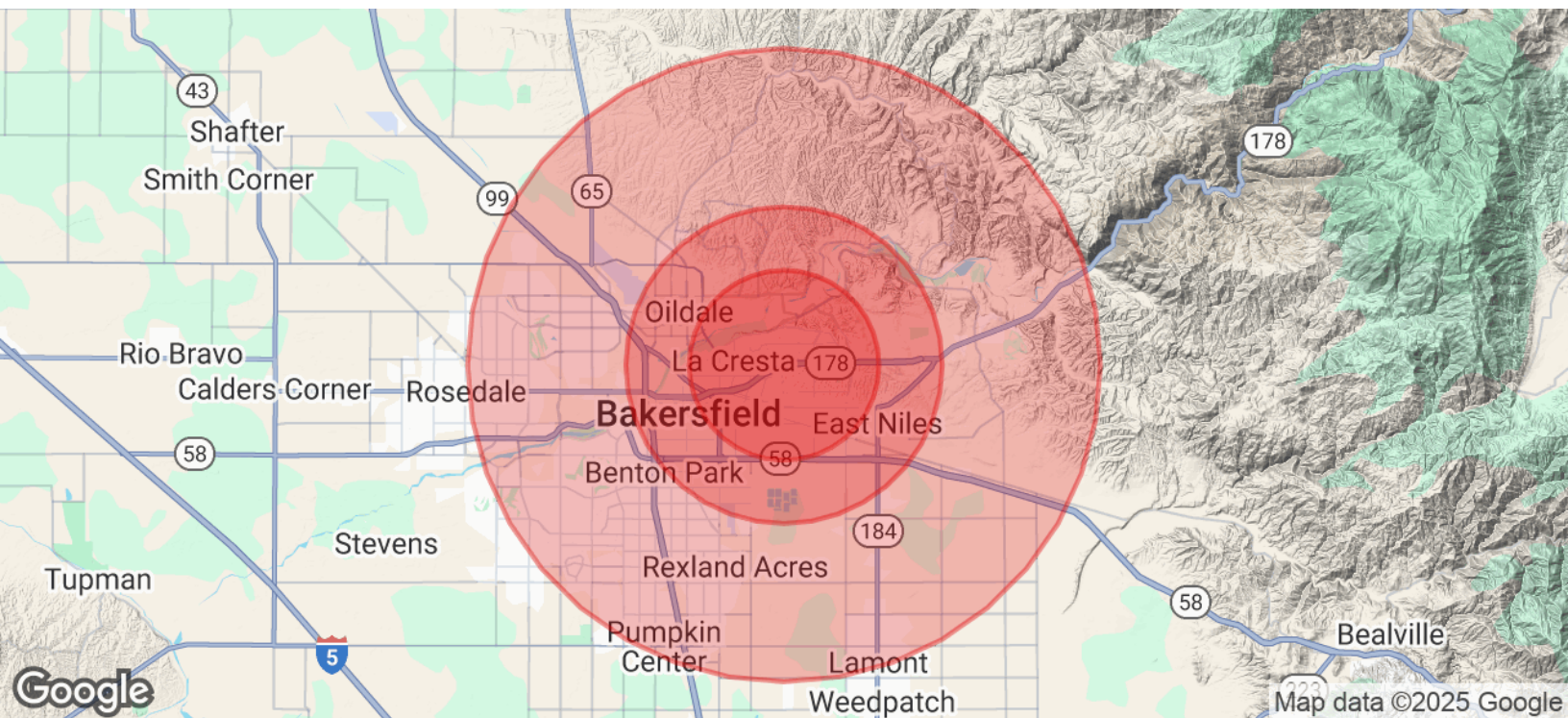
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	120,264	225,199	547,935
Average Age	34	34	36
Average Age (Male)	33	34	35
Average Age (Female)	35	35	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	36,655	70,674	173,628
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$66,136	\$66,113	\$89,124
Average House Value	\$308,523	\$294,211	\$354,890

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	75.9%	69.0%	60.5%

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