

FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

NW Corner of Taft Hwy and H Street Bakersfield, CA 93307



SITE SIZE

4.42 Acres

Bill Gilmore

818 949 5243

bgilmore@coldwellbanker.com

CalDRE #00955844

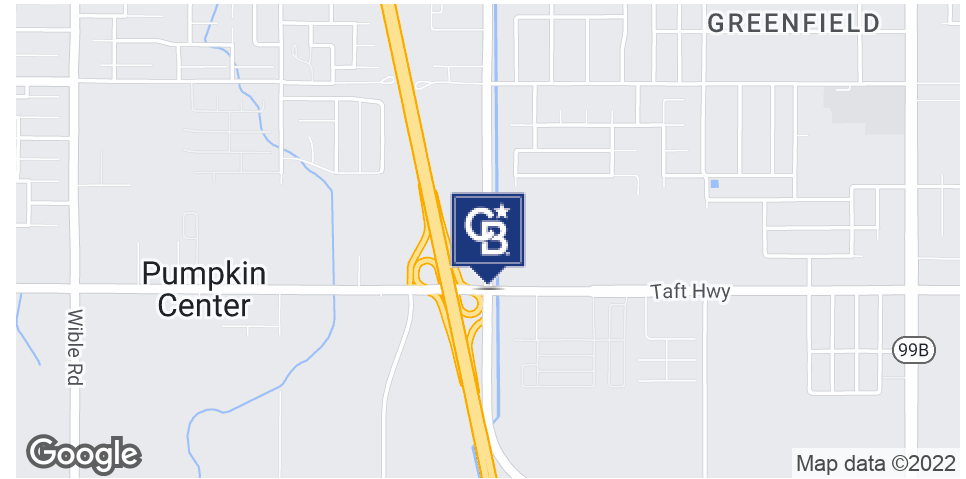


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PROPERTY OVERVIEW

The subject property is 4.42 Acres just north of a proposed Maverik Gas Station. Love's Travel Center is in the process of receiving entitlements to locate on the NE Corner of Taft HWY and H Street. U-Haul is also in the process of receiving entitlements for a new 12 Acre corporate office just north of the subject property.

PROPERTY HIGHLIGHTS

- Freeway Pole sign fronting Interstate 99
- New Ground-Up Freeway Development with Great Access and Visibility to the 99 Interstate
- Prime Retail Location Along Interstate 99
- 1.26 Miles SE of Golden Valley High School

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OFFERING SUMMARY

Available SF: 4.42 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,891	6,055	13,846
Total Population	7,436	22,862	53,138
Average HH Income	\$75,818	\$89,871	\$85,753

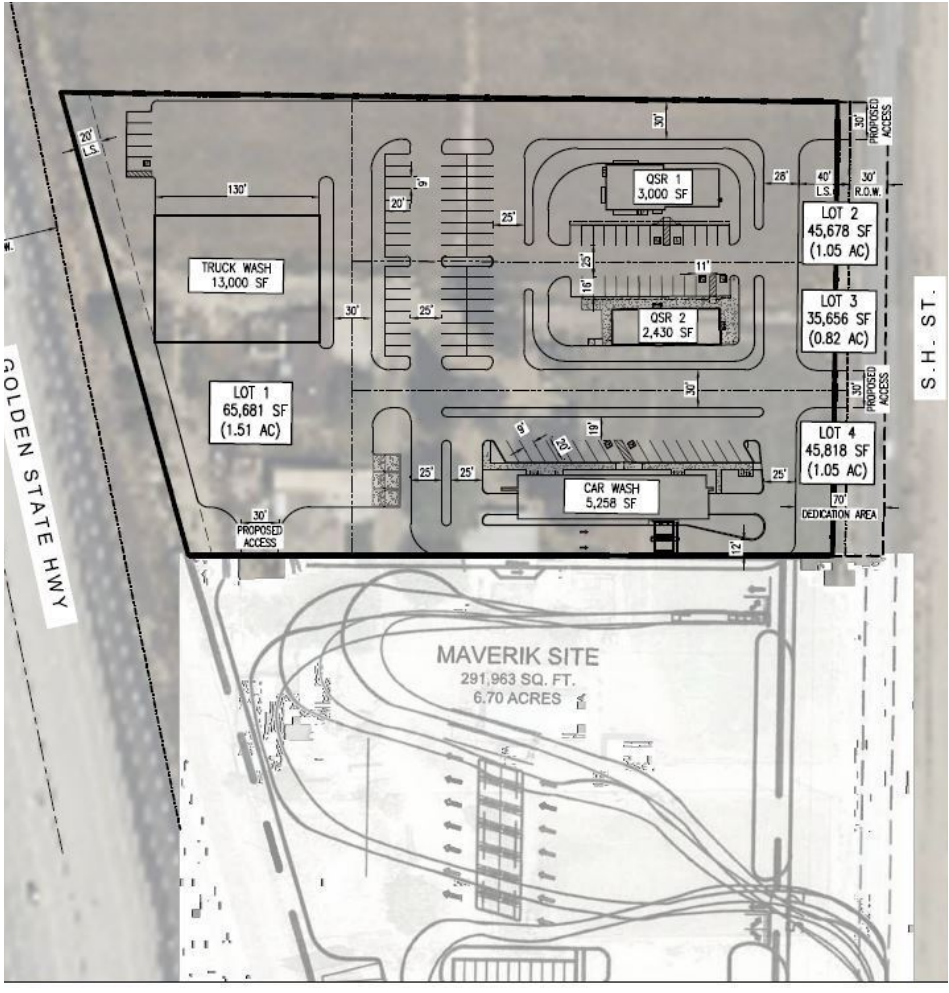
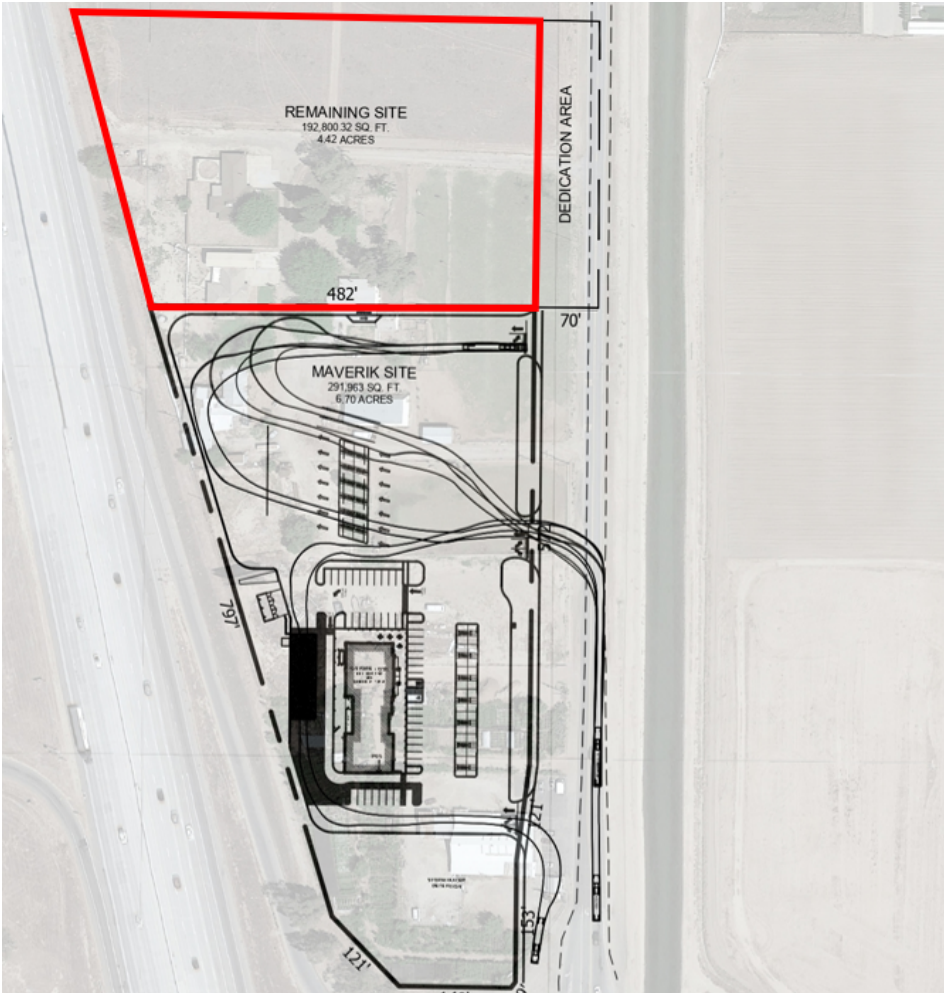


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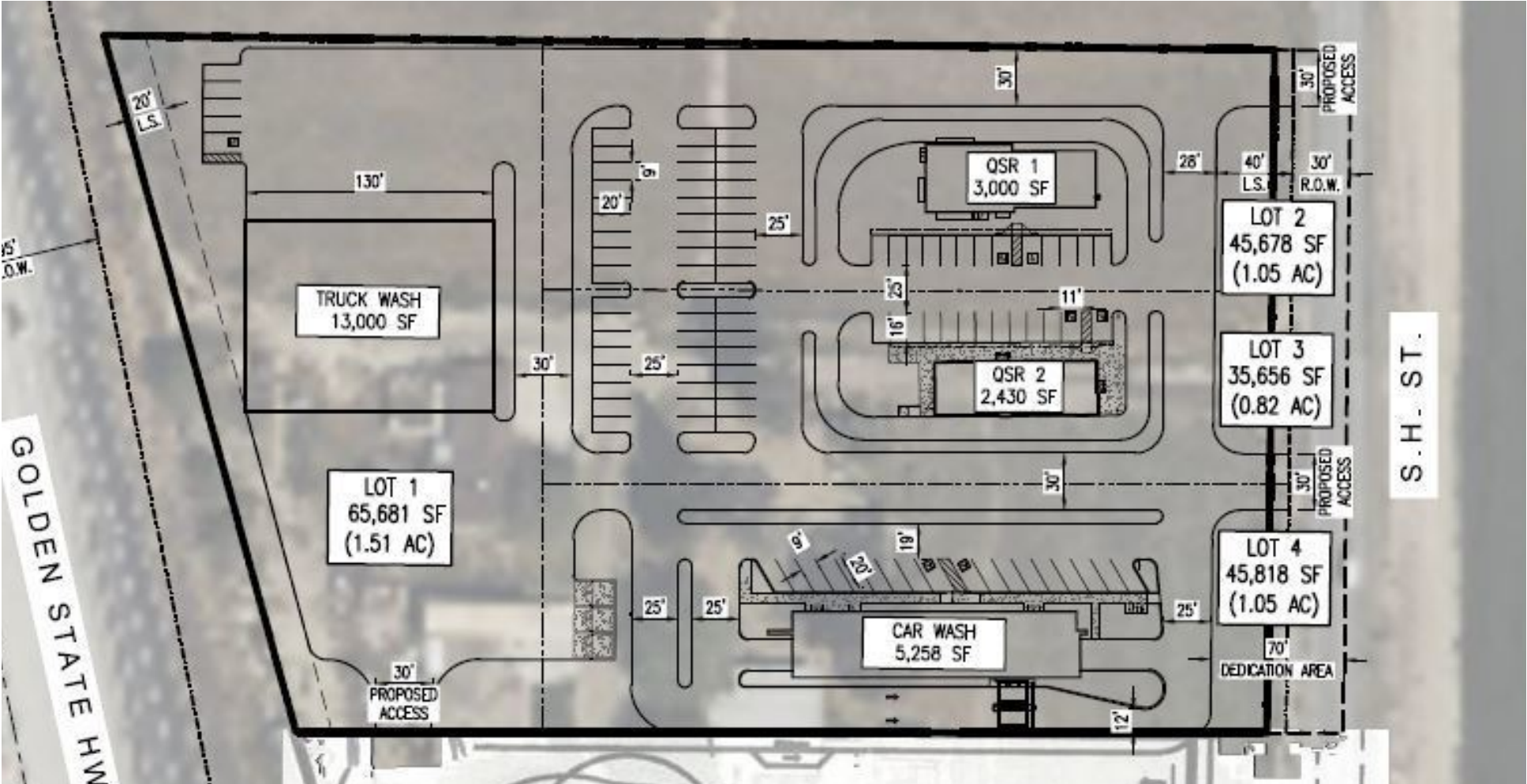
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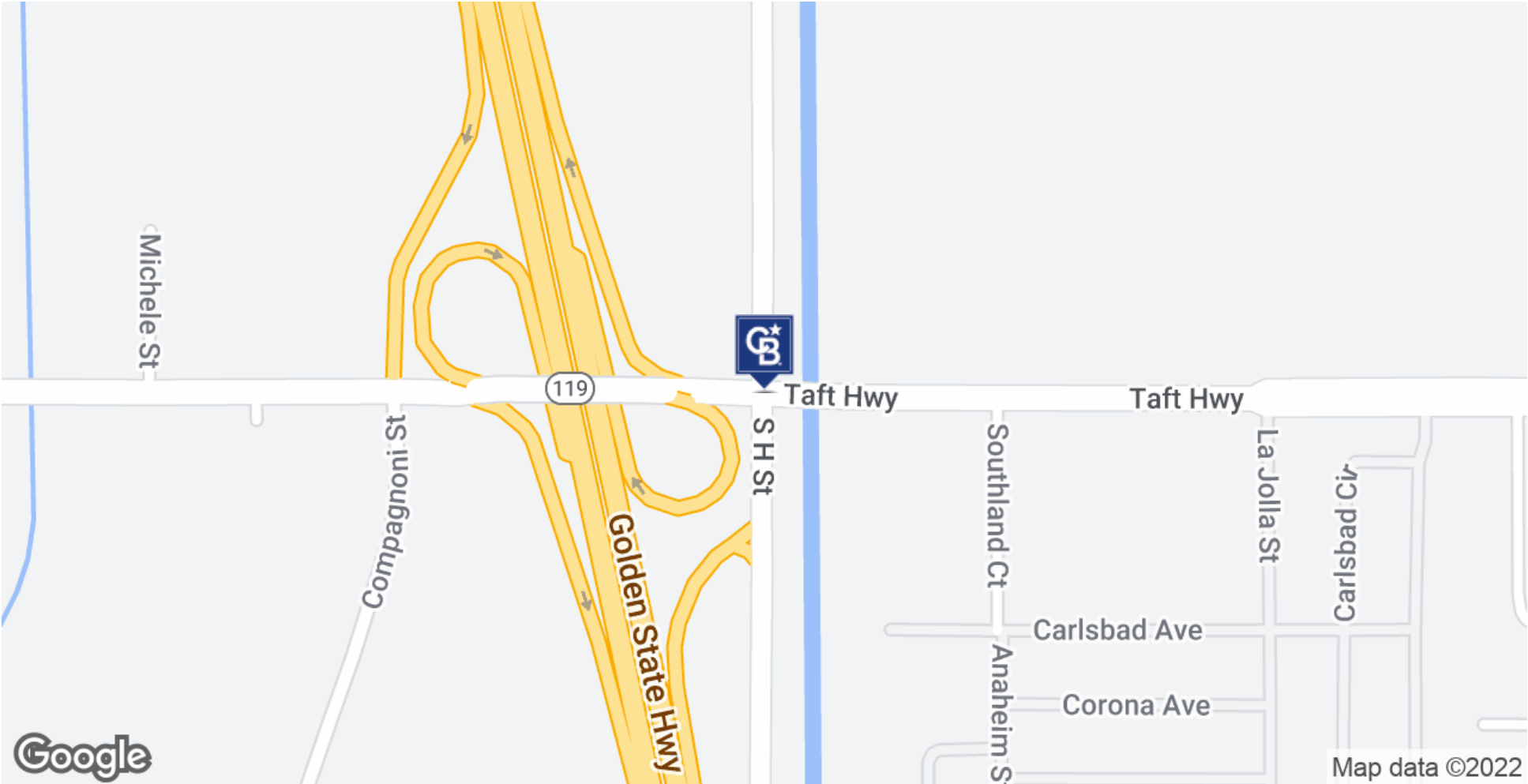
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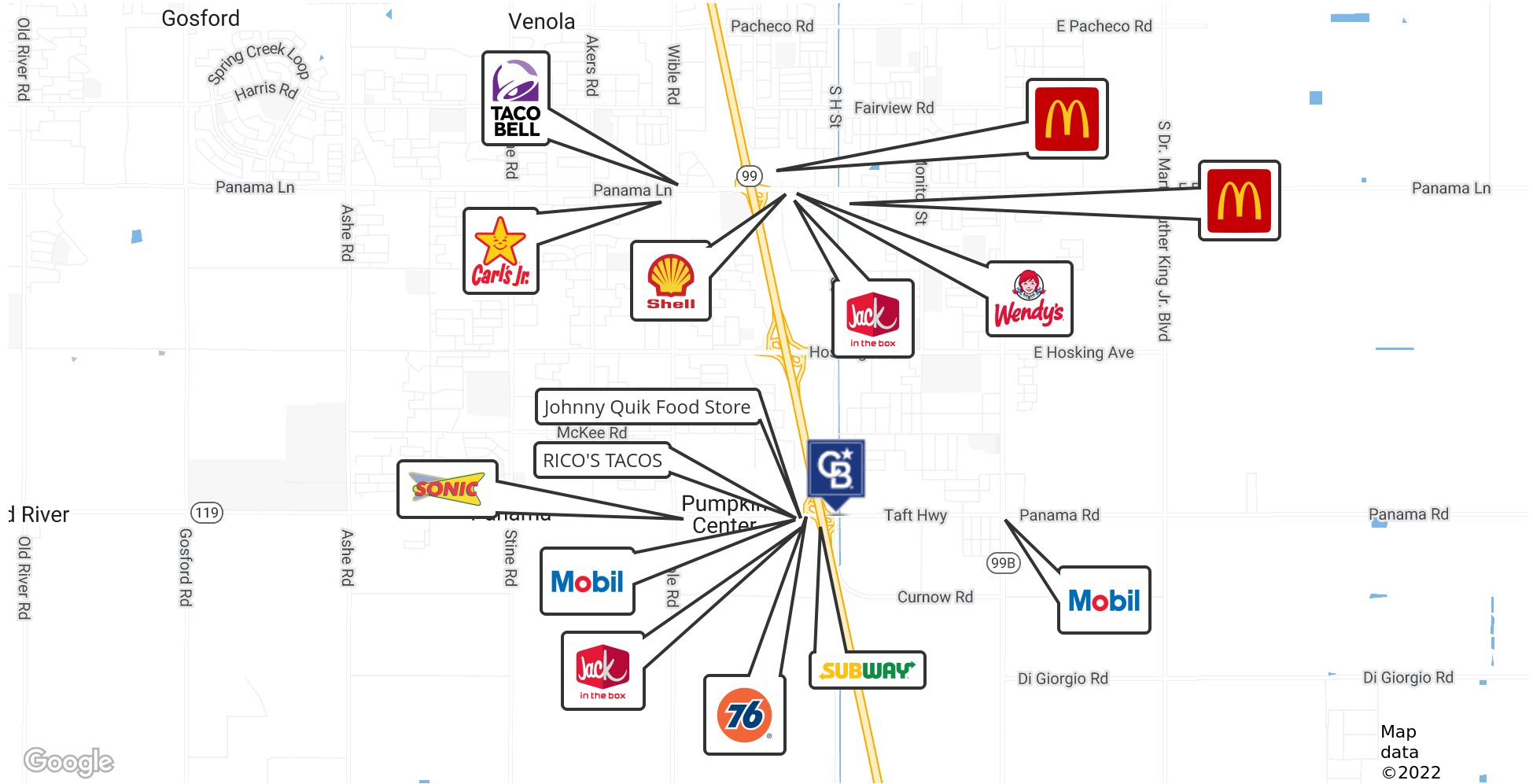
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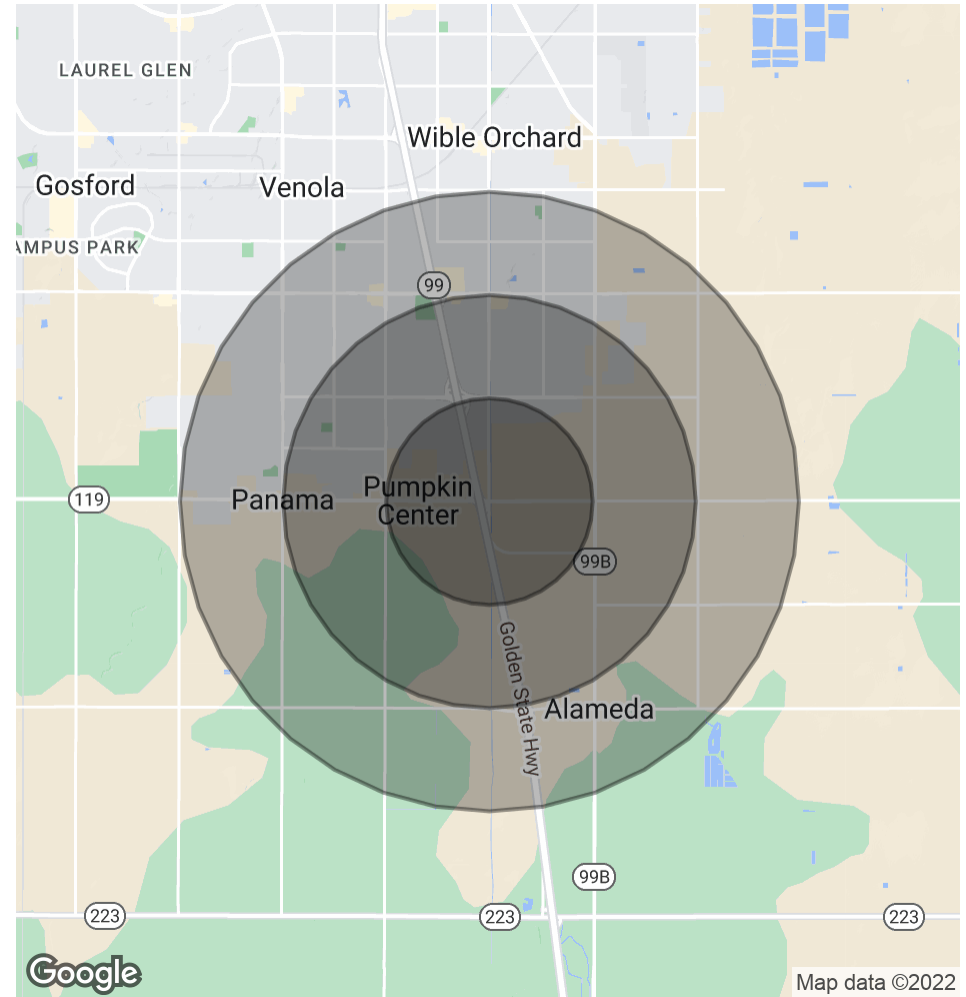
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,436	22,862	53,138
Average Age	27.3	30.3	29.3
Average Age (Male)	25.1	29.8	27.7
Average Age (Female)	30.8	31.2	31.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,891	6,055	13,846
# of Persons per HH	3.9	3.8	3.8
Average HH Income	\$75,818	\$89,871	\$85,753
Average House Value	\$335,396	\$365,077	\$291,338

* Demographic data derived from 2020 ACS - US Census



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