



Colliers

For Sale | \$18/sf - \$35/sf

Central Business District Development

1670 & 1700 Golden State Ave | Bakersfield, CA



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Property Overview

The vacant land at 1670 & 1700 Golden State Avenue is located just north of 30th Street and east of Chester Avenue in the Central Business District. The 9.36 acres parcel is located in a redevelopment zone and is the largest parcel available in the Central Business District.

Sales Price:

\$18/sf - \$35/sf

Available:

Multiple Parcels: 1 acre - 9.3 acres

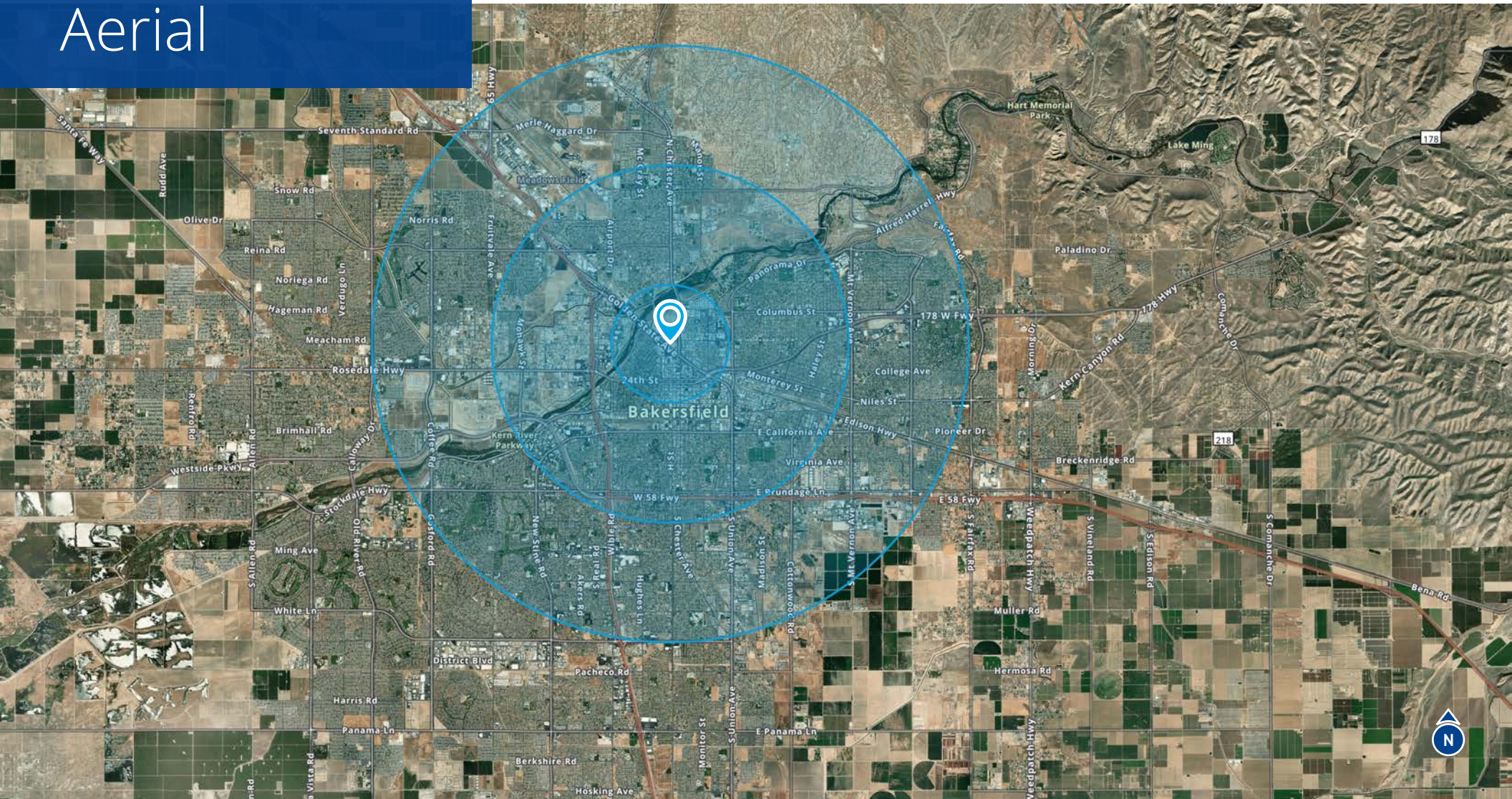
Property Highlights:

- All structures removed, site is ready for development
- Redevelopment zone
- Zone M-2 (Medium Industrial)
- Phase II assessment completed - No further action needed
- Largest parcel available in the Central Business District
- Traffic - over 50,000 cars per day
- Within two miles of Three Regional Hospitals

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Aerial



Population
 1 Mile: 10,522
 3 Mile: 115,710
 5 Mile: 280,427



Daytime Population
 1 Mile: 24,381
 3 Mile: 162,976
 5 Mile: 325,772



Average HH Income
 1 Mile: \$59,561
 3 Mile: \$57,580
 5 Mile: \$71,594



Median Age
 1 Mile: 32.1
 3 Mile: 31.3
 5 Mile: 31.8



Households
 1 Mile: 4,000
 3 Mile: 38,652
 5 Mile: 93,112



Businesses
 1 Mile: 1,473
 3 Mile: 7,145
 5 Mile: 12,809