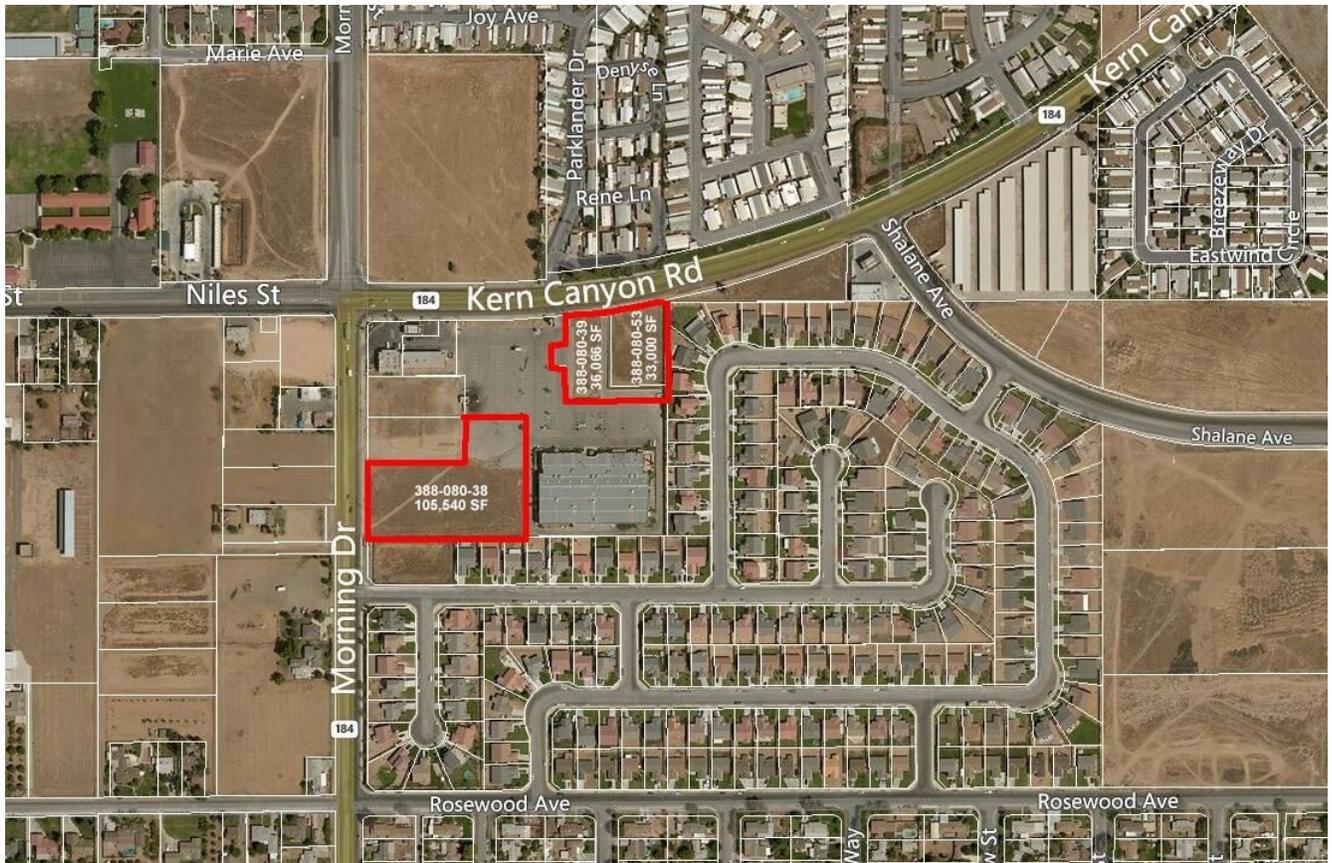


**FOR SALE**

1715 Morning Dr, Bakersfield CA 93306

**Kern Canyon Rd @ Morning Dr. Bakersfield, CA (SEC)**

3 PADS AVAILABLE - FOR SALE / LEASE



## **EXECUTIVE SUMMARY**

Salim Retail Group is proud to have been exclusively chosen to present the opportunity to PURCHASE or LEASE three (3) outparcels available at the intersection of Kern Canyon Rd & Morning Dr in Bakersfield, CA (SEC). The lighted intersection accounts for 28k+ cars per day, 148K+ population of people and 43k+ households – all within a 5-mile radius. The land holds C-2 (PD) zoning in the County of Kern which allows a variety of commercial uses that broadens the development opportunity at these parcels.

### **Property Highlights**

- Over 28,000 VPD and rapidly Growing
- Newly Built Sonic on opposite corner. Subway, McDonalds, Starbuck, Little Ceasers, CVS and Wingstop less than 1.2 Miles away.
- Signalized intersection
- Projected 37,461 New Homes will be built in Bakersfield within the next five years according to Lennar Homes

### **Price**

APN: (388-080-38) \$1,800,000

APN: (388-080-39) \$600,000

APN: (388-80-53) \$600,000

### **Exclusively Listed**

Vakas Salim

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