

FOR SALE / LEASE

2503 NILES ST. BAKERSFIELD, CA 93306 (SEC) +/-1.76 ACRES

PRIME
RETAIL GROUP



CONTACT:

Felix C. Diaz
Prime Retail Group

Felix@kernretail.com
Cal Lic.# 01981655
1005 Stine Rd. Bakersfield, CA 93309
(661) 889-3201 Cell | (661) 836-5015 Office

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FOR SALE OR LEASE

Prime Retail Group is proud to have been exclusively chosen to present the opportunity to Purchase or Lease an irreplaceable location at the South East Corner of Niles & Webster st in Bakersfield, CA (Kern County).

The buildings have a combined rentable square footage of +/- 8,617 SF which include a two-story building, sanctuary, and a separate office building– all on +/- 1.76 acres of land with strong demographics, multiple ingress/egress points, and fantastic visibility from all directions. The property features mixed zoning (C-1 & R-2) which could create an adaptive reuse opportunity with the existing structures or a development opportunity with a Junior Anchor + Retail/QSR or a Gas Station.

Niles Street is one of the busiest and most dense retail corridors in East Bakersfield, and with the right vision, it holds tremendous upside post-acquisition.

Asking Price: \$1.95M (\$226/psf)
Lease Rate: Ground Lease



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	25,228	133,998	223,875
Households	6,678	39,007	68,266
Average HH Income	\$51,602	\$54,113	\$55,150

MONTEREY ST

+/- 251FT

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ZONING & FRONTAGE OVERVIEW

R-2 ZONING

+/- 246 FT

WEBSTER ST

+/- 114 FT

C-1 ZONING

+/- 378 FT

NILES ST



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PROPERTY HIGHLIGHTS

- +/- 1.76 Acres - SIX (6) PARCELS
- +/- 378 FT OF NILES FRONTAGE
- MULTIPLE ACCESS POINTS (6)
- CORNER LOCATION/HIGH VISIBILITY
- JR ANCHOR + QSR/RETAIL/GAS STATION
- IRREPLACEABLE INFILL REAL ESTATE
- ADAPTIVE REUSE OR REDEVELOPMENT
- COUNTY OF KERN
- PRICED BELOW REPLACEMENT COST

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NILES STREET (16,892 CPD)

WEBSTER STREET

TRADE AREA OVERVIEW

NEARBY ANCHOR TENANTS



- 222-Bed Hospital
- Only Trauma Center in the Area
- 3rd Busiest Trauma Center, Southern CA
- 49k Emergency Visits Per Year
- Facility on 22 Acres



NILES ST:
18,080 CPD

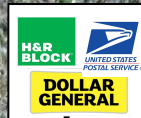
MT. VERNON AVE:
24,035 CPD

CITY LIGHTS
DEVELOPMENT:
36 ACRES

HWY 178:
91,250 CPD

OSWELL ST:
27,796 CPD

SUBJECT SITE



FAIRFAX RD

COLLEGE AVE

COLLEGE AVE

BERNARD ST

COLUMBUS ST

COLUMBUS ST

MT. VERNON AVE

OSWELL ST

NILES ST

NILES ST

FAIRFAX RD



FAIRFAX RD



SITE PHOTOS

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391,700
Kern County Labor Force

352,000 Employed
39,700 Unemployed
10.1% Unemployment Rate

Drive Time Population

10 minutes | Population - 604,235

20 minutes | Population - 656,803

30 minutes | Population - 793,055

45 minutes | Population - 821,432

60 minutes | Population - 1,148,636



Transportation and Logistics

70m

Customers within
2-Day Turnaround



**BSNF Railway
& Union Pacific
Railroads**



FedEx and UPS Ground Hubs in Bakersfield



PORTS OF
San Francisco
Oakland



PORTS OF
Long Beach
Los Angeles



Geographic Population Center of CA
(40 Million People)

DRIVE TIME MAP

U.S. Drive Time From Kern County

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California Drive Time From Kern County



— Roads — Drive Time



— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

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BROKER CONTACT

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