

FOR SALE / LEASE

2,723 SF + Basement Space – *Drive Thru

**** BRAND NEW, GROUND UP CONSTRUCTION ****

Anticipated Completion Date: April 2025

Superior
Court
of Kern

KERN
COUNTY
PUBLIC HEALTH



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KernMedical

MT. VERNON AVE

QUINCY ST

Mt. Vernon Ave:
24,035 CPD

SUBJECT SITE



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SITE OVERVIEW

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1519 Mt. Vernon Ave. Bakersfield, CA 93306 (SEC)

Prime Retail Group is proud to have been exclusively chosen to present the opportunity to **PURCHASE** or **LEASE** this free standing retail building at the hard corner of Mt. Vernon Ave & Quincy St in Bakersfield, CA (SEC). The lighted intersection accounts for 24k+ cars per day, 238K+ population of people and 74k+ households – all within a 5-mile radius. The building has a rentable square footage of roughly 2,723 SF **plus basement** space with a lot size of roughly 13k+ square feet. The site has favorable demographics for various users, great access points, and fantastic visibility from all directions. The property is zoned C-1 (PD) which allows a variety of commercial uses and it's conveniently located in a dense and established trade area with the possibility of a Drive Thru on the east side of the structure.

SALE: \$1.2M | **LEASE:** \$8,000 + NNN's

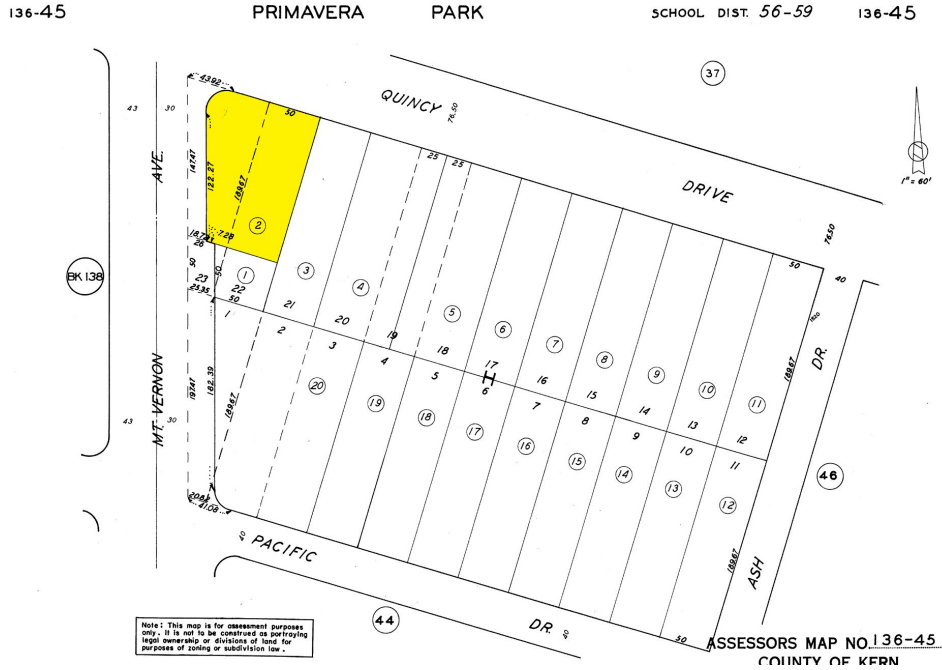
Property Highlights:

- Free Standing Building, **Brand New Construction**
- *Possible Drive Thru, PD Overlay
- +/- 2,723 SF Building + Basement SF | +/- 13,200 SF Lot Size
- Four (4) Access Points, Mt. Vernon & Quincy
- 4-Way Traffic Signal (Lighted)
- 24k+ CPD
- C-1 (PD) Zoning, County of Kern
- Adjacent to East High School & Kern Medical Center

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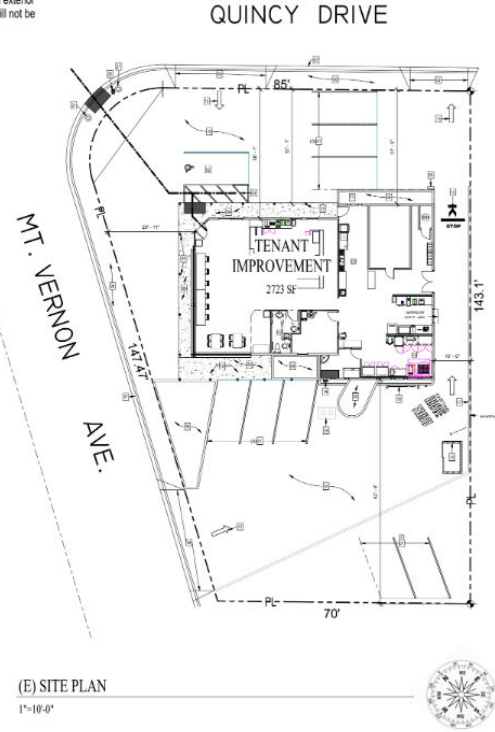


PLAT MAP / SITE PLAN



*Drive Thru has a PD Overlay

*All existing setbacks remain in place and the existing perimeter footing and exterior (E) Fire rated walls will not be modified.



1519 Mt. Vernon Ave. Bakersfield, CA 93306
APN# 136-450-02

TRADE AREA OVERVIEW

NEARBY ANCHOR TENANTS



MT. VERNON AVE:
24,035 CPD

OSWELL ST:
27,796 CPD

HWY 178:
91,250 CPD

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

SUBJECT SITE

NILES ST:
18,080 CPD

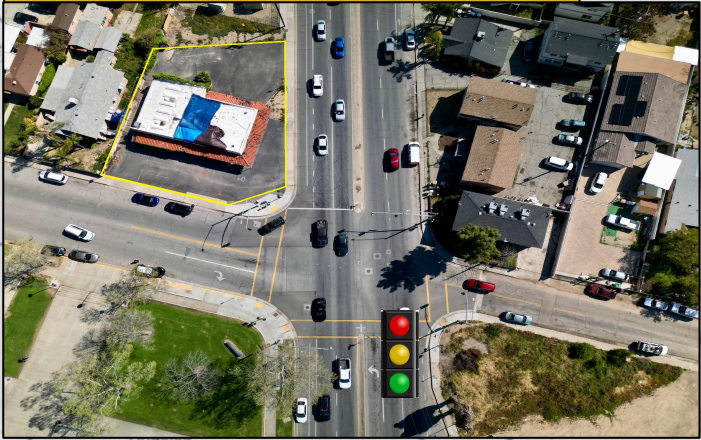
PLANNED CITY LIGHTS DEVELOPMENT

REGIONAL VIEW



BAKERSFIELD

**1519 Mt. Vernon Ave.
Bakersfield, CA 93306**



LOS ANGELES

DEMOGRAPHICS

1519 Mt. Vernon Ave. Bakersfield, CA 93306 (SEC)

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Demographic and Income Comparison Profile

1519 Mount Vernon Ave, Bakersfield, California, 93306
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.37952
Longitude: -118.96714

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	25,505	140,388	238,301
Households	7,237	41,937	73,624
Average Household Size	3.46	3.29	3.19
2023 Summary			
Population	25,612	141,408	240,479
Households	7,272	42,423	74,586
Families	5,679	31,324	53,239
Average Household Size	3.46	3.28	3.18
Owner Occupied Housing Units	2,832	19,825	35,372
Renter Occupied Housing Units	4,440	22,598	39,214
Median Age	27.1	29.6	30.5
Median Household Income	\$37,747	\$41,739	\$43,800
Average Household Income	\$58,703	\$63,270	\$65,964
2028 Summary			
Population	25,352	141,662	241,679
Households	7,252	42,800	75,429
Families	5,657	31,547	53,781
Average Household Size	3.43	3.26	3.16
Owner Occupied Housing Units	2,884	20,506	36,862
Renter Occupied Housing Units	4,368	22,294	38,567
Median Age	27.6	30.3	31.2
Median Household Income	\$43,158	\$48,069	\$50,695
Average Household Income	\$68,357	\$73,270	\$76,776
Trends: 2023-2028 Annual Rate			
Population	-0.20%	0.04%	0.10%
Households	-0.06%	0.18%	0.23%
Families	-0.08%	0.14%	0.20%
Owner Households	0.36%	0.68%	0.83%
Median Household Income	2.72%	2.86%	2.97%



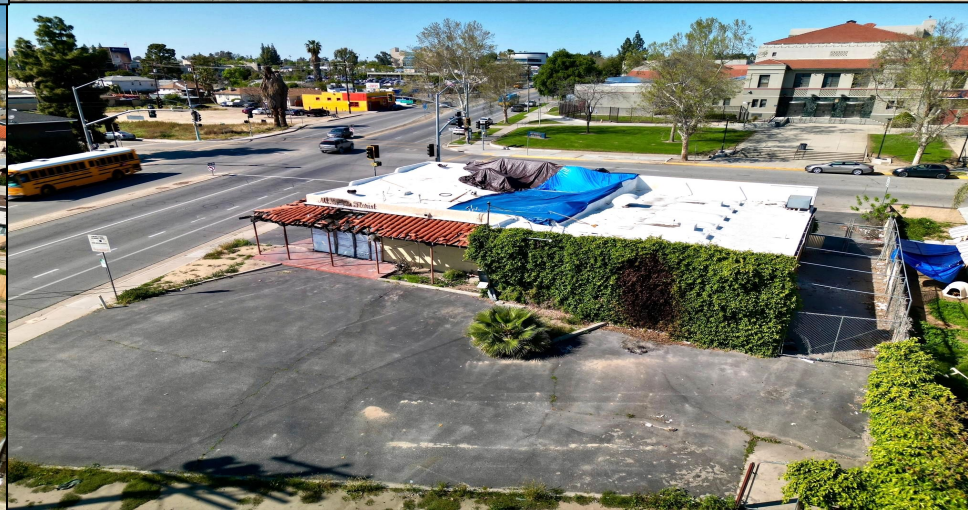
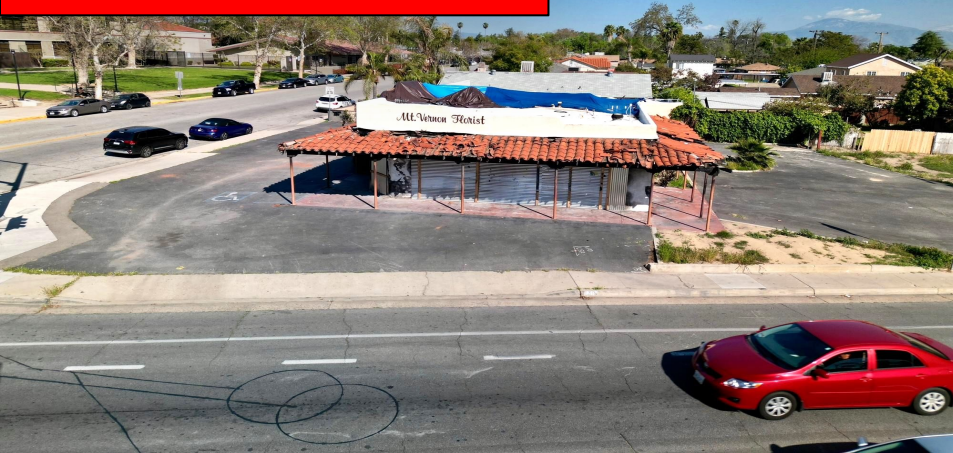
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	25,505	140,388	238,301
Households	7,237	41,937	73,624
Average HH Income	\$58,703	\$63,270	\$65,964

[Official Bakersfield Insiders' Guide \(maddendigitalbooks.com\)](https://maddendigitalbooks.com)

[Market Overview | KEDC \(kernedc.com\)](https://kernedc.com)

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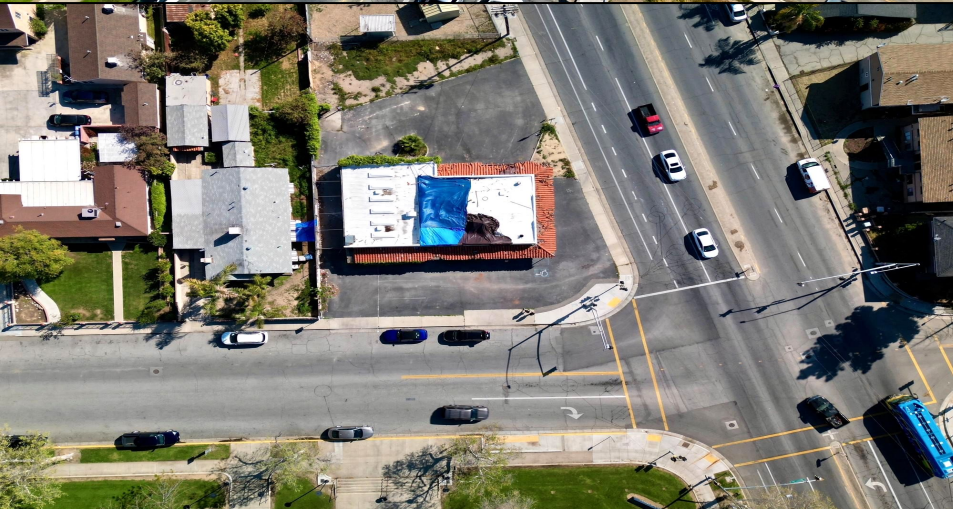
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