

AVAILABLE FOR SALE

Former Car Dealership

**911
Oak Street
Bakersfield, CA 93309**



Jeffrey A. Leggio, CLS

Principal

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CA RE #01704552

11601 Bolthouse Drive Suite 110

Bakersfield, CA 93311

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*Rendering Not Final, Subject To Change.



Property Highlights

- Centrally located
- Freeway pylon signage
- Accessible to Hwy 99 and Hwy 58
- Priced below replacement cost

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Property Details

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PROPERTY HIGHLIGHTS

- Parcel Size: 1.50 Acres
- Zoned: C-2 Regional Commercial Zone
- Primary Road Frontage: 142 FT
- APN #: 020-130-06
020-130-18
020-130-20
020-130-21

UTILITIES

- Electric: PG&E
- Gas: PG&E
- Water: City of Bakersfield
- Sewer: City of Bakersfield

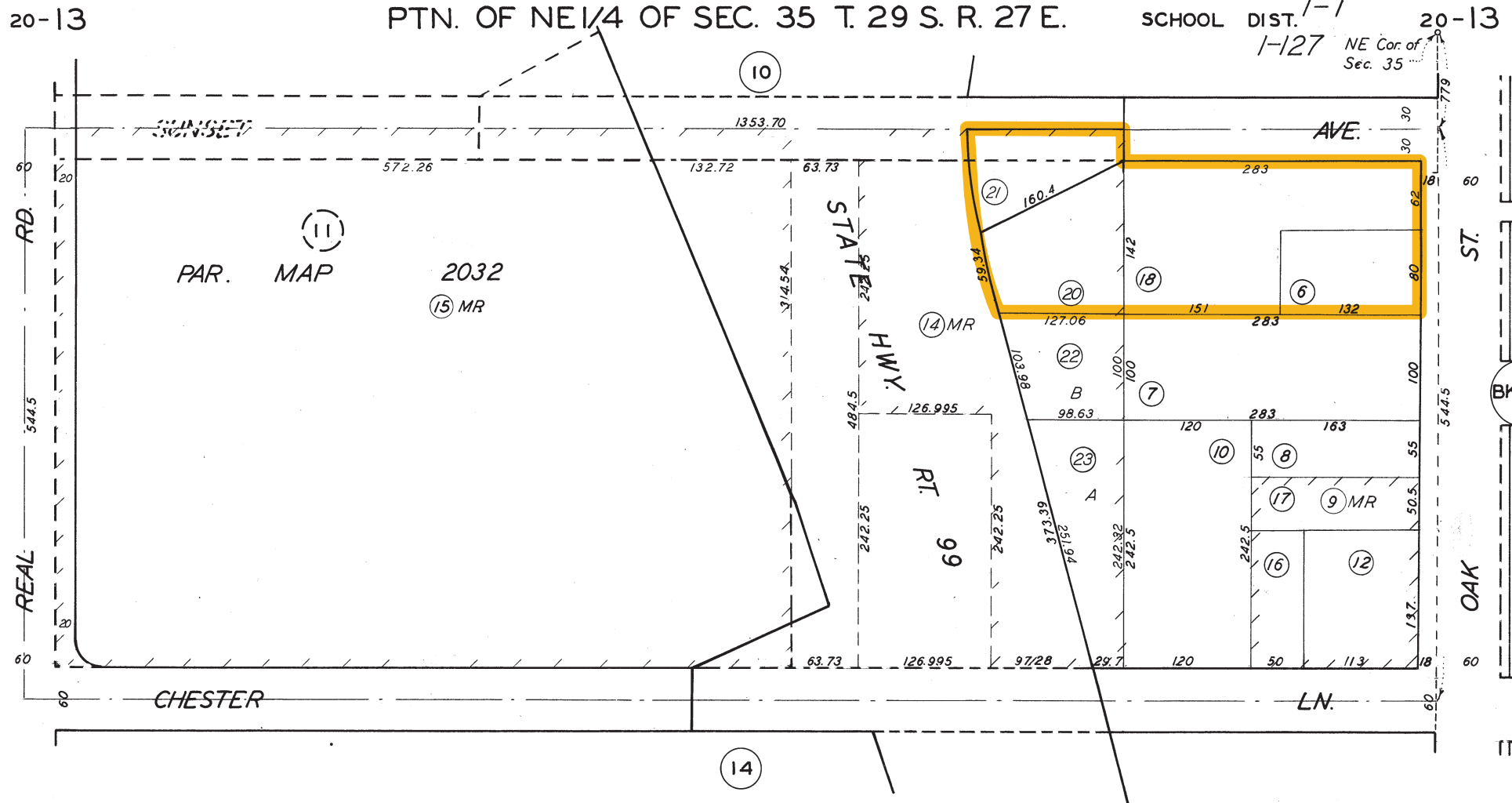


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Parcel Map

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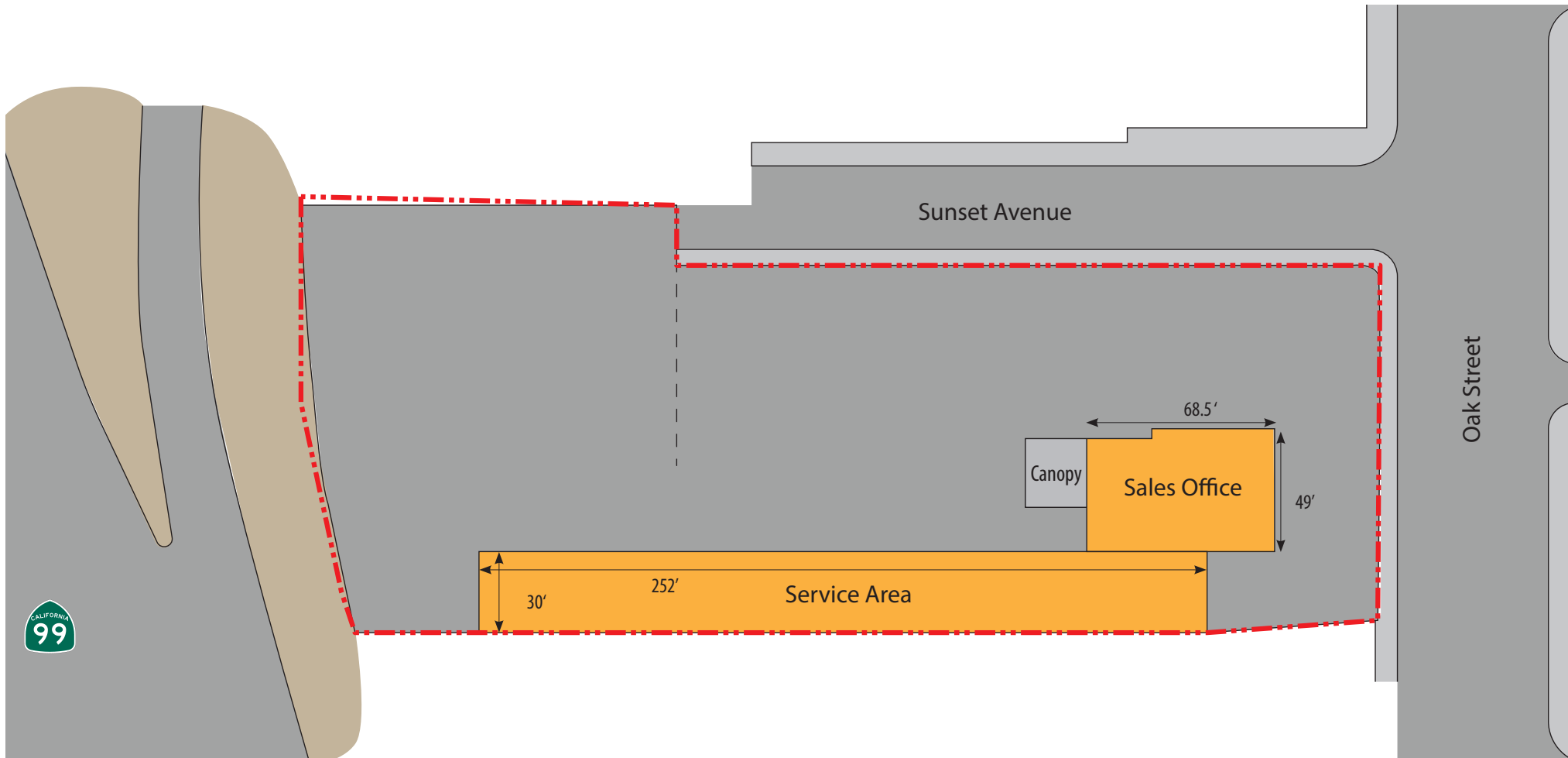


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Site Map

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Bakersfield Area Roadways

911 Oak Street
Bakersfield, CA 93309



911 Oak Street



Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,882	116,632	332,095
Total Households	4,917	40,829	110,773
Average Household Income	\$83,681	\$73,853	\$85,589
Employees	8,637	67,754	128,776
Business	948	6,813	12,773



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