

# FOR SALE

*2nd Gen. Restaurant | +/-4,568 SF | \$142/PSF*



## CONTACT:

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***Prime Retail Group***

1005 Stine Rd.  
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# SITE OVERVIEW

Prime Retail Group is pleased to exclusively offer For Sale a 2nd Gen. Restaurant located at 401 2nd Street & 206, 208 & 210 Kern St. Taft, CA 93238. This freestanding, ± 4,568 SF building, sits on the Northwest corner of Kern Street and 2nd Street, providing exceptional visibility along the high traffic corridor of Kern St (CA State Route 33). The property features excellent access, strong exposure, private parking, and convenient ingress and egress for customers. This offering presents a versatile opportunity for a range of buyers– whether for redevelopment, owner-user, or as a long-term investment.

Located just outside Bakersfield, Taft is a small city of about 7,000 residents in Kern County, known as one of California's main energy hubs. Existing operators like AERA Energy and ExxonMobil are active in the nearby Midway-Sunset Field, one of the largest oil fields in the United States. Taft also offers affordable housing and a quiet, rural and historical setting that appeals to many families and investors.

## PROPERTY HIGHLIGHTS:

- Building Square Footage: +/- 4,568
- Lot Size: +/- 18,900
- Year Built: 1993
- Downtown Commercial (DC) - City of Taft, CA:  
<https://taftca.municipalonline.com/files/documents/ZoningMap1742064523040720PM.pdf>
- Great Visibility & Corner Location
- Access: Kern St & 2nd St
- Investment or Owner-User
- Monument Sign Available
- 9.23% CAP
- Legal Addresses: 401 2nd St & 206, 208 & 210 Kern St. Taft, CA
- APN's: 031-130-14-00-5 | 031-130-15-00-8 | 031-130-16-00-1 | 031-130-13-00-2

# \$650,000

**PRIME**  
RETAIL GROUP



**\*\* Please do not disturb Tenant, contact broker with questions. \*\***

# AERIAL OVERVIEW

PRIME  
RETAIL GROUP

RV & MINI  
STORAGE

  
TAFT COLLEGE



  
+/- 7,995 CPD



# Exterior Photos



# Exterior Photos



# PLAT MAP



31-13

TOWN OF MORON 2ND ADD  
BLOCK 13

SCHOOL DIST 4-1

31-13

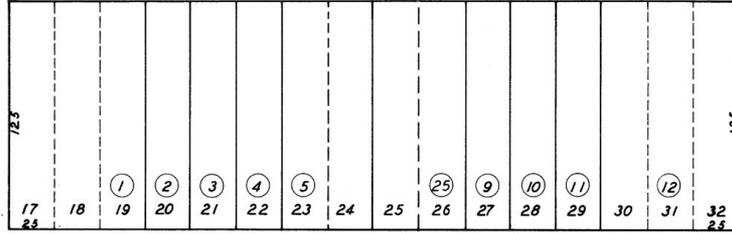
30

80 LUGARD

ST 80

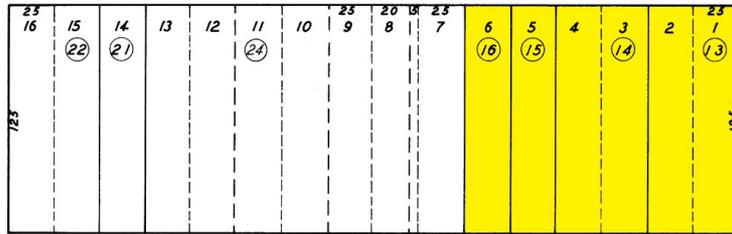
ST 80

ST 80



14

46



80 3RD

80 2ND

Revised Apr. 7, 2009

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

100 KERN

ST 100



# TAFT, CA



## DEMOGRAPHIC PROFILE

2020 Estimated Population  
Daytime Population  
Median HH Income  
Number of Households

### 5 Mile Radius

15,423  
20,294  
\$42,556  
4,814

### 10 Mile Radius

19,865  
22,337  
\$43,993  
5,626

### 15 Mile Radius

20,807  
25,269  
\$44,442  
5,947

### 10 Minute DT

2020 Estimated Population  
Daytime Population  
Median HH Income  
Number of Households

18,739  
20,460  
\$43,282  
4,934

### 20 Minute DT

23,807  
23,138  
\$44,334  
5,776

### 30 Minute DT

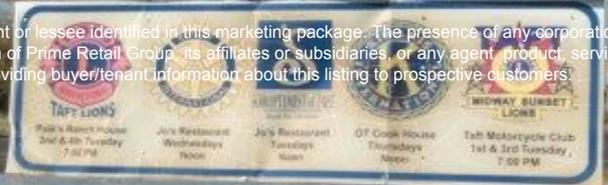
29,185  
32,270  
\$45,872  
6,887



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