



OFFERING MEMORANDUM

FREESTANDING DRIVE-THRU - PREVIOUS DEL TACO

2933 N Chester Ave, Bakersfield, CA 93308

Marcus & Millichap

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2933 N CHESTER AVE

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SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary
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OFFERING SUMMARY

2933 N CHESTER AVE



Listing Price
\$1,700,000



Market
Growing Location



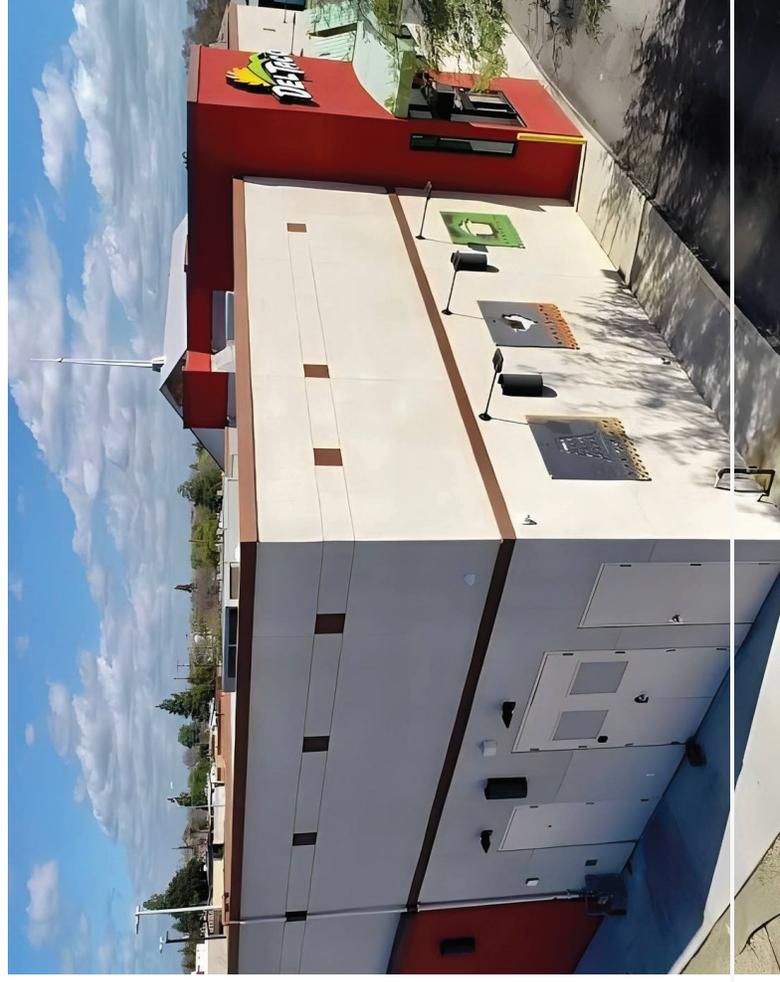
of Suites
1

FINANCIAL

Listing Price	\$1,700,000
Down Payment	100% / \$1,700,000
NOI	0%
Price/SF	\$703.93

OPERATIONAL

Gross SF	2,415 SF
# of Suites	1
Lot Size	0.82 Acres (35,719 SF)
Occupancy	0%
Year Built	2018





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INVESTMENT OVERVIEW

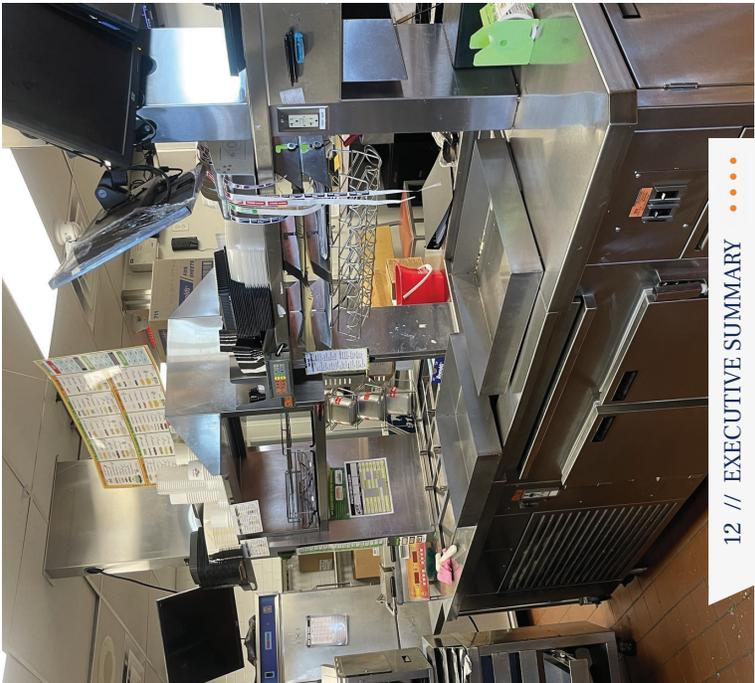
Marcus and Millichap are pleased to present this highly desirable quick-service restaurant (QSR), formerly a Del Taco with drive-thru opportunity located at 2933 N. Chester Avenue in Bakersfield, California. This property offers investors and operators the chance to acquire a second-generation restaurant building constructed in 2018 (7 years new) for Del Taco. The property will be delivered vacant, allowing a future operator to reposition the site under a new brand or restaurant concept. The building includes an existing fully operational service kitchen with all equipment i.e., all stainless steel, fryers, Ansul hoods, stoves, prep tables, walk-in box, freezer, wash sinks, etc. offering a significant advantage for operators seeking to reduce start-up costs and accelerate opening timelines. Putting the NEW OWNER in position to make CASH FAST! Situated on a ±35,719 square foot lot, the property features over 29 on-site parking & ADA compliant spaces and a fully operational drive-thru configuration designed for high-volume service. The site previously operated as a strong drive-thru restaurant with consistent customer traffic and is well positioned for another National QSR brand or established regional operator. Opportunities to acquire a 7-year new drive-thru restaurant building with existing infrastructure remain extremely limited, making this a highly attractive repositioning opportunity.

The property benefits from excellent street visibility (not hidden behind any other buildings) along North Chester Avenue, a heavily traveled corridor serving the northern Bakersfield trade area. The site is positioned directly near established retailers including Jack in the Box, Valvoline, and Walmart Neighborhood Market, creating strong retail synergy that drives consistent vehicle and foot traffic throughout the day. Surrounding residential neighborhoods further contribute to steady consumer demand for quick-service dining options. The location's accessibility and positioning along a key commuter route make it highly convenient for both local residents and daily commuters. Visibility, convenience, and traffic flow are critical components for restaurant performance, and this site delivers on each of those attributes.

The property is also located approximately 0.3 miles from North High School, which serves over 2,100 students. This nearby student population generates consistent daytime and after-school traffic for quick-service restaurants in the area. Combined with the surrounding residential density and nearby retail anchors, the property benefits from a strong blend of daytime and evening drivers. With its modern construction, existing restaurant infrastructure, and prime retail positioning, this site presents an ideal opportunity.

An opportunity to truly hand the keys over at close of escrow and open back up.







SECTION 2

02

PROPERTY INFORMATION

Property Details
Regional Map
Local Map
Retailer Map
Site Plans

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FREESTANDING DRIVE-THRU - PREVIOUS DEL TACO

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	491-550-08-00-4
Zoning	C-2
Floors	1 Floor
Year Built/Renovated	2018
Rentable SF	2,415 SF
Ownership	Fee Simple
Lot Size	35,719 SF
Parking	Surface - Available
Parking Ratio	12.02
Parking Spaces	29 Spaces

CONSTRUCTION

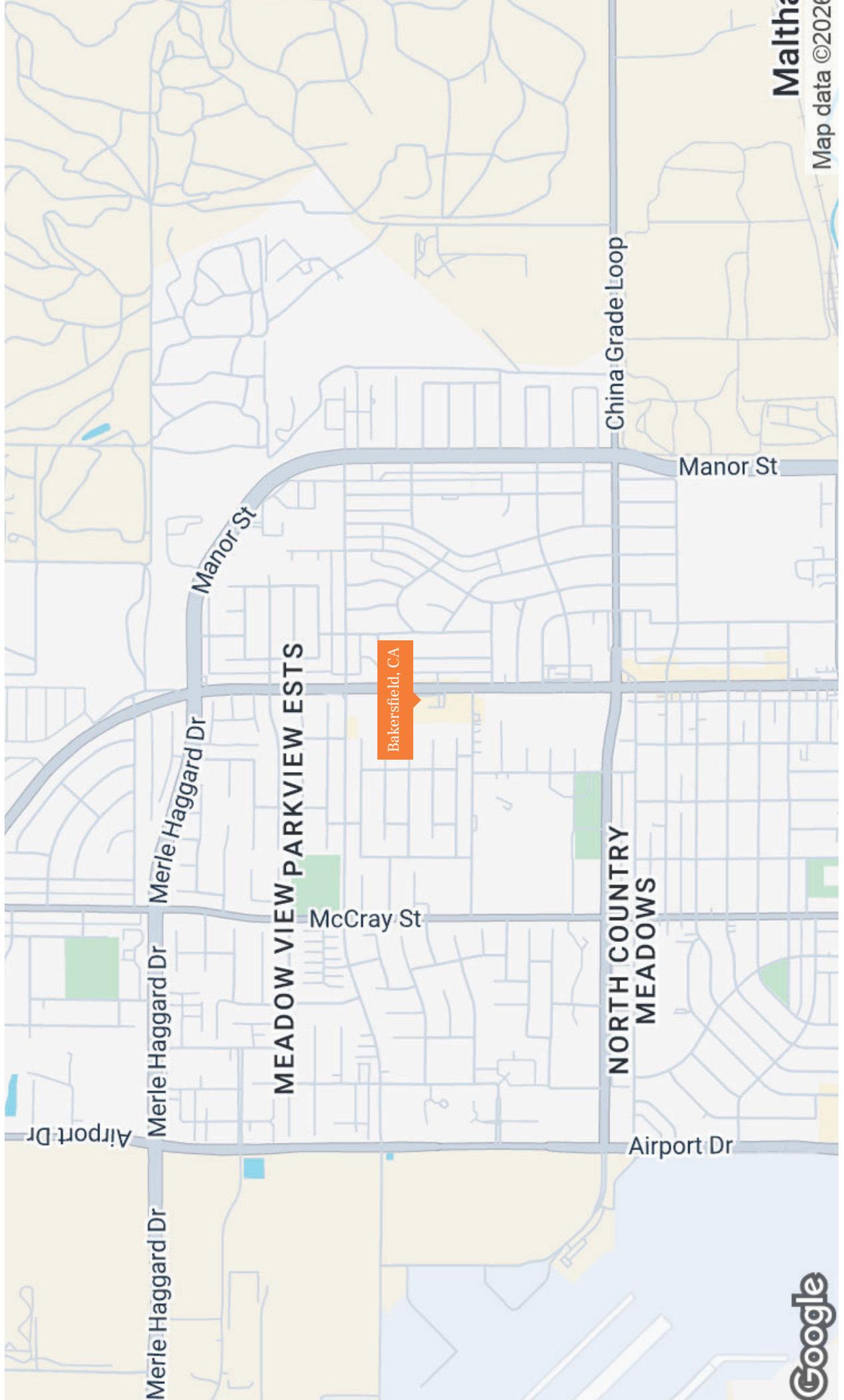
Foundation	Concrete Slab
Framing	Wood
Exterior	Stucco
Roof	BUR/ Single-Ply

UTILITIES

Electric	PG&E
Sewer	Yes
Water	Oildale Water Mutual
Gas	PG&E
Trash	VARNER BROS

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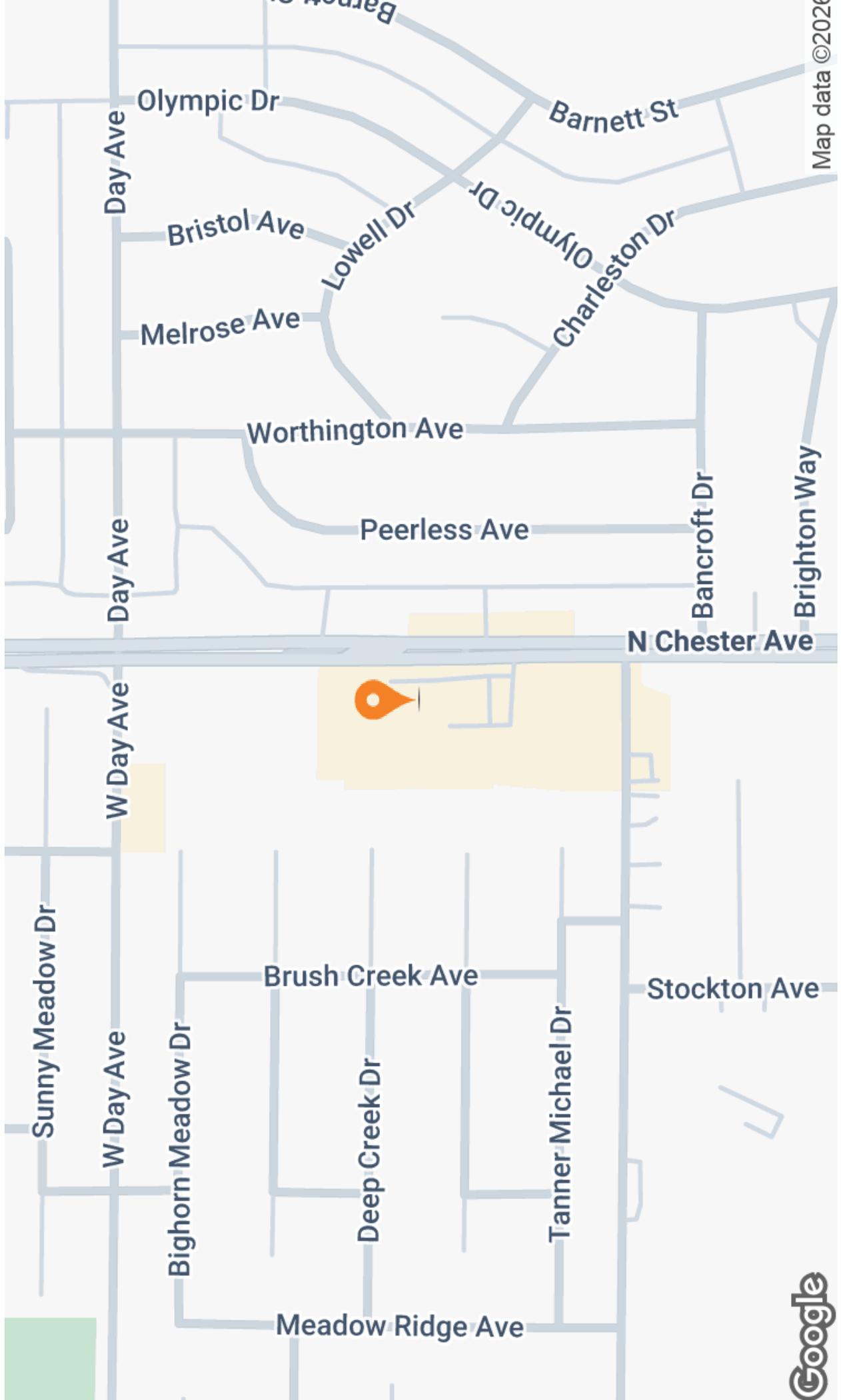
REGIONAL MAP



Maltha
Map data ©2023

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LOCAL MAP



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RETAILER MAP





SECTION 3

03

MARKET OVERVIEW

Market Overview
Demographics

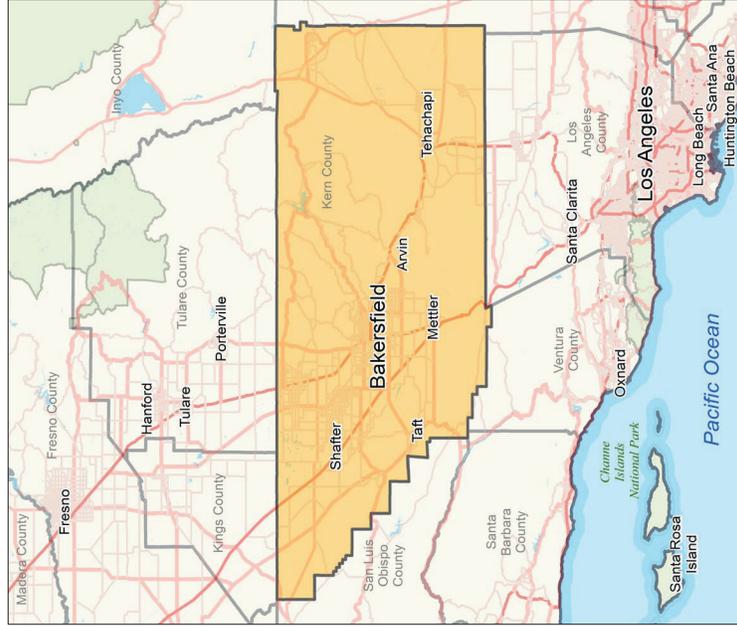
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MARKET OVERVIEW

BAKERSFIELD

The Bakersfield metro lies near the southern end of the San Joaquin Valley and encompasses all of Kern County. The Kern River flows through the region, which includes parts of three mountain ranges that limit development. The city of Bakersfield, which is the county seat, contains roughly 376,200 residents. Amazon recently completed a large distribution facility near Meadows Field, which may bring up to 3,000 new jobs to Kern County.



METRO HIGHLIGHTS



CENTRAL CALIFORNIA LOCATION

An expanding transportation network provides convenient access to California ports and major cities and is growing the logistics and distribution sector.



NATURAL RESOURCES

Kern County is one of the most oil-productive counties in the nation and the Elk Hills field is the state's top natural-gas producer.



LOW COST OF LIVING AND DOING BUSINESS

Favorable home prices, relatively lower land costs than nearby markets and a pro-business environment attract employers and residents to the area.

ECONOMY

- Agriculture still accounts for a major portion of the local economy with the presence of companies that include Giumarra Cos., Grimmway Farms and Bolthouse Farms.
- Oil and natural-gas deposits attract companies such as Aera Energy, Chevron, Ensign Energy Services, California Resources Corp., and Pacific Gas and Electric to the metro.
- The alternative-energy sector is growing; the largest wind farm and solar array in the state are located here.
- The metro also has a strong aviation, space and military presence, including Edwards Air Force Base, Halliburton and the China Lake Naval Air Weapons Station.

DEMOGRAPHICS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

FREESTANDING DRIVE-THRU - PREVIOUS DEL TACO

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	16,934	50,626	145,487
2025 Estimate			
Total Population	16,692	50,077	143,694
2020 Census			
Total Population	16,337	50,374	144,698
2010 Census			
Total Population	14,792	45,832	135,088
Daytime Population			
2025 Estimate	25,138	57,229	180,762
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,280	18,994	51,964
2025 Estimate			
Total Households	6,164	18,730	51,138
Average (Mean) Household Size	2.7	2.6	2.8
2010 Census			
Total Households	5,942	18,230	49,589
2010 Census			
Total Households	5,380	16,981	46,471
Occupied Units			
2030 Projection	6,510	20,032	54,580
2025 Estimate	6,390	19,757	53,729
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	9.0%	8.3%	11.6%
\$100,000-\$149,999	16.8%	12.9%	14.1%
\$75,000-\$99,999	15.1%	12.2%	12.4%
\$50,000-\$74,999	22.8%	16.4%	15.7%
\$35,000-\$49,999	10.2%	12.2%	11.6%
Under \$35,000	26.0%	38.2%	34.6%
Average Household Income	\$79,594	\$68,830	\$77,306
Median Household Income	\$64,987	\$54,338	\$62,501
Per Capita Income	\$28,910	\$25,676	\$27,946

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$78,923	\$67,179	\$71,355
Consumer Expenditure Top 10 Categories			
Housing	\$31,144	\$26,785	\$28,303
Transportation	\$12,823	\$10,975	\$11,639
Food	\$11,552	\$10,038	\$10,550
Personal Insurance and Pensions	\$10,032	\$8,058	\$8,786
Entertainment	\$3,633	\$3,066	\$3,249
Apparel	\$2,538	\$2,152	\$2,315
Cash Contributions	\$2,275	\$1,894	\$1,997
Education	\$1,376	\$1,142	\$1,285
Personal Care Products and Services	\$1,094	\$945	\$998
Alcoholic Beverages	\$715	\$599	\$631
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	16,692	50,077	143,694
Under 20	29.8%	30.3%	31.0%
20 to 34 Years	24.2%	23.1%	22.3%
35 to 39 Years	7.0%	6.7%	6.8%
40 to 49 Years	11.5%	11.2%	11.6%
50 to 64 Years	15.1%	15.9%	15.7%
Age 65+	12.5%	12.9%	12.6%
Median Age	33.0	33.0	33.0

Population 25+ by Education Level	1 Mile	3 Miles	5 Miles
2025 Estimate Population Age 25+	10,602	31,471	89,212
Elementary (0-8)	3.3%	6.1%	10.2%
Some High School (9-11)	6.2%	11.9%	12.0%
High School Graduate (12)	35.1%	32.5%	28.9%
Some College (13-15)	30.6%	28.5%	24.7%
Associate Degree Only	9.0%	7.5%	7.8%
Bachelor's Degree Only	11.6%	9.7%	10.7%
Graduate Degree	4.3%	3.7%	5.7%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 143,694. The population has changed by 6.37 percent since 2010. It is estimated that the population in your area will be 145,487 five years from now, which represents a change of 1.2 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,829 people per square mile.



HOUSEHOLDS

There are currently 51,138 households in your selected geography. The number of households has changed by 10.04 percent since 2010. It is estimated that the number of households in your area will be 51,964 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2025, the median household income for your selected geography is \$62,501, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 47.63 percent since 2010. It is estimated that the median household income in your area will be \$72,205 five years from now, which represents a change of 15.5 percent from the current year.

The current year per capita income in your area is \$27,946, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$77,306, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 55,887 people in your selected area were employed. The 2010 Census revealed that 52.7 percent of employees are in white-collar occupations in this geography, and 23.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 11.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was \$316,202 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 22,188.00 owner-occupied housing units and 24,281.00 renter-occupied housing units in your area.



EDUCATION

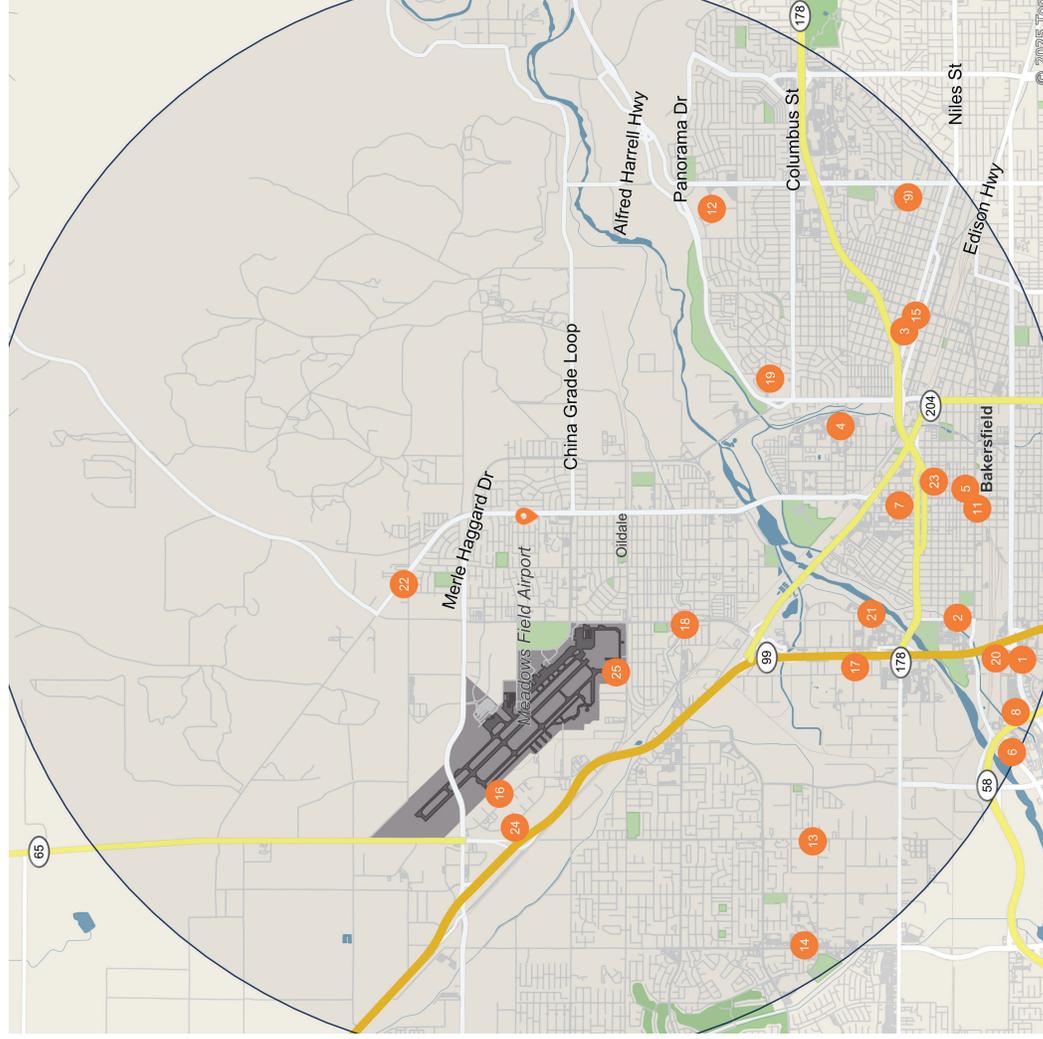
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 15.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 37.2 percent in the selected area compared with the 19.6 percent in the U.S.

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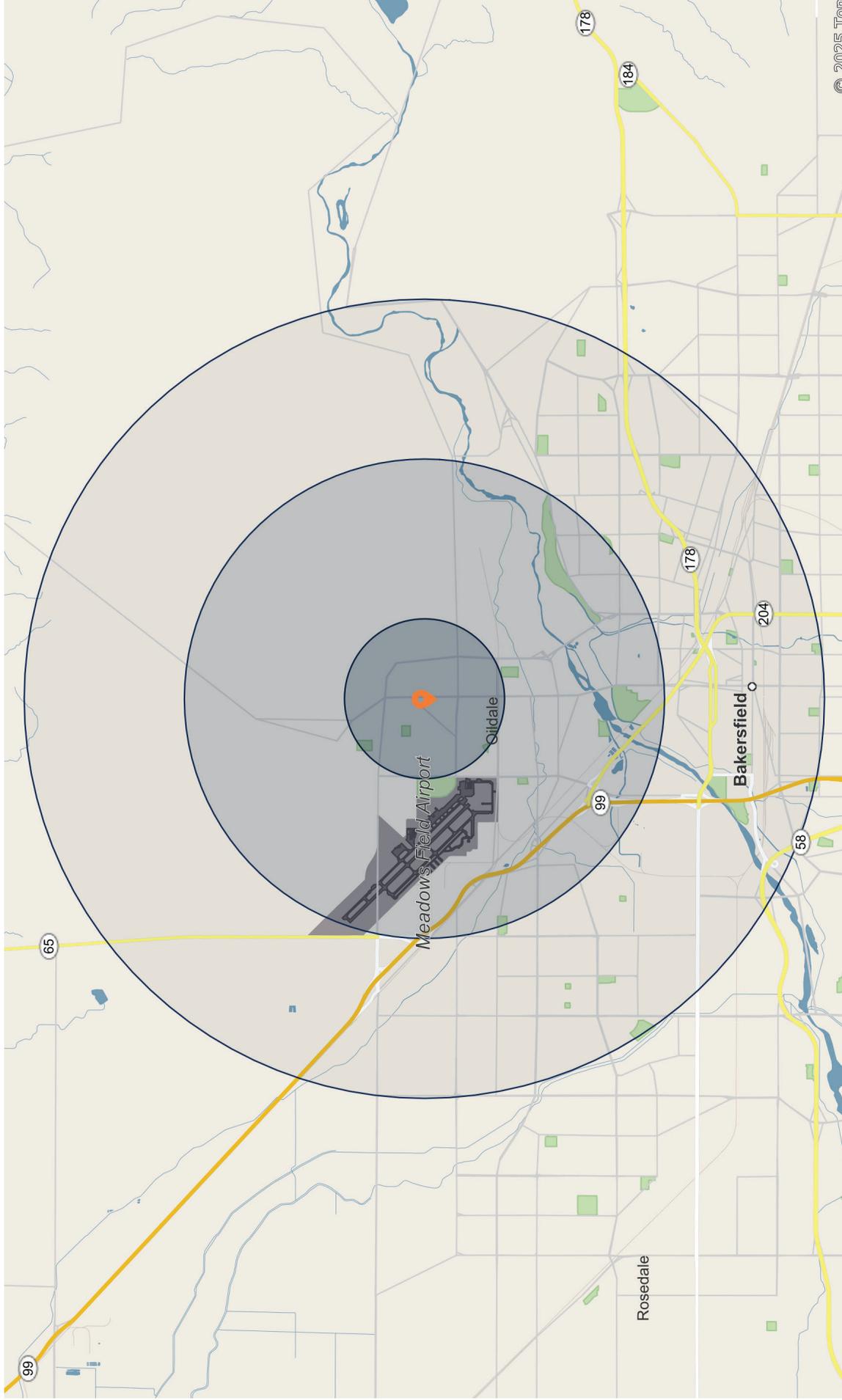
DEMOGRAPHICS



	Major Employers	Employees
1	Castle Harlan Partners III LP-Marie Callenders Pie Shops	73
2	Allied Universal Topco LLC-	5,025
3	Bakersfield Cy Schl Dst Edctl F-Bcsd	5,002
4	Bakersfield Memorial Hospital-Memorial Center	1,449
5	Kern Cnty Sprntdnt Schols Ed-	1,100
6	Lincoo LLC-	975
7	San Joaquin Community Hospital-Adventist Health Bakersfield	888
8	Brinderson LP-	850
9	County of Kern-Public Health Dept	817
10	Kern County Hospital Authority-	800
11	City of Bakersfield-Narcotics Division	745
12	Bakersfield College-Family and Consumer Education	611
13	Esparza Enterprises Inc-	600
14	WKS Restaurant Corporation-EI Pollo Loco	551
15	Boys Girls Clubs of Kern Cnty-BOYS & GIRLS CLUB OF BAKERSF	544
16	United States Postal Service-US Post Office	500
17	Sturgeon Services Intl Inc-Ssi	493
18	Good Smrtan Hosp A Cal Ltd Prt-	400
19	Diocese Fresno Education Corp-Garces Memorial High School	400
20	ABM Jntrial Svcs - Sthwest Inc-	386
21	Adventist Hlth Systm/West Corp-Bakersfield Heart Hospital	348
22	Truitt Oilfield Maint Corp-	336
23	Newport Television LLC-Kget-TV	300
24	Diversified Utility Svcs Inc-	287
25	County of Kern-Sheriffs Dept- Admin	272
		262

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DEMOGRAPHICS





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