

For Sale | +/- 4,136 SF Available
**High Visibility Retail
 Automotive Building**

1330 23rd St | Bakersfield, CA 93301

23rd St - 31,000 AADT

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Property Information

1330 23rd Street is located on northeast corner of 23rd St and K St in downtown Bakersfield. Convenient location with easy access to Hwy 178, and Golden State Freeway which leads to Hwy 99.

Sale Price:

\$750,000

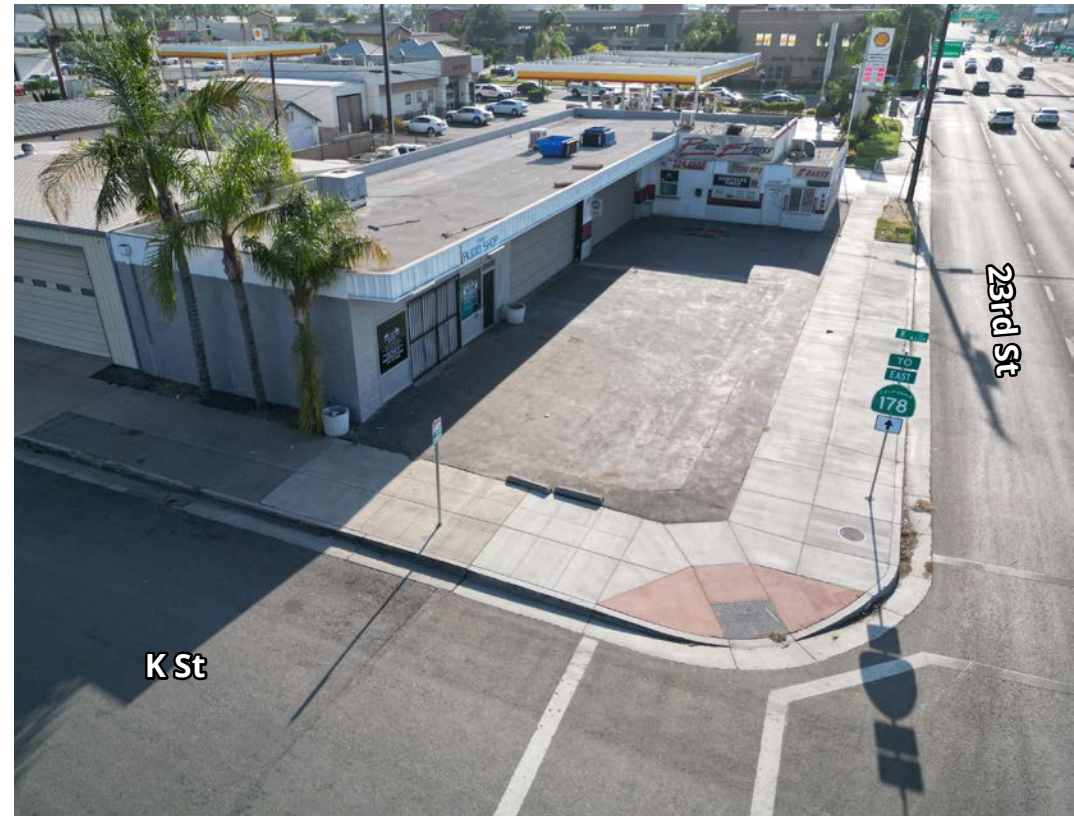
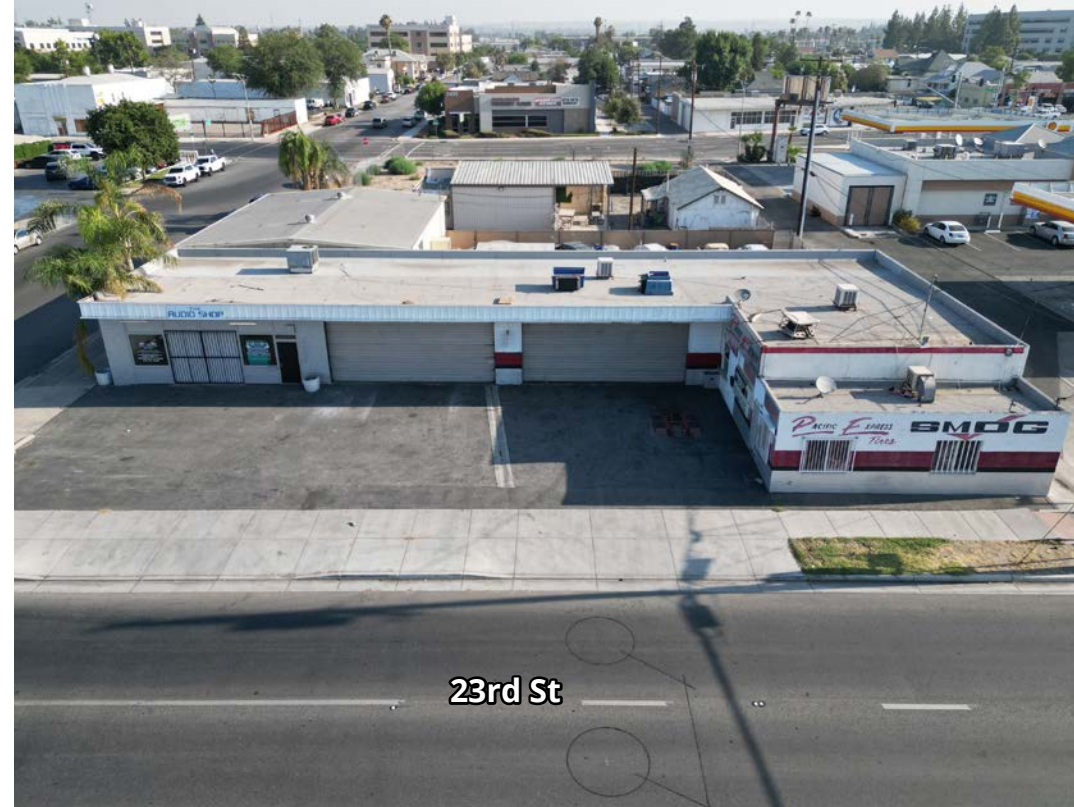
Available:

Building Size: +/- 4,136 sf

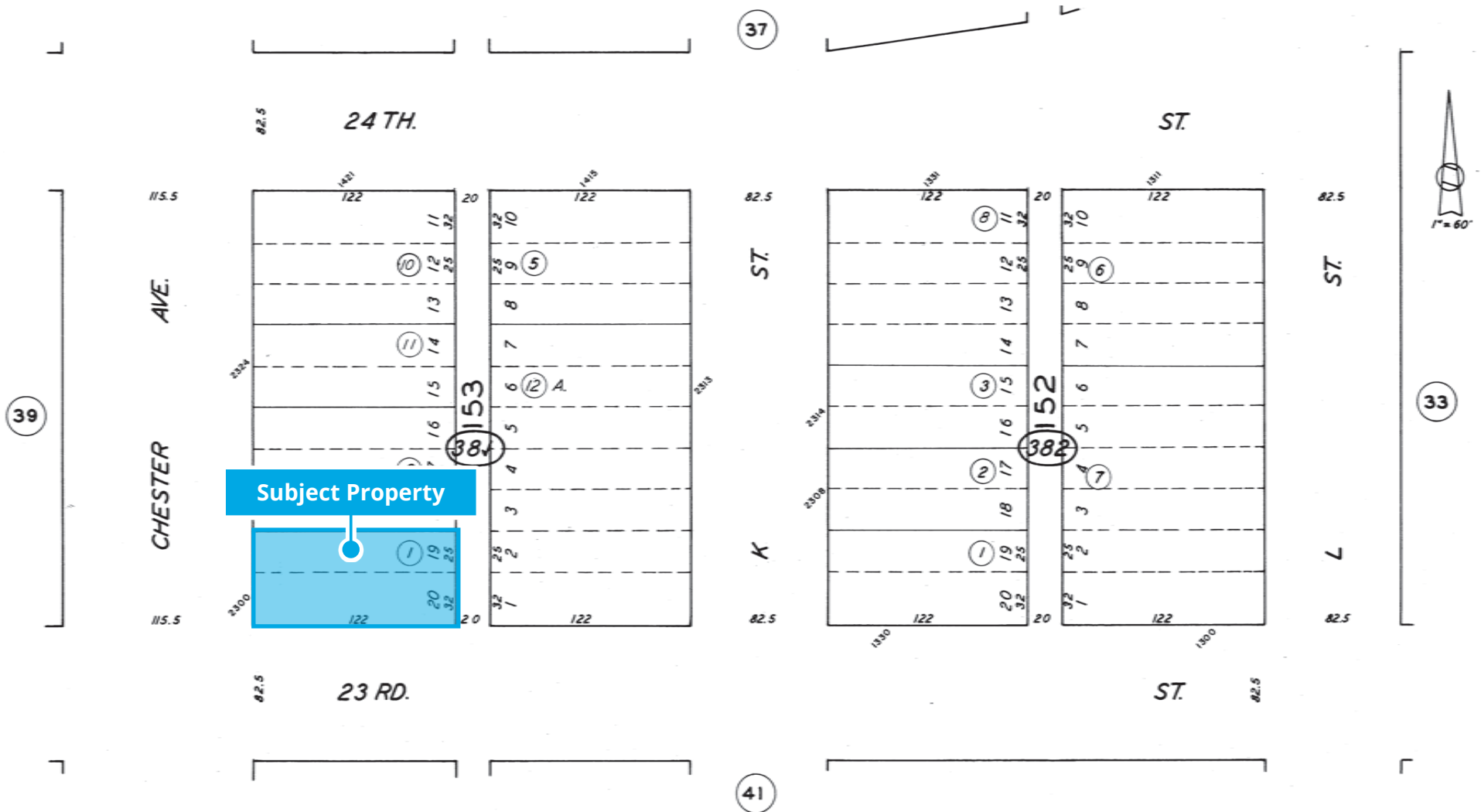
Lot Size: +/- 6,969 sf

Property Highlights:

- Automotive building with high visibility location in Downtown Bakersfield
- 120' of street frontage on 23rd Street
- Concrete block construction
- Building has:
 - One - 10'x10' roll up door
 - Two - 22'x10' roll up doors
 - One - 10'x8' roll up door
- Currently leased to an automotive shop. Lease is on a month to month basis
- C-2 Zoning
- APN: 005-382-01

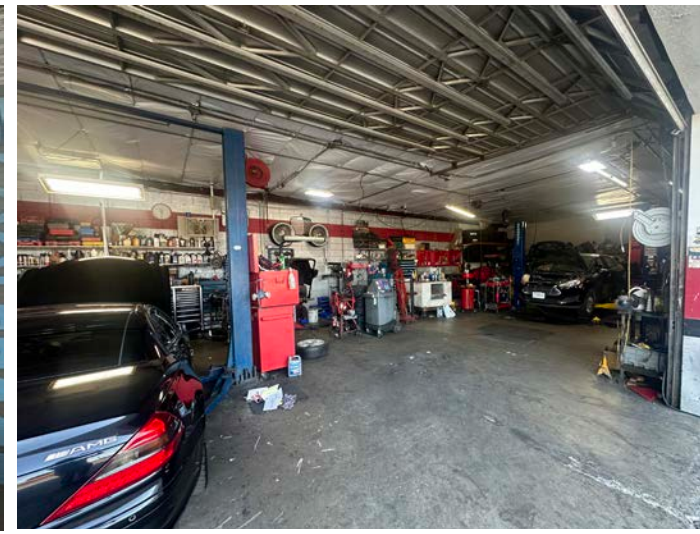


APN Map



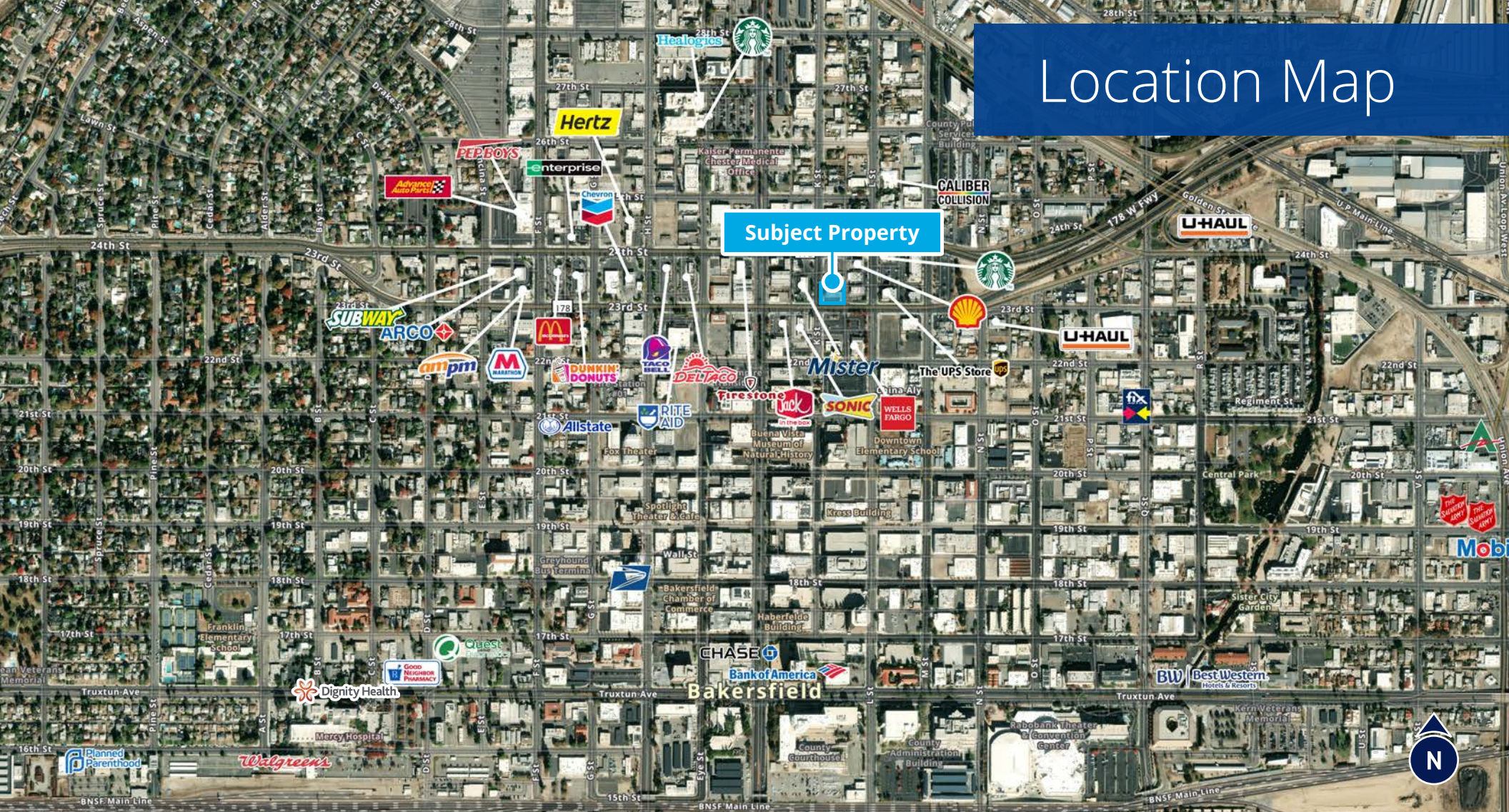
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Photos



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Location Map



Demographics



Population

1 Mile: 10,847
3 Mile: 125,141
5 Mile: 304,803



Daytime Population

1 Mile: 40,508
3 Mile: 177,084
5 Mile: 340,993



Businesses

1 Mile: 2,630
3 Mile: 7,943
5 Mile: 13,086



Median Age

1 Mile: 34.4
3 Mile: 31.9
5 Mile: 32.6



Households

1 Mile: 4,362
3 Mile: 40,669
5 Mile: 100,526



Average HH Income

1 Mile: \$61,517
3 Mile: \$60,043
5 Mile: \$74,220