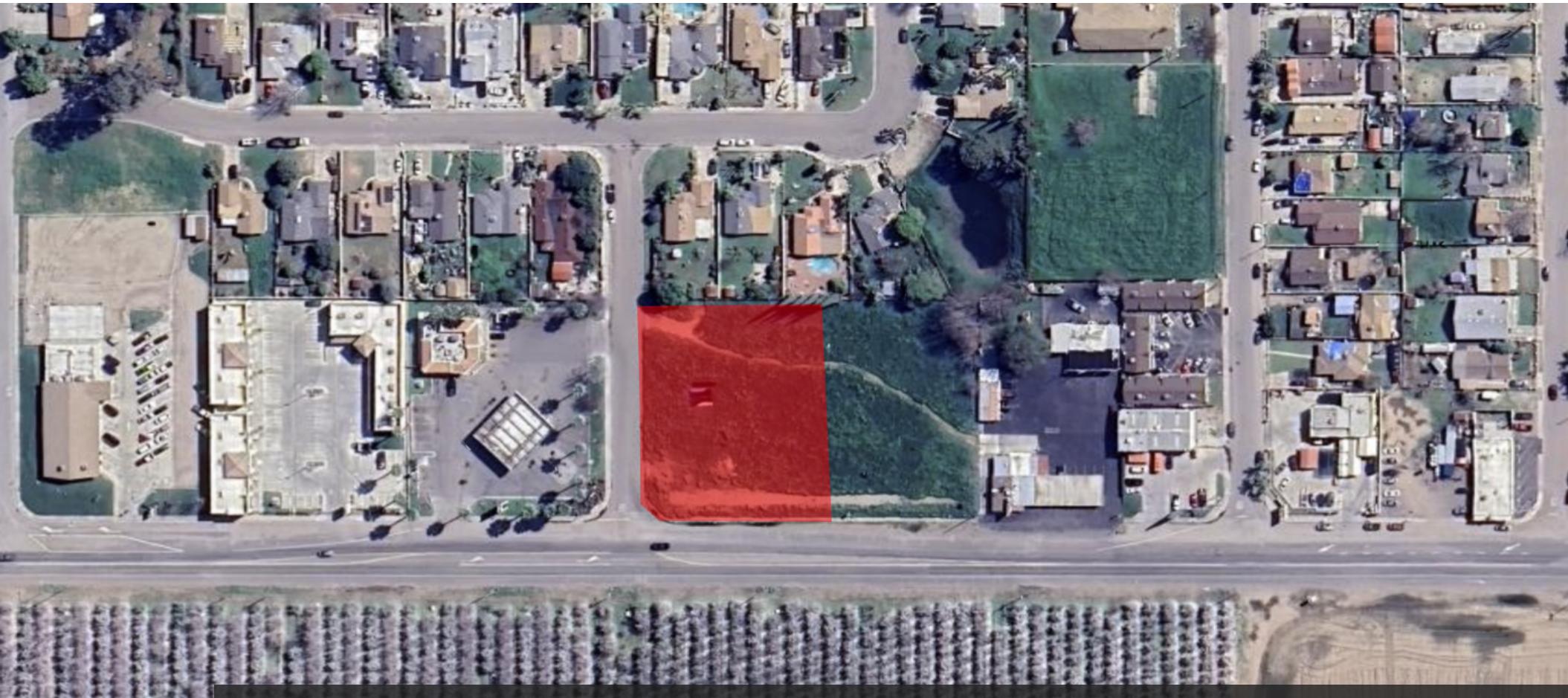


PARCEL FOR SALE

38,332 SQ FT

9111 WEEDPATCH HIGHWAY, LAMONT, CA 93241



FOR SALE

PRESENTED BY:

JOSE CHAVEZ
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cell: (661) 599-3138
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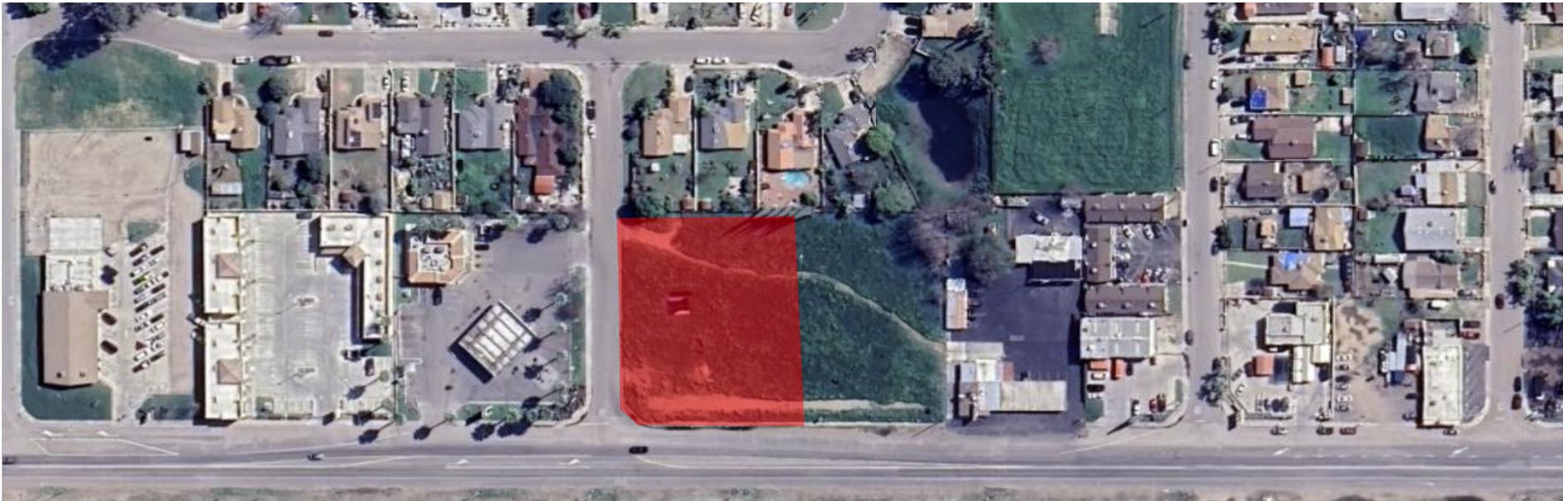
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5330 Office Center Ct, Ste 34
Bakersfield, CA 93309

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PROPERTY SUMMARY

9111 WEEDPATCH HIGHWAY | LAMONT, CA 93241



Property Summary

Price:	\$595,000
Lot Size:	38,332 SF
Price / Acre:	\$15.50
Cross Streets:	Lamont Ave
Permitted Uses:	Commercial
Frontage:	170'
Traffic Count:	17,200
Zoning:	C-H
APN:	178-420-33

Property Overview

Approximately 38,332+/- sq ft parcel situated on a corner parcel in the city of Lamont. The site offers high traffic counts and a great opportunity for an owner user, QSR, Carwash, or various retail uses.

Location Overview

Lamont is in Kern County, California, United States. Lamont is located approximately 9 miles (14 km) south-southeast of downtown Bakersfield, at an elevation of 404 feet. The population is 13,481 approximately.

The average household income in Lamont is \$47,807. The median age in Lamont is 30.4 years: 30 years for males, and 30.5 years for females.

PARCEL MAP

9111 WEEDPATCH HIGHWAY | LAMONT, CA 93241

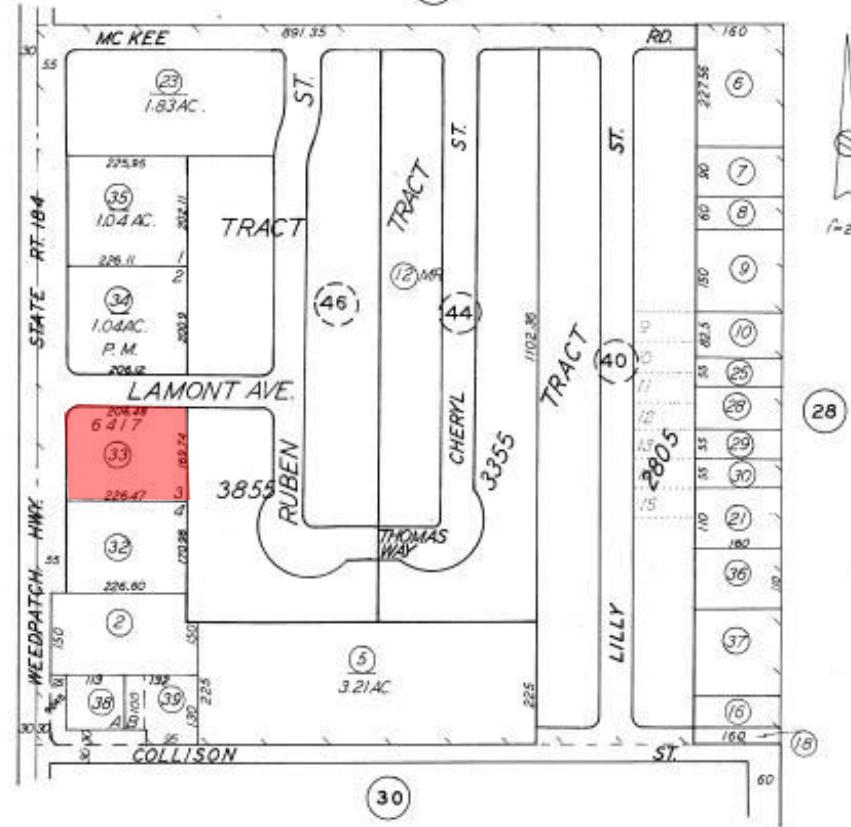
178-42

NW1/4 OF SW1/4 SEC.31 T.30 S.R.29 E.

SCHOOL DIST. 96-20

178-42

BKJ74



Revised: September 12, 2001

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.

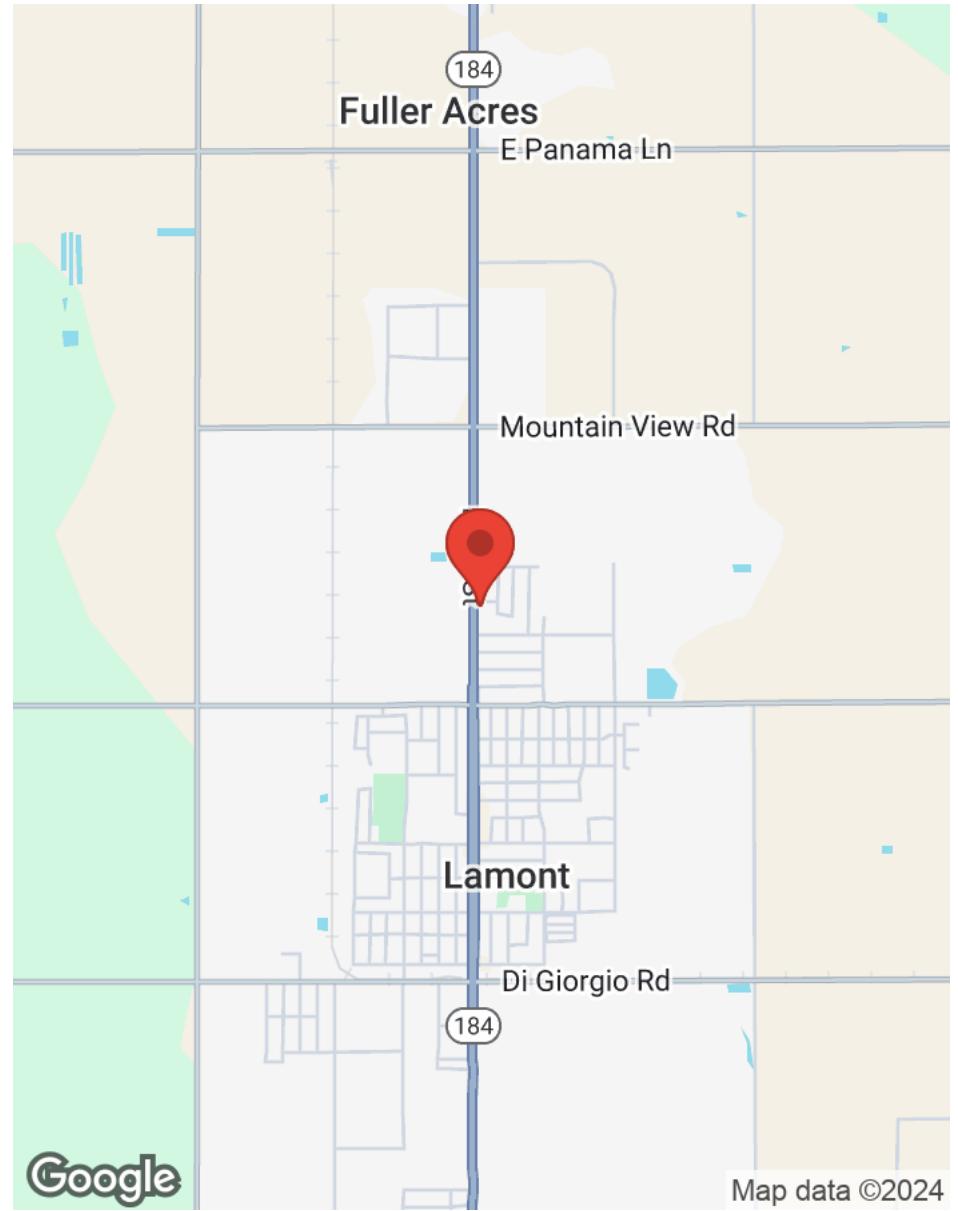
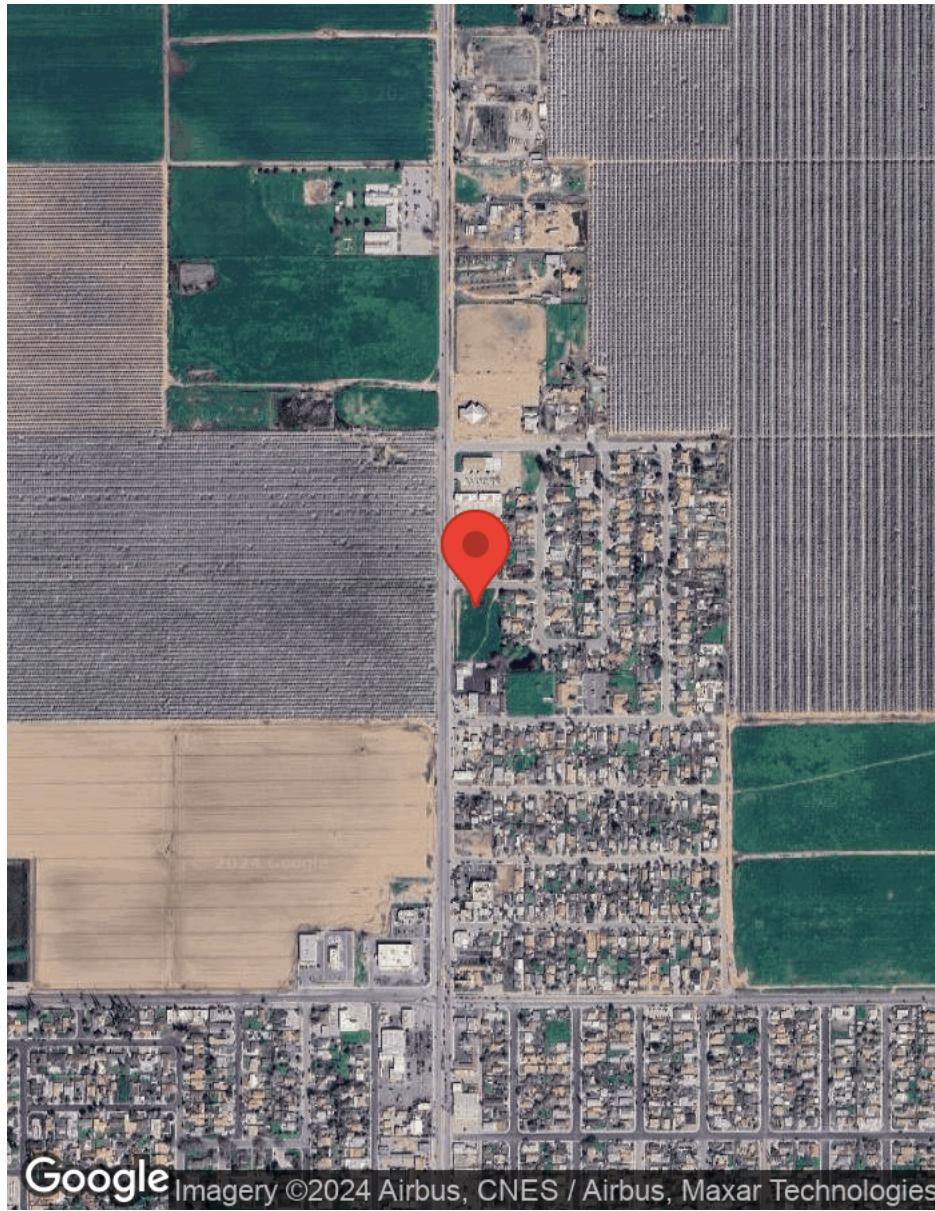
ASSESSORS MAP NO. 178-42
COUNTY OF KERN

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LOCATION MAPS

9111 WEEDPATCH HIGHWAY | LAMONT, CA 93241



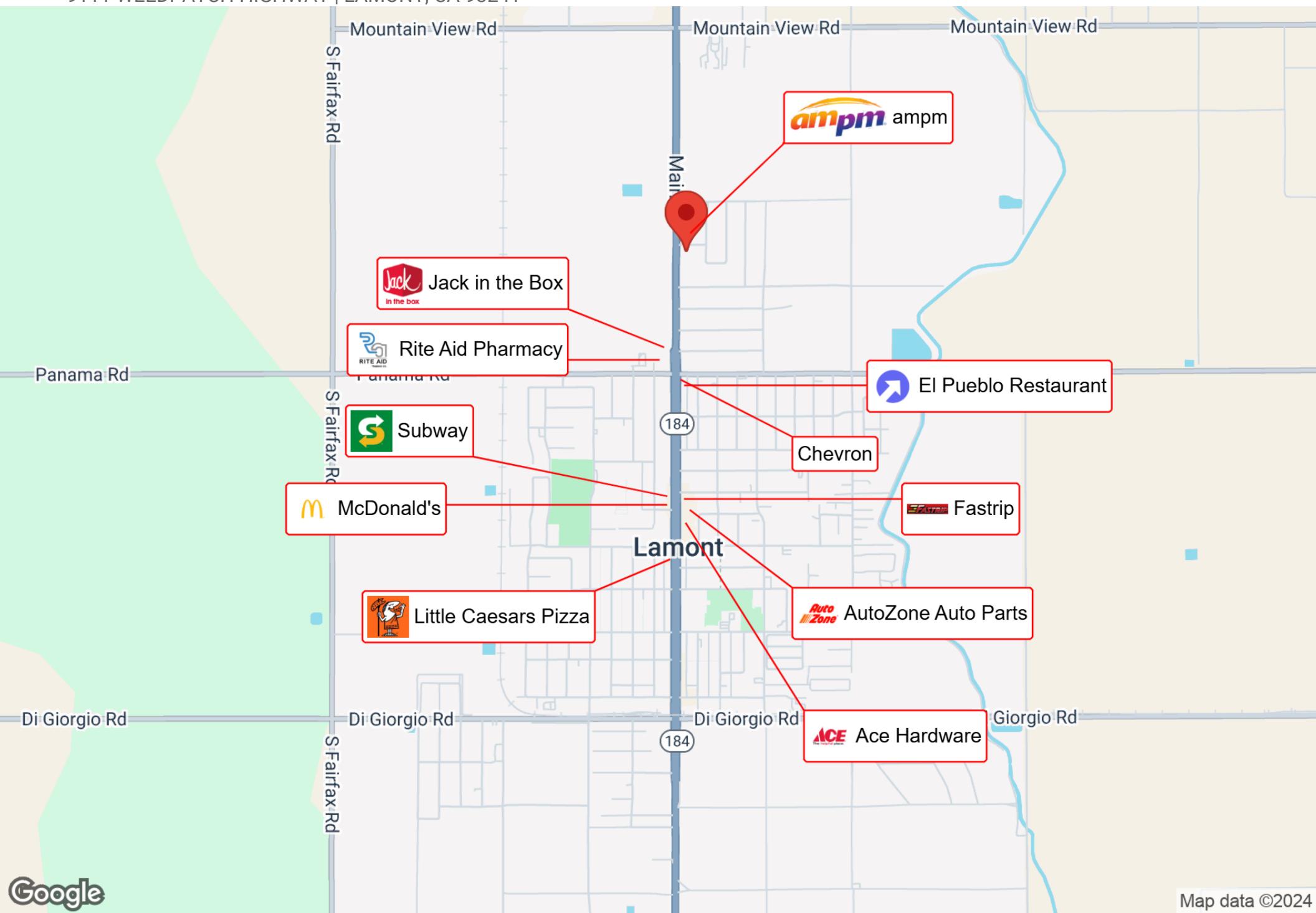
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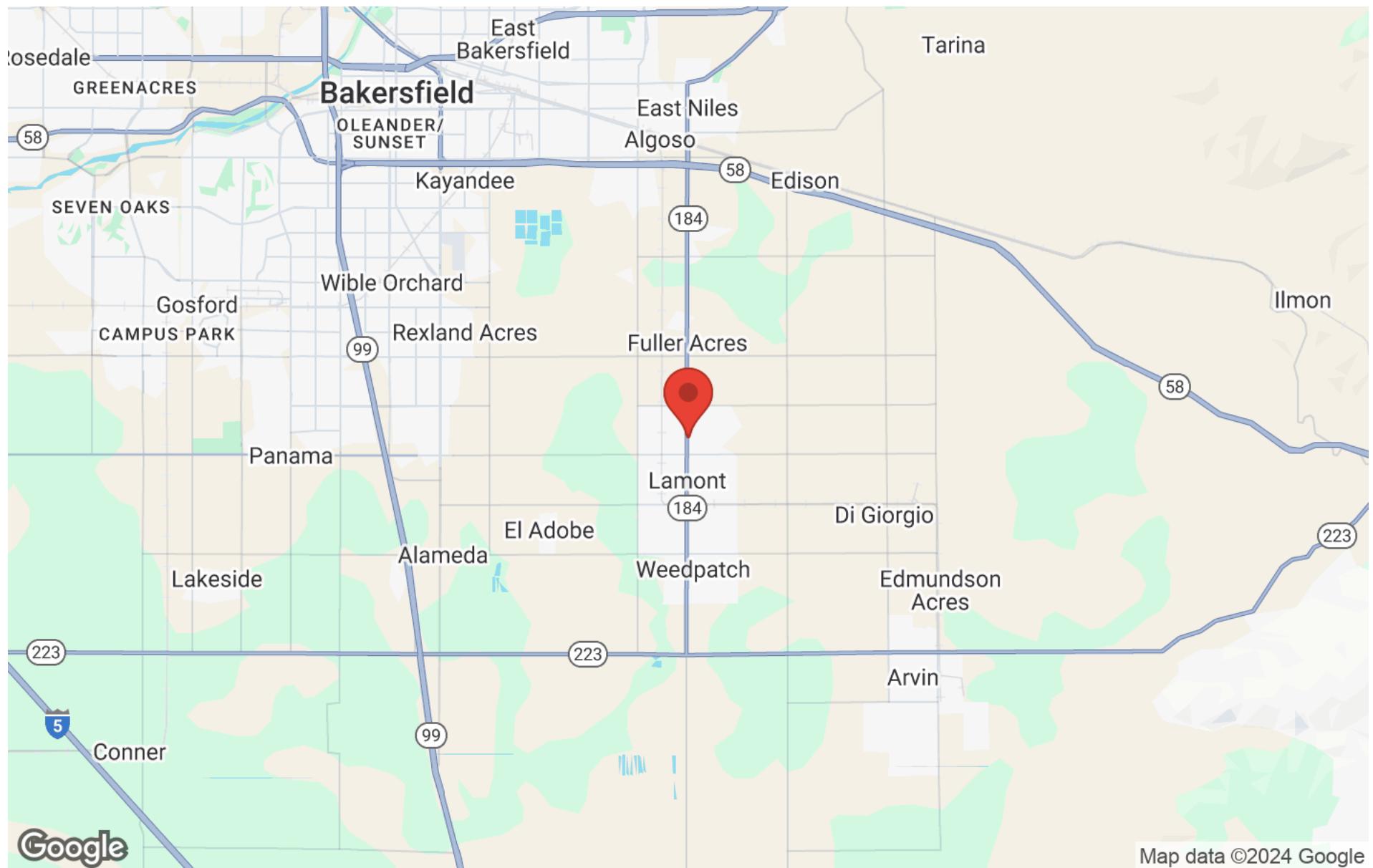
BUSINESS MAP

9111 WEEDPATCH HIGHWAY | LAMONT, CA 93241



REGIONAL MAP

9111 WEEDPATCH HIGHWAY | LAMONT, CA 93241



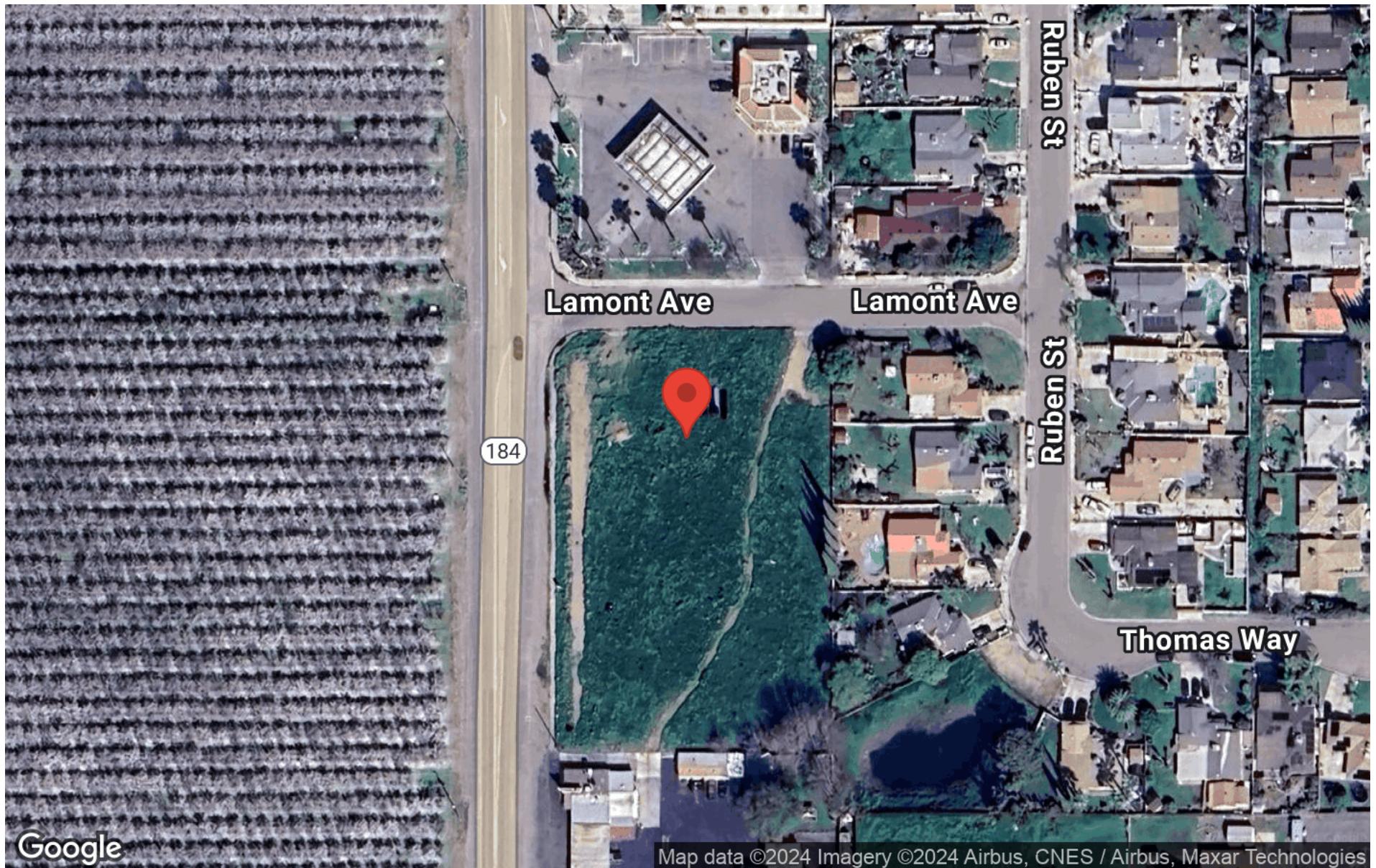
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AERIAL MAP

9111 WEEDPATCH HIGHWAY | LAMONT, CA 93241



Google

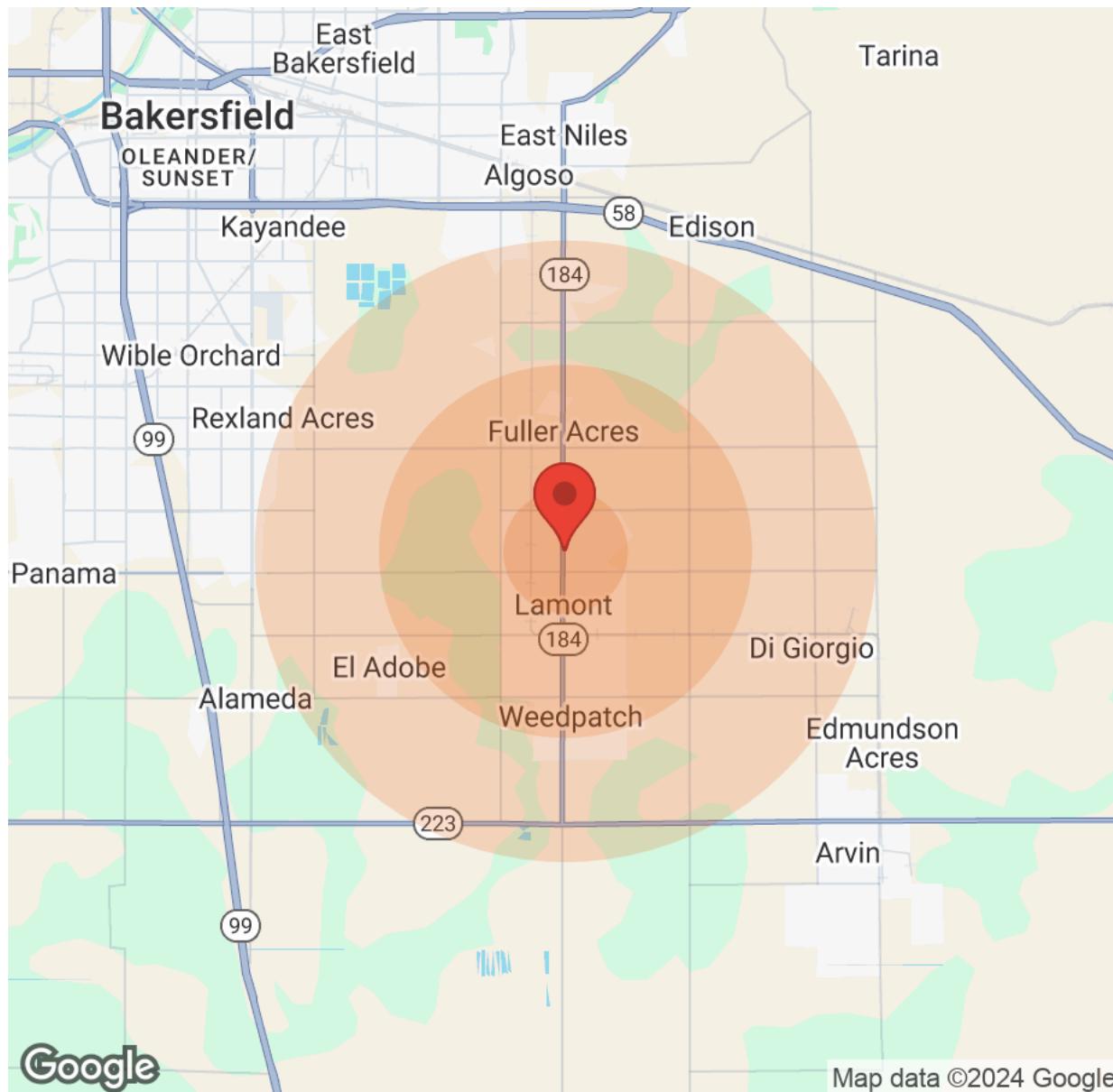
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,376	12,058	22,218
Female	3,410	11,032	20,783
Total Population	7,786	23,090	43,001
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,336	7,128	13,376
Ages 15-24	1,331	3,977	7,561
Ages 25-54	3,165	9,205	15,898
Ages 55-64	560	1,607	3,204
Ages 65+	394	1,173	2,962
Race	1 Mile	3 Miles	5 Miles
White	3,309	10,358	20,093
Black	29	111	734
Am In/AK Nat	61	212	322
Hawaiian	N/A	N/A	N/A
Hispanic	7,442	21,678	36,875
Multi-Racial	8,760	24,790	42,980
Income	1 Mile	3 Miles	5 Miles
Median	\$36,142	\$32,623	\$35,994
< \$15,000	331	937	1,602
\$15,000-\$24,999	196	800	1,440
\$25,000-\$34,999	390	1,253	1,929
\$35,000-\$49,999	379	823	1,996
\$50,000-\$74,999	351	939	2,135
\$75,000-\$99,999	68	174	660
\$100,000-\$149,999	68	287	493
\$150,000-\$199,999	15	77	202
> \$200,000	N/A	N/A	N/A
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,683	5,733	11,431
Occupied	1,598	5,254	10,384
Owner Occupied	608	2,426	5,563
Renter Occupied	990	2,828	4,821
Vacant	85	479	1,047

DISCLAIMER

9111 WEEDPATCH HIGHWAY

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