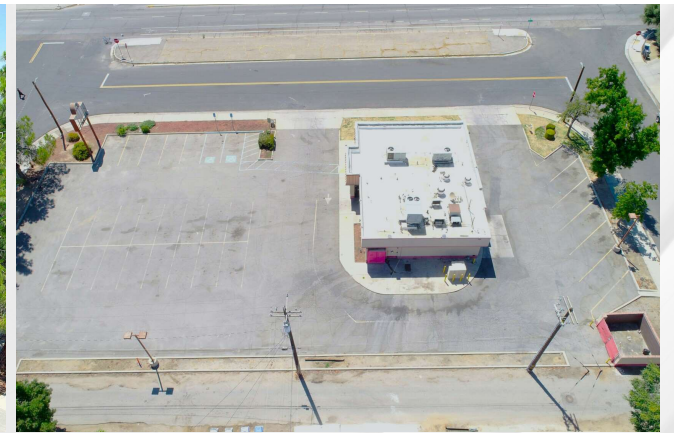




OFFERING MEMORANDUM

# Drive-Thru Restaurant Previous Wendy's | Available For Lease

2500 N Chester Ave, Bakersfield, CA 93308



Marcus & Millichap



# NON-ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID #ZAG0890020

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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REGIONAL MAP

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LOCAL MAP

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RETAILER MAP

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# OFFERING SUMMARY

\$

Asking Lease Rate  
\$2.75 / SF + NNN



Location  
Growing Market



# of Suites  
1

## FINANCIAL

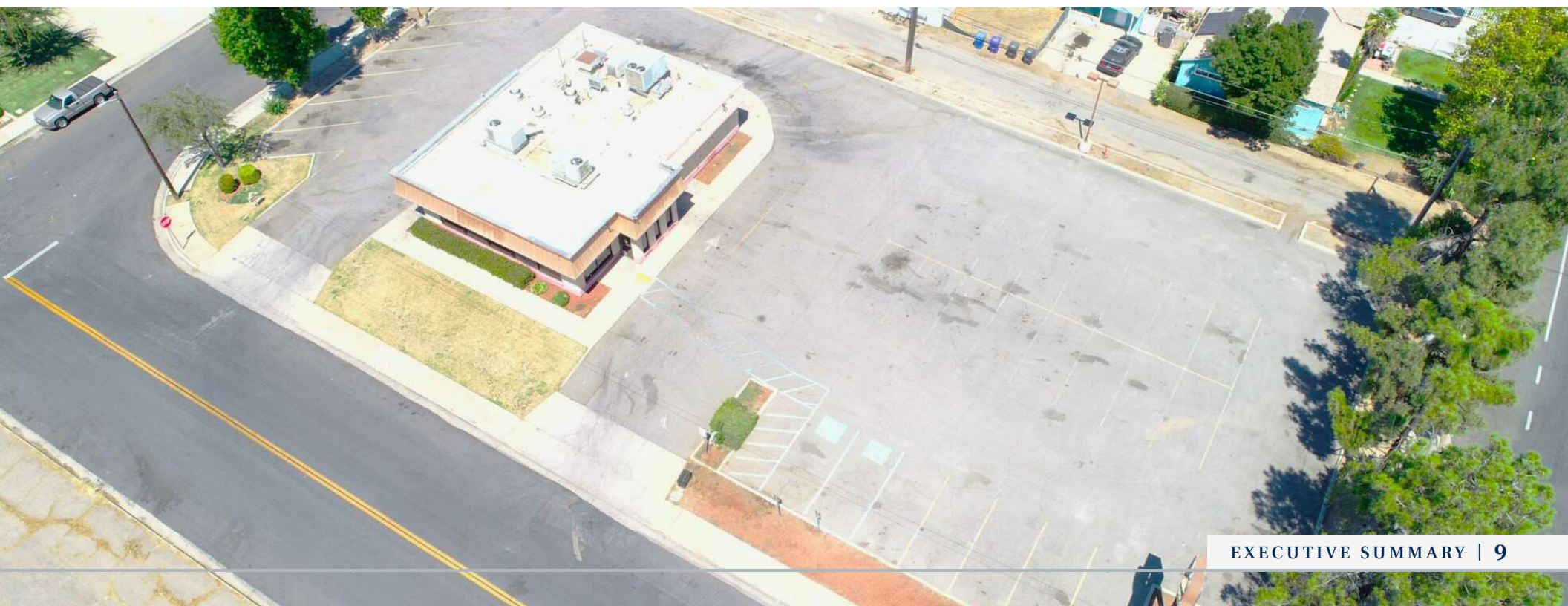
Lease Rate	\$2.75 / SF + NNN
Approx. Insurance*	\$4,500.00 / Year
Property Taxes	\$11,094.00 / Year

## OPERATIONAL

Gross SF	2,323 SF
Rentable SF	2,323 SF
# of Suites	1
Lot Size	0.6 Acres (26,043 SF)
Occupancy	0%
Year Built	1978









# FREE-STANDING DRIVE-THRU RESTAURANT GREAT LOCATION | PREVIOUS WENDY'S

2500 N Chester Ave, Bakersfield, CA 93308

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this rare opportunity to acquire a free-standing restaurant building with a drive-thru located at 2500 N Chester Ave in Bakersfield, CA 93308. This former Wendy's offers a well-designed layout suited for quick-service restaurant (QSR) operations and features a large parking lot, excellent street visibility, and easy ingress and egress. The previous Wendy's operated at this location since built, for over 45 years. The drive-thru component is a major value-add in today's restaurant market, where convenience and speed are top priorities for consumers. This site is primed for repositioning by a local operator, franchisee, or investor seeking a high-performing, high-traffic location.

Strategically positioned in one of Bakersfield's strongest retail corridors, the property is surrounded by a dense mix of national and regional retailers. Directly across the street are major credit tenants, including Starbucks, Taco Bell, Dollar General, Pizza Hut, Subway, AutoZone, and Crunch Fitness, alongside a mix of smaller retail shops. Within a quarter mile, the location benefits from proximity to Del Taco, Valvoline, and a Neighborhood Walmart, a key grocery destination for the area. This well-established retail node ensures consistent daily traffic from both nearby residents and commuters.

Adding to the area's growth potential, over 120 new apartment units are under construction less than half a mile from the property, with completion expected by the end of 2025. This influx of new housing will further boost the daytime and residential population, creating even more demand for food and beverage options. With its drive-thru functionality, prime location, and strong surrounding tenant mix, 2500 N Chester Ave represents an exceptional investment opportunity for a restaurant operator looking to capitalize on long-term consumer trends and strong market fundamentals.





Del Taco & Jack  
in The Box

120+ New Multi  
Family Development

Walmart  
Neighborhood Market

Subject Property





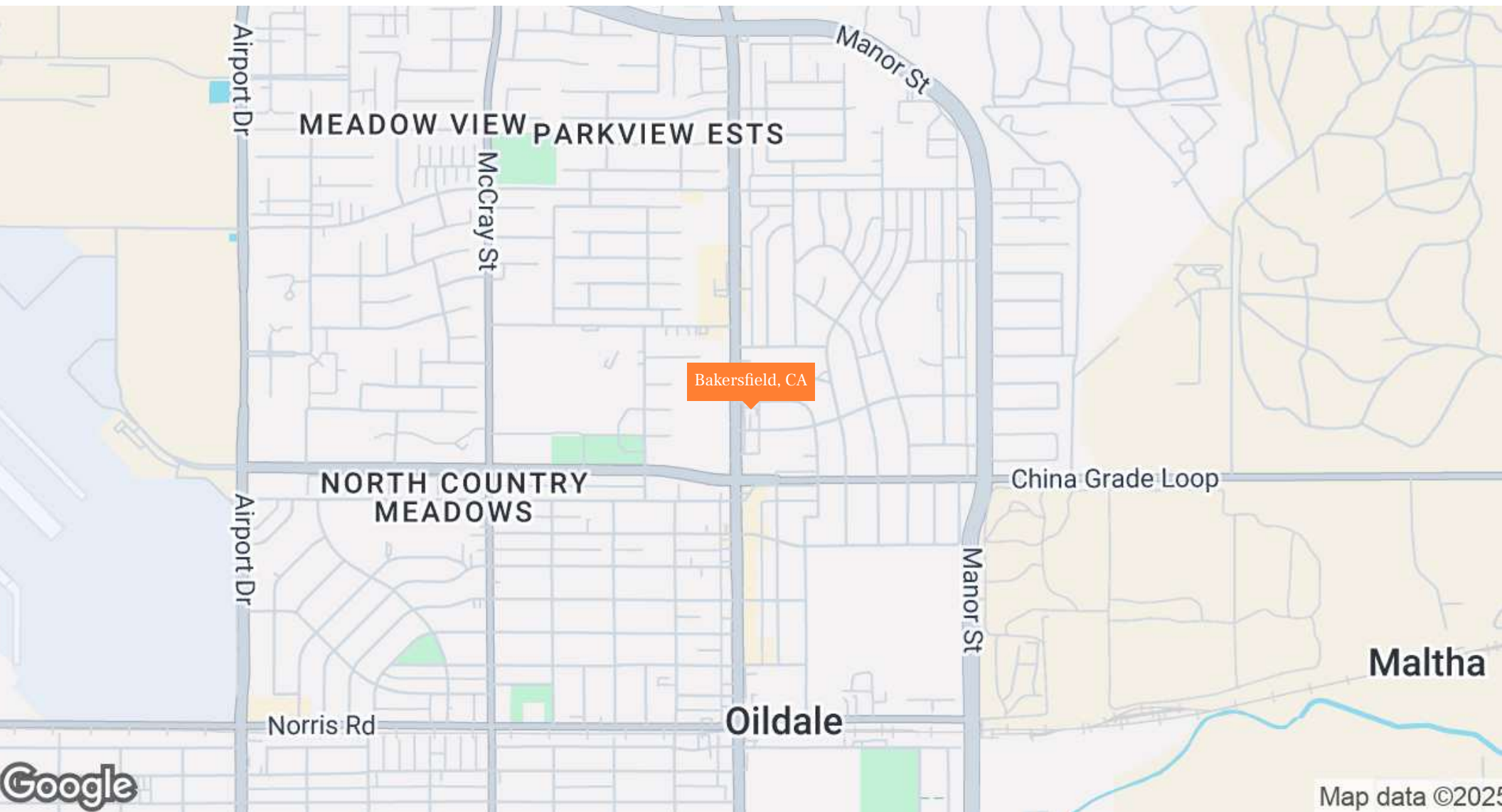
WICHITA GRADE LOOP

N CHESTER AVENUE

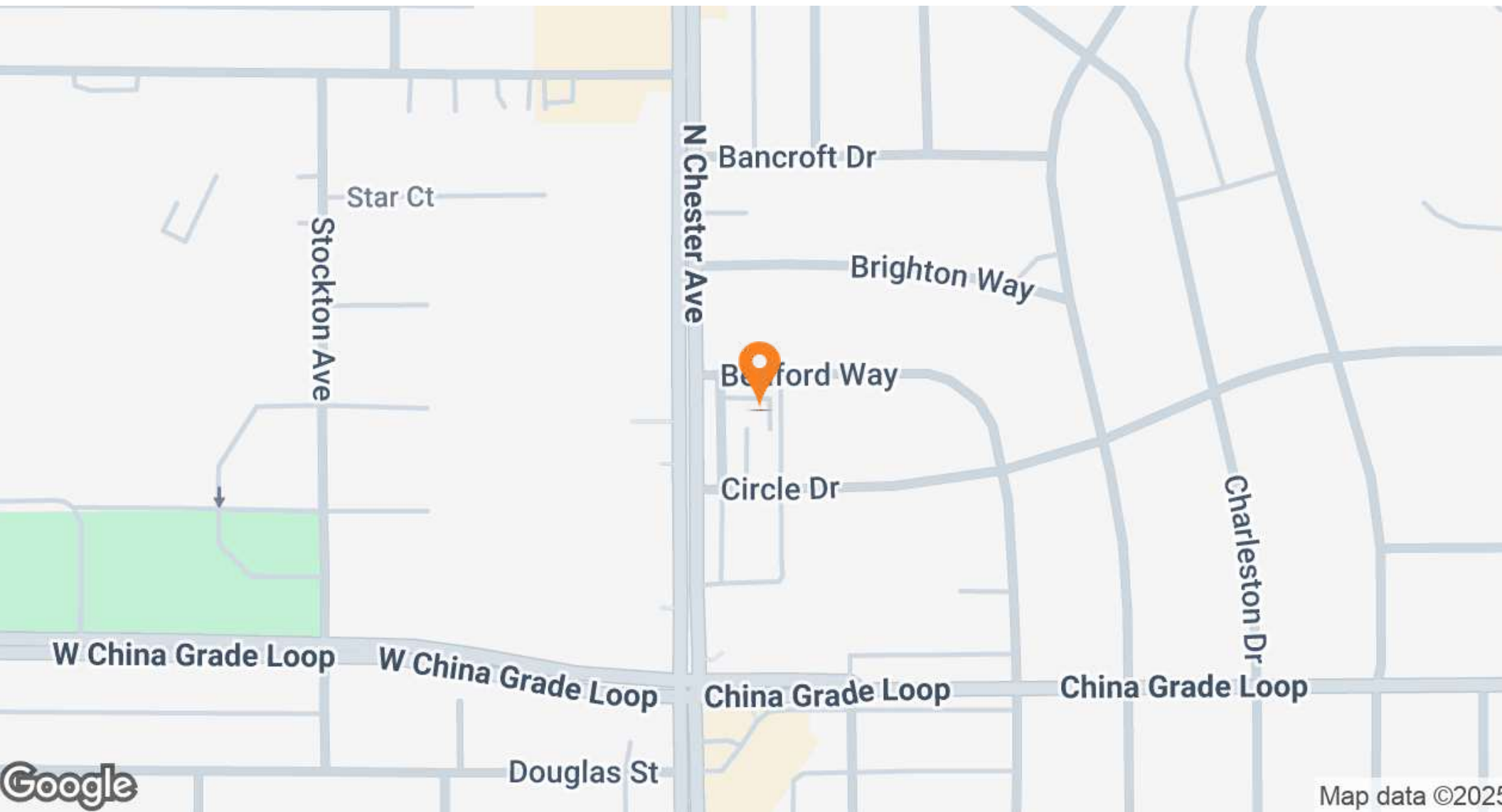
APPROXIMATELY  
11,000 CPD

APPROXIMATELY  
7,700 CPD











## Free-Standing Drive-Thru Restaurant | Strong Location | Previous Wendy's // RETAILER MAP





SECTION 2

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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## 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.



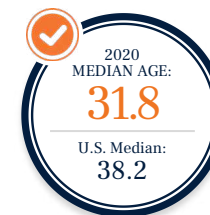
### LOW COST OF LIVING AND DOING BUSINESS

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



## DEMOGRAPHICS // Free-Standing Drive-Thru Restaurant | Strong Location | Previous Wendy's

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	16,919	57,876	157,839
<b>2024 Estimate</b>			
Total Population	16,789	57,306	156,505
<b>2020 Census</b>			
Total Population	16,531	57,272	157,873
<b>2010 Census</b>			
Total Population	15,186	52,095	147,993
<b>Daytime Population</b>			
2024 Estimate	18,226	63,518	191,782
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2029 Projection</b>			
Total Households	6,100	21,112	55,397
<b>2024 Estimate</b>			
Total Households	6,029	20,849	54,703
Average (Mean) Household Size	2.7	2.7	2.8
<b>2010 Census</b>			
Total Households	5,930	20,483	53,748
<b>2010 Census</b>			
Total Households	5,435	19,126	50,433
<b>Occupied Units</b>			
2029 Projection	6,371	22,244	58,198
2024 Estimate	6,296	21,971	57,475
<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2024 Estimate</b>			
\$150,000 or More	7.0%	7.9%	10.7%
\$100,000-\$149,999	16.2%	12.7%	13.4%
\$75,000-\$99,999	15.2%	12.6%	12.5%
\$50,000-\$74,999	18.0%	15.6%	15.5%
\$35,000-\$49,999	12.0%	12.4%	12.1%
Under \$35,000	31.6%	38.9%	35.8%
Average Household Income	\$73,600	\$67,789	\$74,395
Median Household Income	\$60,414	\$53,348	\$59,850
Per Capita Income	\$26,355	\$24,718	\$26,495

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$214,601	\$193,152	\$202,272
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$28,808	\$26,216	\$27,409
Transportation	\$11,857	\$10,772	\$11,138
Food	\$10,510	\$9,557	\$9,927
Personal Insurance and Pensions	\$8,676	\$7,506	\$8,054
Entertainment	\$3,392	\$2,978	\$3,088
Cash Contributions	\$2,250	\$1,972	\$2,150
Apparel	\$2,104	\$1,872	\$1,951
Education	\$1,156	\$1,017	\$1,121
Personal Care Products and Services	\$912	\$842	\$863
Alcoholic Beverages	\$576	\$507	\$527
<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2024 Estimate Total Population	16,789	57,306	156,505
Under 20	29.9%	30.6%	31.3%
20 to 34 Years	24.4%	23.5%	22.8%
35 to 39 Years	6.7%	6.7%	6.8%
40 to 49 Years	11.6%	11.1%	11.4%
50 to 64 Years	15.7%	15.9%	15.7%
Age 65+	11.7%	12.3%	12.1%
Median Age	32.0	33.0	33.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	10,574	35,717	96,269
Elementary (0-8)	3.7%	7.1%	11.2%
Some High School (9-11)	8.8%	12.6%	12.1%
High School Graduate (12)	33.3%	32.1%	28.9%
Some College (13-15)	31.4%	27.5%	24.4%
Associate Degree Only	8.8%	7.7%	7.6%
Bachelor's Degree Only	9.8%	9.3%	10.3%
Graduate Degree	4.3%	3.7%	5.5%





### POPULATION

In 2024, the population in your selected geography is 156,505. The population has changed by 5.75 percent since 2010. It is estimated that the population in your area will be 157,839 five years from now, which represents a change of 0.9 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,992 people per square mile.



### EMPLOYMENT

In 2024, 60,499 people in your selected area were employed. The 2010 Census revealed that 51.8 percent of employees are in white-collar occupations in this geography, and 23.8 percent are in blue-collar occupations. In 2024, unemployment in this area was 11.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



### HOUSEHOLDS

There are currently 54,703 households in your selected geography. The number of households has changed by 8.47 percent since 2010. It is estimated that the number of households in your area will be 55,397 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.8 people.



### HOUSING

The median housing value in your area was \$300,767 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 24,060.00 owner-occupied housing units and 26,372.00 renter-occupied housing units in your area.



### INCOME

In 2024, the median household income for your selected geography is \$59,850, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 42.86 percent since 2010. It is estimated that the median household income in your area will be \$68,054 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$26,495, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$74,395, compared with the U.S. average, which is \$101,307.



### EDUCATION

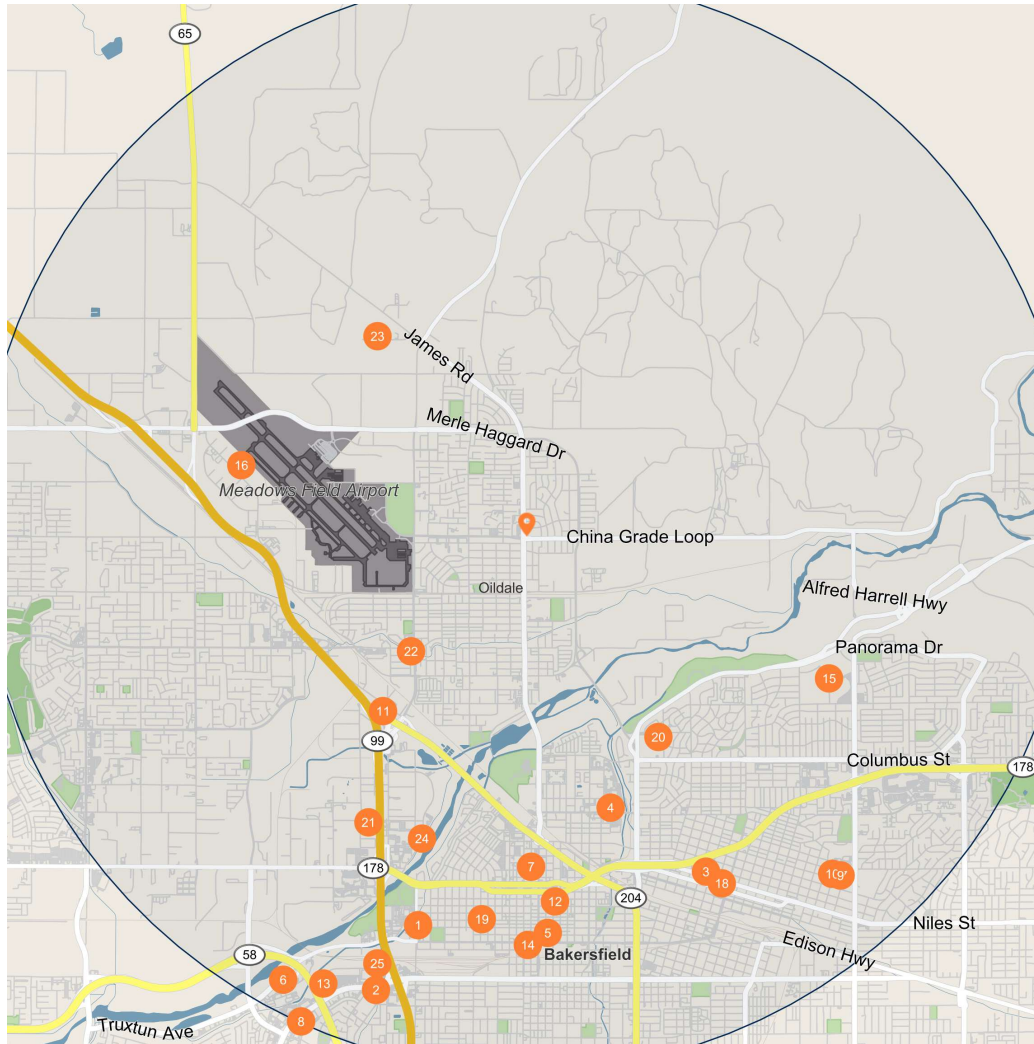
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 15.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.6 percent completed a bachelor's degree, compared with the national average of 21.1 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, 4.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.9 percent in the selected area compared with the 19.7 percent in the U.S.



## DEMOGRAPHICS // Free-Standing Drive-Thru Restaurant | Strong Location | Previous Wendy's



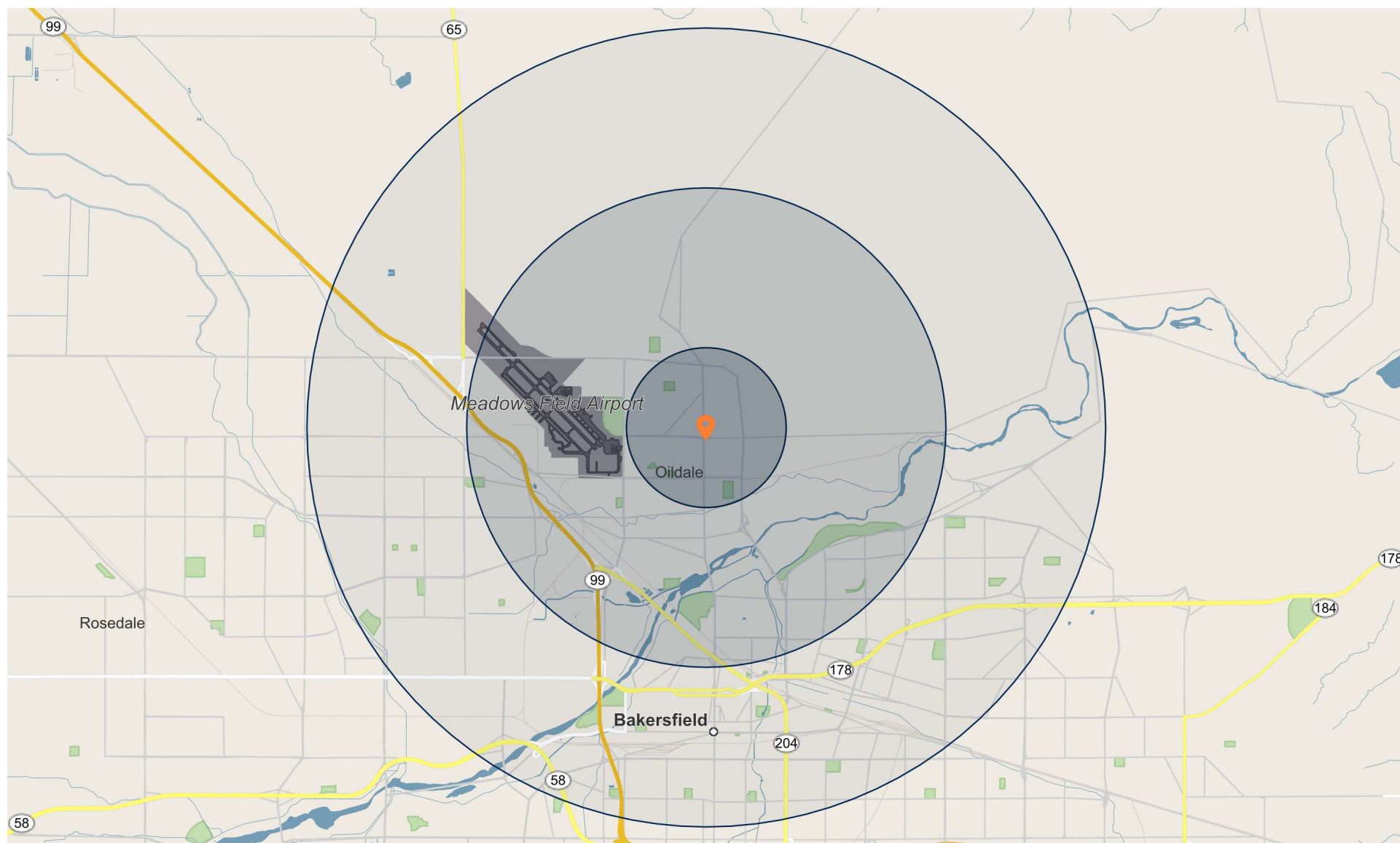
### Major Employers

### Employees

1	Allied Universal Topco LLC	5,002
2	Castle Harlan Partners III LP-Marie Callenders Pie Shops 73	3,862
3	Bakersfield Cy Schl Dst Edctl F-BCSD	1,449
4	Bakersfield Memorial Hospital	1,100
5	Kern Cnty Sprmntdnt Schols Ed	975
6	Linco LLC	888
7	San Joaquin Community Hospital-ADVENTIST HEALTH BAKERSFIELD	850
8	Wonderful Company LLC	836
9	County of Kern-Public Health Dept	800
10	Kern Medical Auxiliary	724
11	Olympus Property	705
12	Newport Television LLC-Kget-TV	667
13	Brinderson LP	650
14	City of Bakersfield-Narcotics Division	611
15	Bakersfield College-Family and Consumer Education	600
16	United States Postal Service-US Post Office	573
17	Kern County Hospital Authority	508
18	Boys Girls Clubs of Kern Cnty-BOYS & GIRLS CLUB OF BAKERSF	500
19	Kern County Hospital Authority	492
20	Diocese Fresno Education Corp-Garces Memorial High School	401
21	Sturgeon Services Intl Inc-Ssi	400
22	Good Smrtan Hosp A Cal Ltd Prt	400
23	Griffith Company	341
24	Adventist Hlth Systm/West Corp-Bakersfield Heart Hospital	336
25	ABM Jntrial Svcs - Sthwest Inc	317



Free-Standing Drive-Thru Restaurant | Strong Location | Previous Wendy's // DEMOGRAPHICS











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