

# SINGLE TENANT NNN

Investment Opportunity



Strong Sales | Corporate-Guaranteed Lease | Options To Extend | High Traffic Counts



258 Bernard Street

**BAKERSFIELD** CALIFORNIA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



**ANDREW FALLON**

**EVP & Managing Principal**

**National Net Lease**

andrew.fallon@srsre.com

D: 703.787.4733 | M: 202.286.1542

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

DC License No. SP200204411

**JAIME SALAZAR**

**Senior Associate**

**National Net Lease**

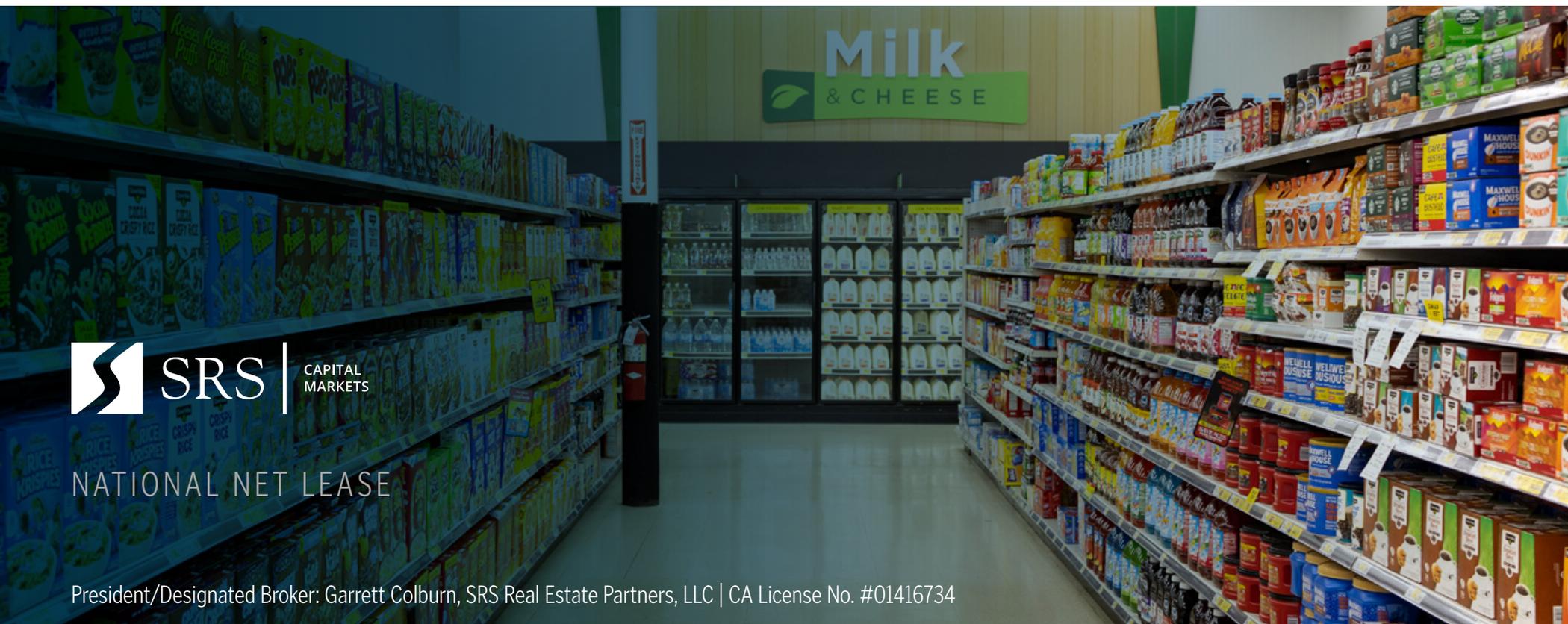
jaime.salazar@srsre.com

D: 954.703.3602 | M: 786.768.7700

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. SL3452271

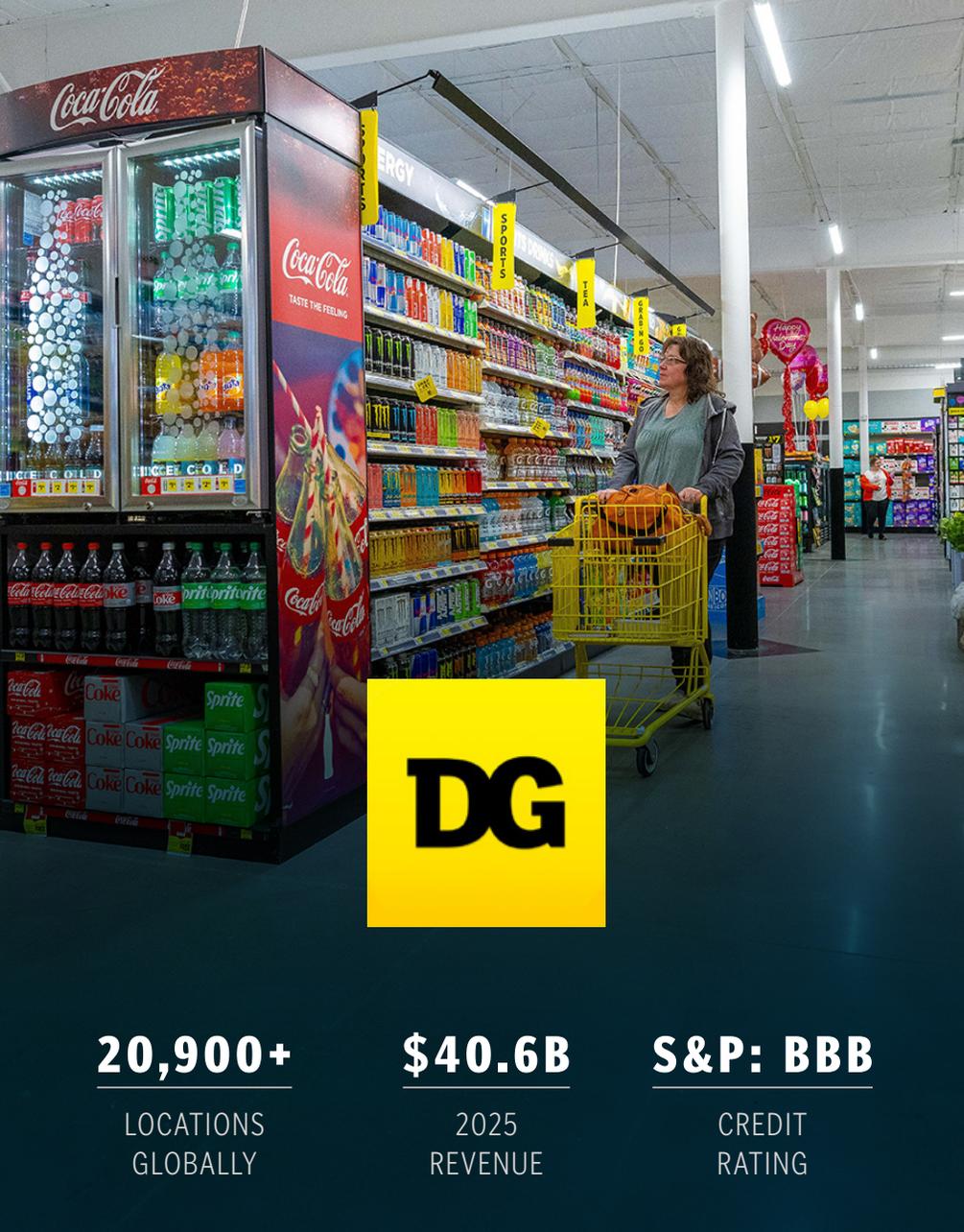


**NATIONAL NET LEASE**

President/Designated Broker: Garrett Colburn, SRS Real Estate Partners, LLC | CA License No. #01416734



# OFFERING SUMMARY



**20,900+**  
LOCATIONS  
GLOBALLY

**\$40.6B**  
2025  
REVENUE

**S&P: BBB**  
CREDIT  
RATING

## OFFERING

<b>Pricing</b>	\$5,200,000
<b>Net Operating Income</b>	\$351,000
<b>Cap Rate</b>	6.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	258 Bernard Street, Bakersfield, California 93305
<b>Rentable Area</b>	18,827 SF
<b>Land Area</b>	2 AC
<b>Year Built / Remodeled</b>	1952 / 2013
<b>Tenant</b>	Dollar General Market
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Property Insurance, Roof & Structure
<b>Lease Term Remaining</b>	2+ Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	July 4, 2013
<b>Lease Expiration</b>	July 31, 2028

[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General Market	18,827	7/4/2013	7/31/2028	Current	-	\$30,090	\$361,075	3 (5-Year)
(Corporate Guaranty)				Option 1	10%	\$33,099	\$397,182	
				Option 2	10%	\$36,408	\$436,901	
				Option 3	10%	\$40,049	\$480,591	

10% Increase Beg. of Each Option

### 13-Year Operating History | 2+ Years Remaining | Corporate Guaranteed | Options to Extend

- Dollar General Market has operated at this location for 10 years and has 2+ years remaining on their current lease
- The lease offers three (5-year) options to extend, with 10% rental increases at the beginning of each option period
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,900 location as of October 31, 2025

### NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities are limited to property insurance and the roof and structure of the property
- Ideal, low-management investment for a passive investor

### Dense Retail Corridor | Signalized, Hard Corner Intersection | High Traffic Counts | Excellent Visibility & Access

- Dollar General benefits from its location within a dense retail corridor alongside major national and credit tenants such as The Home Depot, Lowe's, Starbucks, Dutch Bros, Taco Bell, Burger King, and others
- Located at a signalized hard-corner intersection of Bernard Street and Alta Vista Drive, which sees approximately 12,600 vehicles per day
- The property offers easy access to major thoroughfares, including State Highway 178 (36,300 VPD) and State Highway 204 (32,300 VPD)
- The asset has excellent visibility via street frontage providing ease and convenience for customers contributing to strong sales

### Local Demographics In 5-mile Trade Area

- More than 262,000 residents and 123,000 employees support the trade area
- \$70,869 average household income



## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 20,900+

**2025 Employees:** 194,200

**2025 Revenue:** \$40.61 Billion

**2025 Net Income:** \$1.13 Billion

**2025 Assets:** \$31.13 Billion

**2025 Equity:** \$7.41 Billion

**Credit Rating:** S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of October 31, 2025, the Company's 20,901 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: investor.dollargeneral.com, finance.yahoo.com

## LOCATION



Bakersfield, California  
Kern County

## ACCESS



Bernard Street: 1 Access Point  
Alta Vista Drive: 3 Access Points

## TRAFFIC COUNTS



Bernard Street: 12,600 VPD  
Alta Vista Drive: 4,300 VPD  
State Highway 178: 36,300 VPD

## IMPROVEMENTS



There is approximately 18,827 SF of existing building area

## PARKING



There are approximately 66 parking spaces on the owned parcel.  
The parking ratio is approximately 3.5 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 124-110-22-00-9  
Acres: 2  
Square Feet: 87,120

## CONSTRUCTION



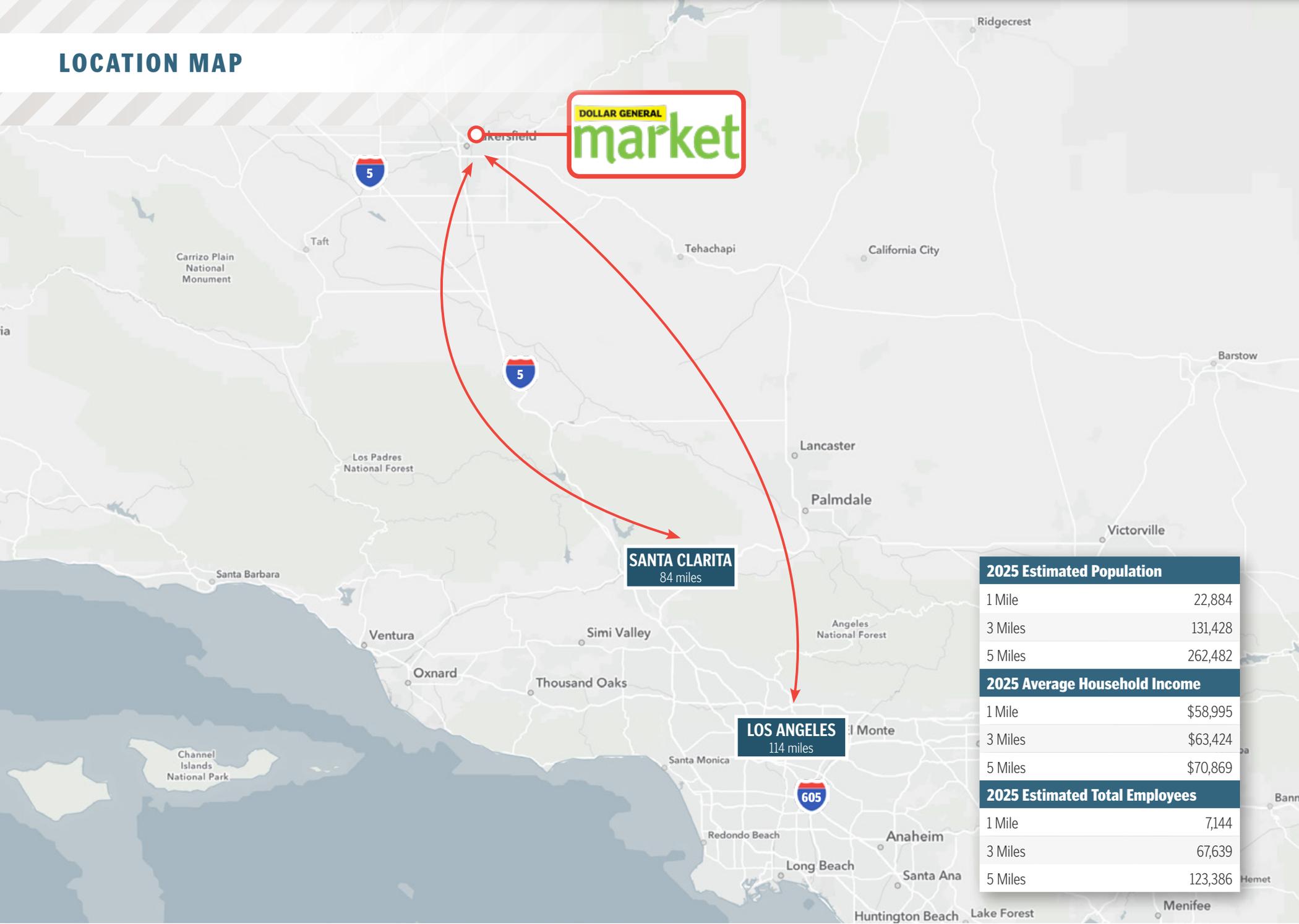
Year Built: 1952  
Year Renovated: 2013

## ZONING



C-1 (Neighborhood Commercial)

# LOCATION MAP



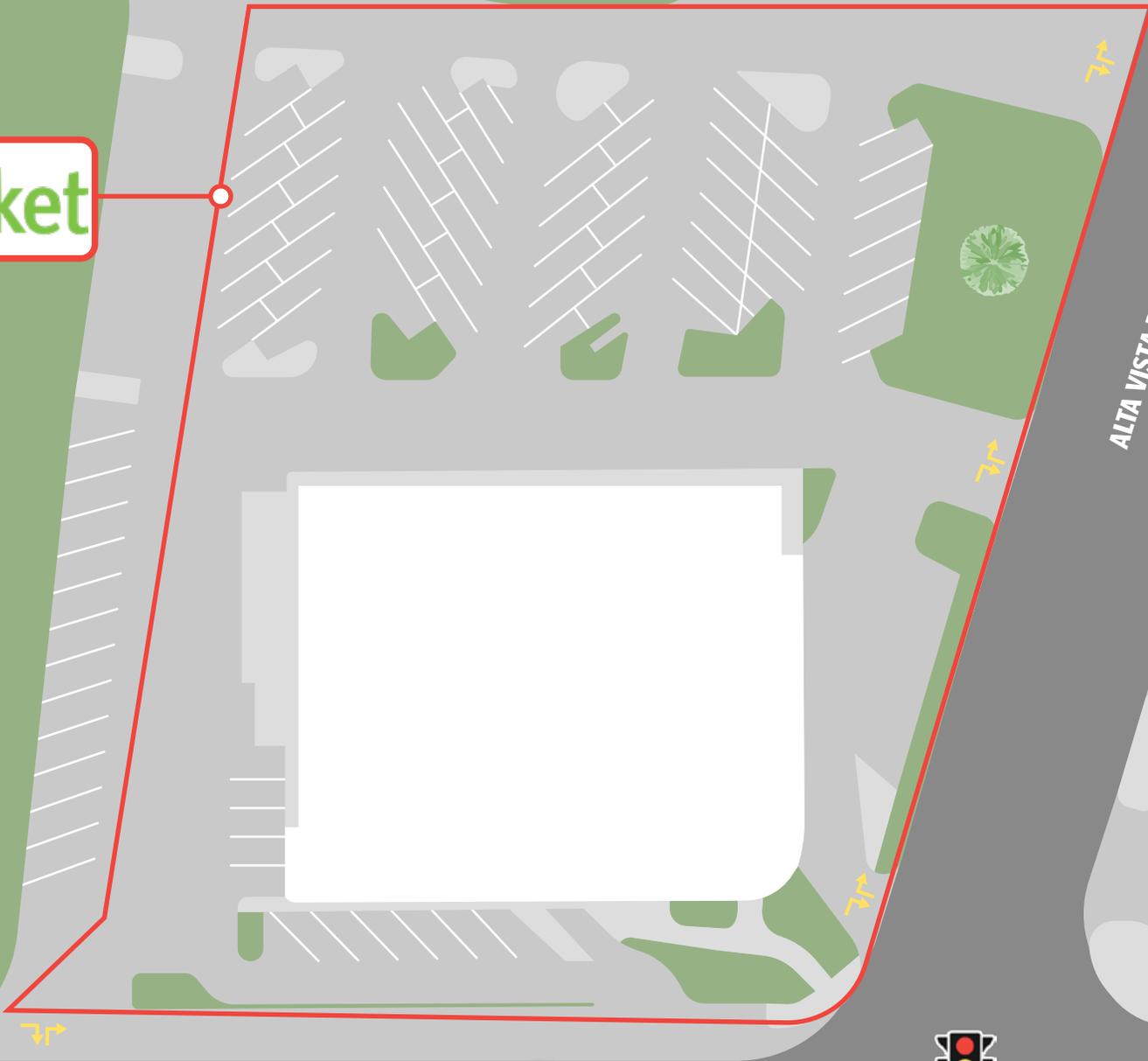
**DOLLAR GENERAL**  
market

**SANTA CLARITA**  
84 miles

**LOS ANGELES**  
114 miles

2025 Estimated Population	
1 Mile	22,884
3 Miles	131,428
5 Miles	262,482
2025 Average Household Income	
1 Mile	\$58,995
3 Miles	\$63,424
5 Miles	\$70,869
2025 Estimated Total Employees	
1 Mile	7,144
3 Miles	67,639
5 Miles	123,386





ALTA VISTA DRIVE 4,300 VPD

BERNARD STREET 12,600 VPD



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	22,884	131,428	262,482
2030 Projected Population	22,720	131,475	264,549
2025 Median Age	30.5	31.8	32.0
<b>Households &amp; Growth</b>			
2025 Estimated Households	7,374	43,020	86,244
2030 Projected Households	7,404	43,539	87,933
<b>Income</b>			
2025 Estimated Average Household Income	\$58,995	\$63,424	\$70,869
2025 Estimated Median Household Income	\$38,985	\$46,496	\$53,872
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	623	5,956	10,857
2025 Estimated Total Employees	7,144	67,639	123,386



## BAKERSFIELD, CALIFORNIA

Bakersfield is a city in and the county seat of Kern County, California, United States. It covers about 142 square miles near the southern end of the San Joaquin Valley and the Central Valley region. The City of Bakersfield is the 9th largest city in California with a population of 423,592 as of 2026, making it the ninth-most populous city in California and the 52nd-most populous city in the nation

The city is a significant hub for both agriculture and oil production. Kern County is the most productive oil-producing county, and the fourth most productive agricultural county (by value) in the United States. Industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and corporate regional offices. The city is also the birthplace of the country music genre known as the Bakersfield sound. Major crops for Kern County include: grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. The city serves as the home for both corporate and regional headquarters of companies engaged in these industries. Bakersfield is also home to the ACS Call Center, one of the country's largest student loan management companies.

For a city of modest size, Bakersfield provides a good assortment of arts and cultural offerings. Some of the more notable include: The Rabobank Arena Theater & Convention Center, The McMurtrey Aquatics Center, The Bakersfield Symphony Orchestra, The Buck Owens Crystal Palace and The Fox Theatre. For the sports enthusiast, Bakersfield is home to ECHL Bakersfield Condors Hockey Team. Bakersfield also has its own Minor League Baseball (MiLB) team, the Bakersfield Blaze. The Blaze is a Class A Advanced affiliate of the Texas Rangers. Of course, the city is also within a couple of hours of all of the sporting attractions of Los Angeles.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

[SRSRE.COM/CapitalMarkets](https://SRSRE.COM/CapitalMarkets)