

Build-to-Suit Opportunity

6,500 SF Building for Lease or Sale

NorthEast Bakersfield's
Newest Development

HERITAGE

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Bakersfield cover about 151-square-miles of land and is one of the Central Valley's largest metros, with more than 380,000 residents.

Nestled between the southern end of the San Joaquin Valley and the Central Valley region, Bakersfield is known as a hub for both agriculture and energy production.

Employment is growing at around 2.3% year-over-year and has marginally outperformed the national benchmark over the past two years. Moreover, income growth, after steadily falling in conjunction with oil prices, rose to almost 3% in 2018. Median household income is roughly \$57,000 per year.

Bakersfield transportation is easily accessible and includes two of California's main logistics routes, Interstate 5 and Highway 99. The property has access to some of the biggest ports in Los Angeles and Oakland, as well as more than 40 million consumers within a four-hour drive.



Population

226,148



Average Household Income

\$52,082



Traffic Count

26,331 CPD

Property Details

Delivering in 2020, this new development will offer owner/user or tenant occupants a unique opportunity for a free standing presence on Mount Vernon with direct access to Highway 178. Ideal retail, service or medical office opportunity with single story design. Contemporary architectural design maximizes presence on street, while creating inviting entry point for visitors from the convenient surface parking field.



Building

BUILDING AVAILABLE UP TO
6,500 sf for Lease/Sale



Parking

4.5/1,000



Signage

Prominent Signage Opportunity

Site Plan





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