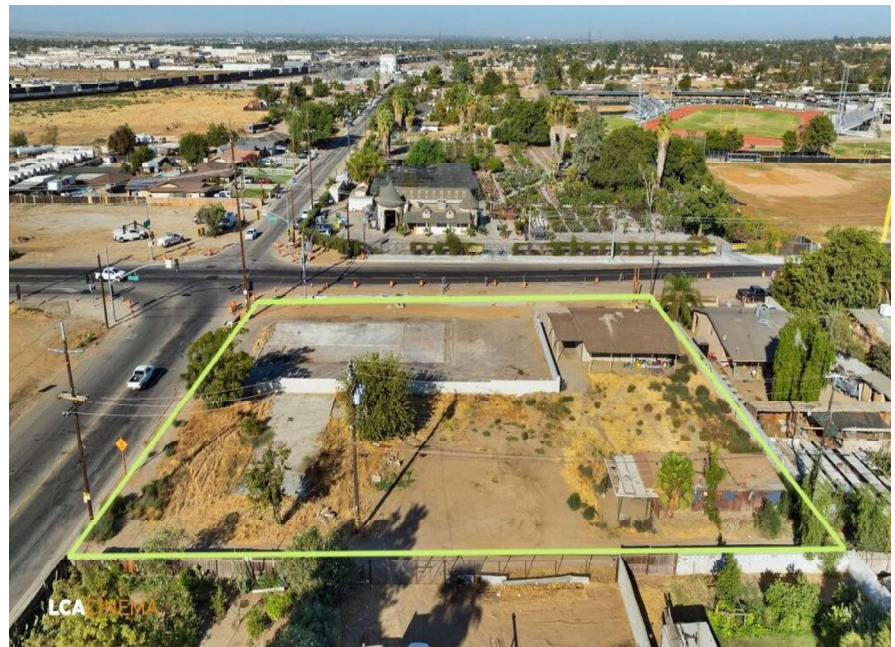


Commercial Land For Sale



301 Morning Dr.

Bakersfield, CA 93306



Investment Highlights

- Located on the **signalized**, high traffic corner of Morning Dr. and Breckenridge Rd. with recent highway development to 4 lanes
- Large corner lot with high visibility
- Within 1 mile there was a .04% population growth in 2024
- Traffic count of 21,740 at the intersection
- Recent highway redevelopment to four lanes
- Within 3 miles, the population is 65,029 with 14,289 daytime employees

Property Details

301 Morning Dr. • Bakersfield, CA 93306



Property Facts

| | |
|--|------------|
| Price: | \$799,000 |
| Sale Type: | Investment |
| Lot Size: | 0.90 Acre |
| Property Type: | Vacant Lot |
| Proposed Use: | C2-PD |
| Sale Conditions: 1031 Exchange & Planned development | |



Property Description

This 0.9-acre commercial property has Kern County [planning approval](#) for a C2-PD zoning change, allowing for the development of a fueling station and convenience store. Located in a high-traffic area, the site offers excellent visibility and easy access, making it a strong investment opportunity.

With zoning approvals already in progress, the property is well-positioned for development, reducing time and permitting hurdles. Ideal for investors, developers, or business owners looking to establish a service-oriented business in a prime location.

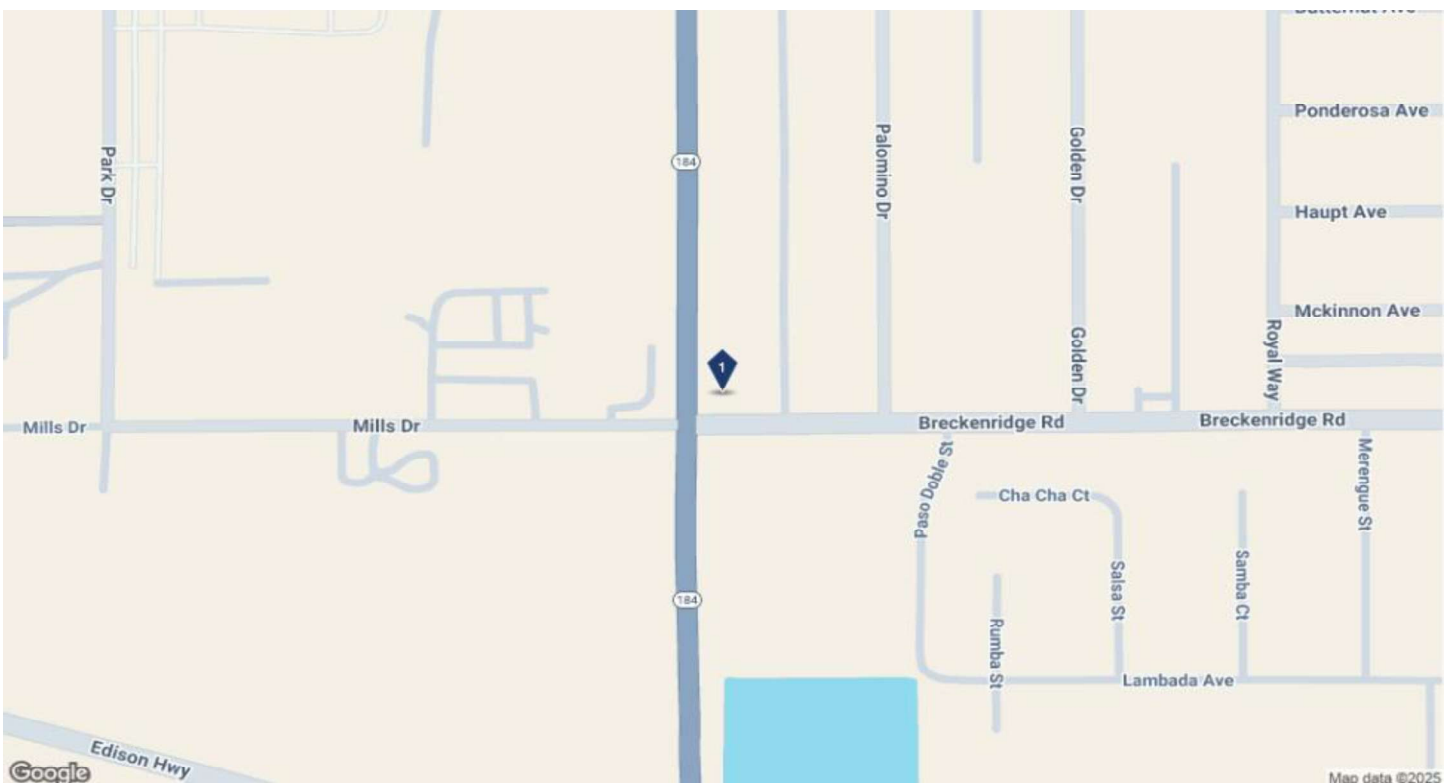
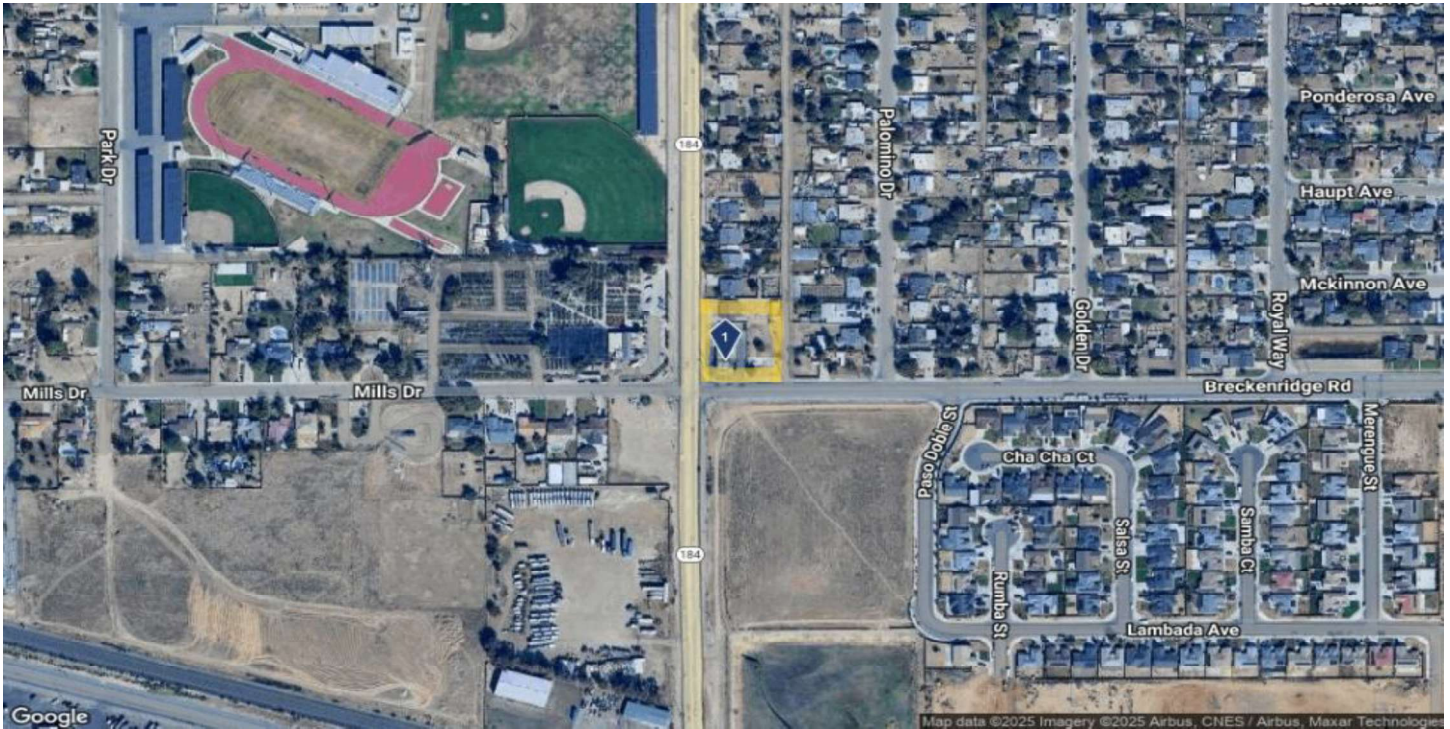
Market Insights

- In 2024, 171,928 vehicle purchases were made by consumers within 5 miles of this location, with a total transportation/maintenance spend of \$335,931
- Additionally, within the same 5-mile radius, there were 212,401 “food at home” purchases, highlighting strong demand for convenience retail.
- There were also 32,548 purchases for medical services, demonstrating a well-established consumer base in the area.



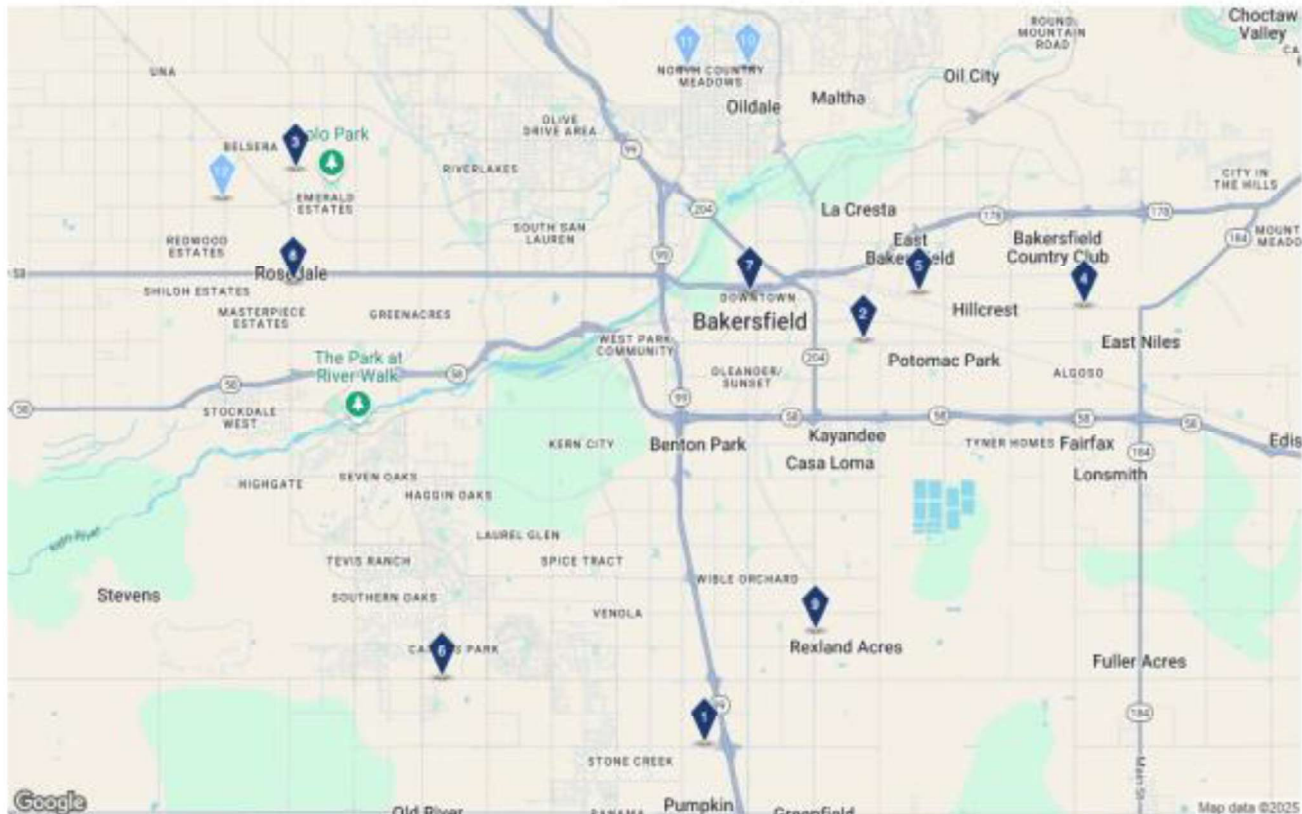
Mapping

301 Morning Dr. • Bakersfield, CA 93306



Sales Comparable Report

301 Morning Dr. • Bakersfield, CA 93306



Sale Comparables Summary Statistics

| Sale Attributes | Low | Average | Median | High |
|---------------------|-----------|-------------|-----------|-------------|
| Sale Price | \$295,000 | \$1,493,556 | \$976,000 | \$5,841,000 |
| Sale Price Per SF | \$10 | \$28 | \$14 | \$91 |
| Cap Rate | - | - | - | - |
| Sale Price Per AC | \$434,555 | \$1,198,103 | \$604,839 | \$3,973,469 |
| Property Attributes | Low | Average | Median | High |
| Land Area AC | 0.53 AC | 1.25 AC | 1.24 AC | 1.91 AC |
| Land Area SF | 23,087 SF | 54,302 SF | 54,014 SF | 83,200 SF |
| Star Rating | ☆☆☆☆ 0 | ☆☆☆☆ 1.2 | ☆☆☆☆ 2 | ☆☆☆☆ 3 |

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

| | Property Name Address | Type | Built/Renovated | Size (% Leased) | Sale Date | Price | Cap Rate |
|---|--|--------------|-----------------|--------------------|------------|-------------------------------------|----------|
| 1 | 2717 Hosking Ave Bakersfield, CA 93313 | Land ☆☆☆☆ | - | 1.73 AC | 2/6/2025 | \$1,000,000 (\$578,224.97/AC) | - |
| 2 | 1029 E California Ave Bakersfield, CA 93304 | Land | - | 1.03 AC | 12/30/2024 | \$1,300,000 (\$1,262,130.30/-AC) | - |

Sales Comp List Report Continued

301 Morning Dr. • Bakersfield, CA 93306



| | Property Name Address | Type | Built/Renovated | Size (% Leased) | Sale Date | Price | Cap Rate |
|----|---|---------------|-----------------|--------------------|---------------------|---|----------|
| 3 | Sec Allen Road & Noreiga Rd Bakersfield, CA 93314 | Land ★★★★☆ | - | 1.91 AC | 6/26/2024 | \$850,000 (\$445,024.04/AC) | - |
| 4 | 6711 Niles St Bakersfield, CA 93306 | Land | - | 0.60 AC (0%) | 6/14/2024 | \$1,600,000 (\$2,666,666.67/- AC) | - |
| 5 | 1726 Niles St Bakersfield, CA 93305 | Land ★★★★☆ | - | 0.53 AC | 5/20/2024 | \$295,000 (\$556,598.95/AC) | - |
| 6 | Panama lane Bakersfield, CA 93311 | Land | - | 1.47 AC | 11/29/2023 | \$5,841,000 (\$3,973,461.80/- AC) | - |
| 7 | 2105 Eye St Bakersfield, CA 93301 | Land ★★★★☆ | - | 0.80 AC | 9/18/2023 | \$976,000 (\$1,220,000.00/- AC) | - |
| 8 | Allen Rd Bakersfield, CA 93314 | Land ★★★★☆ | - | 1.91 AC | 9/12/2023 | \$830,000 (\$434,558.11/AC) | - |
| 9 | 5350 S Union Ave Bakersfield, CA 93307 | Land | - | 1.24 AC | 9/7/2023 | \$750,000 (\$604,843.19/AC) | - |
| 10 | CHINA GRADE LOOP 1.8 ac SEC China Grade Loop Bakersfield, CA 93308 | Land | - | 1.89 AC | Under Con- tract | \$1,400,000 (\$740,740.74/AC) | - |
| 11 | .63 Acre Commercial Pad AIRPORT DR. Bakersfield, CA 93308 | Land | - | 0.63 AC | Under Con- tract | \$530,000 (\$841,269.84/AC) | - |
| 12 | NWC Hagman and Rentfro -Poss... NWC Hageman and Rentfro Bakersfield, CA 93314 | Land ★★★★☆ | - | 2.06 AC | Under Con- tract | Not Disclosed | - |

Demographics

301 Morning Dr. • Bakersfield, CA 93306



| Population | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 10 Min. Drive |
|--------------------------|----------------|----------------|----------------|----------------|----------------|
| Population | 15,580 | 72,411 | 149,673 | 423,171 | 138,060 |
| 5 Yr Growth | 0.1% | 0% | -0.1% | 0% | -0.2% |
| Median Age | 29 | 31 | 31 | 32 | 31 |
| 5 Yr Forecast | 31 | 32 | 33 | 34 | 33 |
| White / Black / Hispanic | 34% / 2% / 81% | 35% / 3% / 77% | 34% / 5% / 76% | 38% / 6% / 66% | 33% / 5% / 77% |
| 5 Yr Forecast | 34% / 2% / 81% | 35% / 3% / 77% | 34% / 5% / 76% | 38% / 6% / 66% | 33% / 5% / 77% |
| Employment | 1,998 | 15,854 | 36,726 | 165,135 | 53,335 |
| Buying Power | \$177M | \$1.1B | \$2.1B | \$6.4B | \$1.8B |
| 5 Yr Growth | -7.6% | -3.9% | -2.0% | -1.8% | -1.7% |
| College Graduates | 8.3% | 11.1% | 10.7% | 12.0% | 12.5% |
| Household | | | | | |
| Households | 4,173 | 20,521 | 43,690 | 131,645 | 39,999 |
| 5 Yr Growth | 0.1% | 0% | -0.1% | 0% | -0.3% |
| Median Household Income | \$42,419 | \$54,608 | \$46,953 | \$48,766 | \$45,788 |
| 5 Yr Forecast | \$39,162 | \$52,513 | \$46,041 | \$47,906 | \$45,120 |
| Average Household Income | \$55,468 | \$74,173 | \$67,650 | \$68,740 | \$66,095 |
| 5 Yr Forecast | \$53,219 | \$74,955 | \$68,371 | \$69,253 | \$66,587 |
| % High Income (>\$75K) | 23% | 36% | 32% | 33% | 30% |
| Housing | | | | | |
| Median Home Value | \$219,581 | \$253,119 | \$251,215 | \$253,091 | \$247,843 |
| Median Year Built | 1986 | 1978 | 1973 | 1975 | 1973 |
| Owner / Renter Occupied | 66% / 34% | 60% / 40% | 51% / 49% | 50% / 50% | 50% / 50% |

Demographics Continued

301 Morning Dr. • Bakersfield, CA 93306



Trends

| Demographic Category | Current Level | | 12 Month Change | | 10 Year Change | | 5 Year Forecast | |
|-------------------------|---------------|-------------|-----------------|------|----------------|-------|-----------------|------|
| | Metro | US | Metro | US | Metro | US | Metro | US |
| Population | 913,244 | 337,584,156 | 0% | 0.6% | 0.4% | 0.5% | 0.5% | 0.4% |
| Households | 290,273 | 132,649,500 | 0.2% | 0.7% | 0.8% | 0.9% | 0.6% | 0.5% |
| Median Household Income | \$73,209 | \$80,306 | 4.7% | 3.3% | 4.2% | 4.0% | 3.8% | 3.9% |
| Labor Force | 396,257 | 168,768,641 | -0.2% | 0.7% | 0.1% | 0.7% | 0.2% | 0.4% |
| Unemployment | 9.3% | 4.2% | 0.6% | 0.4% | -0.1% | -0.1% | - | - |

Source: Oxford Economics

POPULATION GROWTH



LABOR FORCE GROWTH

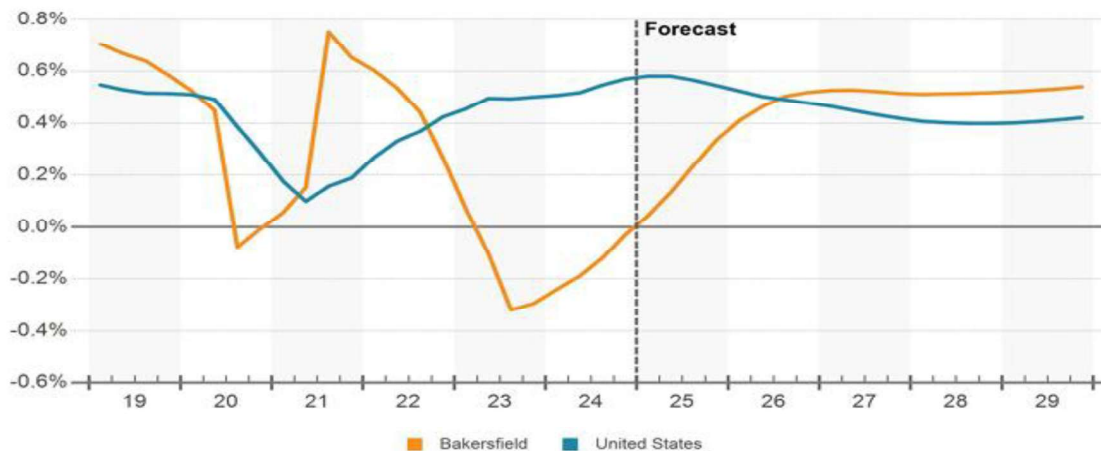


INCOME GROWTH

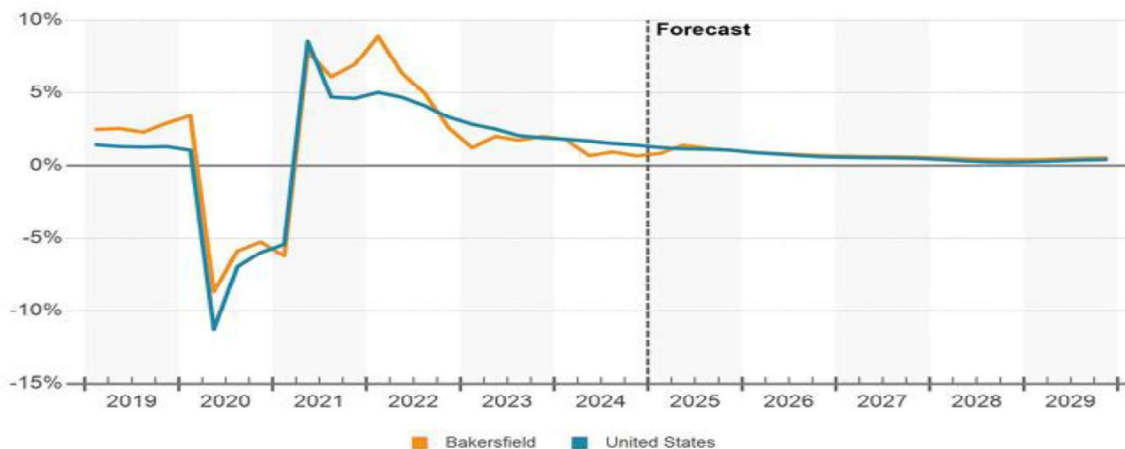


Source: Oxford Economics

Population Growth



Job Growth



Daytime Employment Summary

301 Morning Dr. • Bakersfield, CA 93306



Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| Business Employment by Type | # of Businesses | # Employees | #Emp/Bus |
|----------------------------------|-----------------|--------------|-----------|
| Total Businesses | 190 | 4,408 | 23 |
| Retail & Wholesale Trade | 51 | 284 | 6 |
| Hospitality & Food Service | 30 | 417 | 14 |
| Real Estate, Renting, Leasing | 4 | 11 | 3 |
| Finance & Insurance | 12 | 44 | 4 |
| Information | 2 | 24 | 12 |
| Scientific & Technology Services | 9 | 2,538 | 282 |
| Management of Companies | 0 | 0 | 0 |
| Health Care & Social Assistance | 21 | 342 | 16 |
| Educational Services | 5 | 414 | 83 |
| Public Administration & Sales | 0 | 0 | 0 |
| Arts, Entertainment, Recreation | 3 | 15 | 5 |
| Utilities & Waste Management | 7 | 28 | 4 |
| Construction | 13 | 144 | 11 |
| Manufacturing | 7 | 53 | 8 |
| Agriculture, Mining, Fishing | 1 | 6 | 6 |
| Other Services | 25 | 88 | 4 |

Broker Contact

301 Morning Dr. • Bakersfield, CA 93306



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