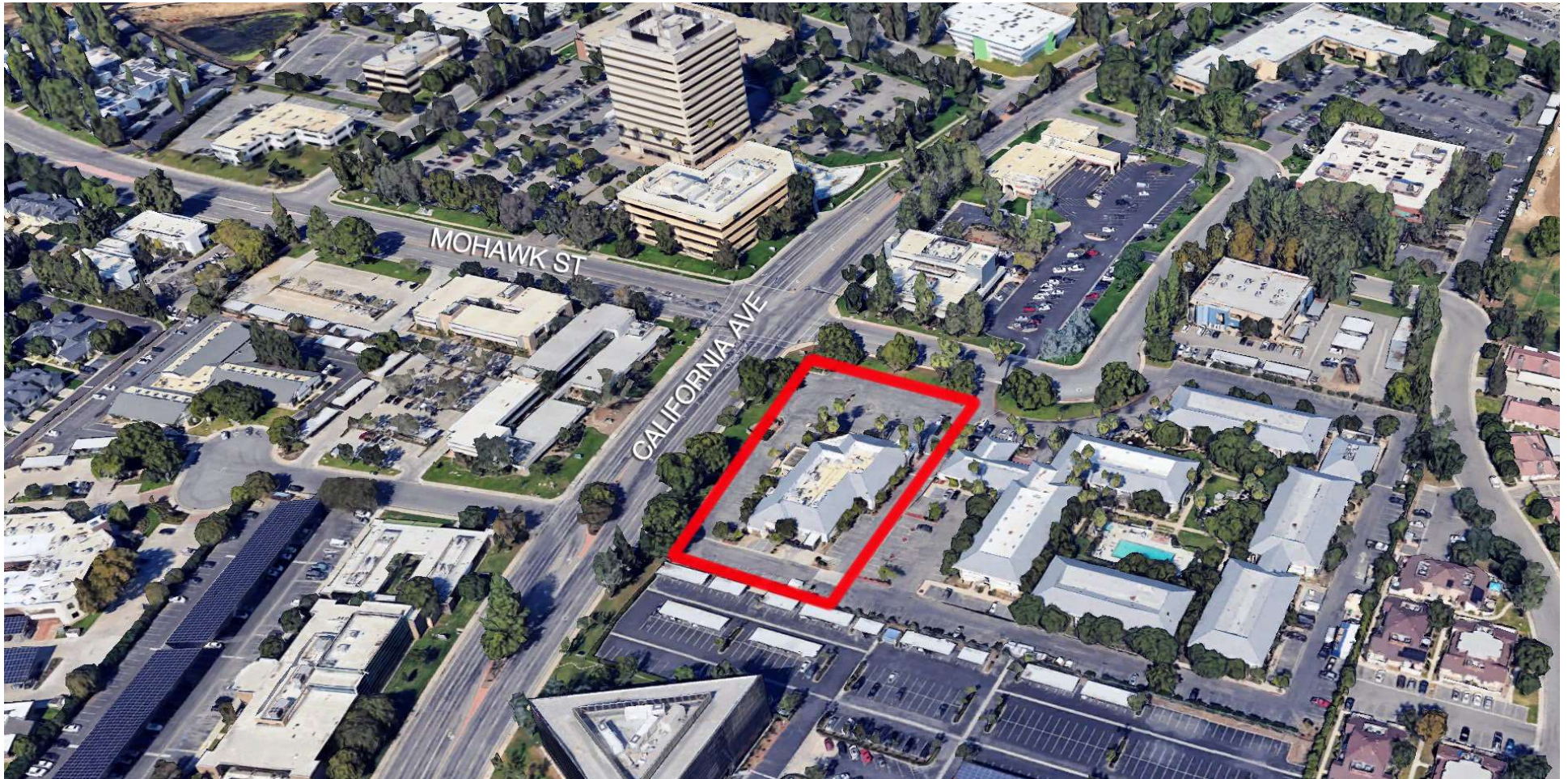


VIKRAM REDDY (661) 900-1596  
VREDDY@CBBAKERSFIELD.COM  
DRE# 01845883

Co.DRE# 01100927

 **COLDWELL BANKER** | **PREFERRED,  
REALTORS®**



**5105 California Ave**  
Bakersfield, CA 93309  
Corner of California Ave & Mohawk St

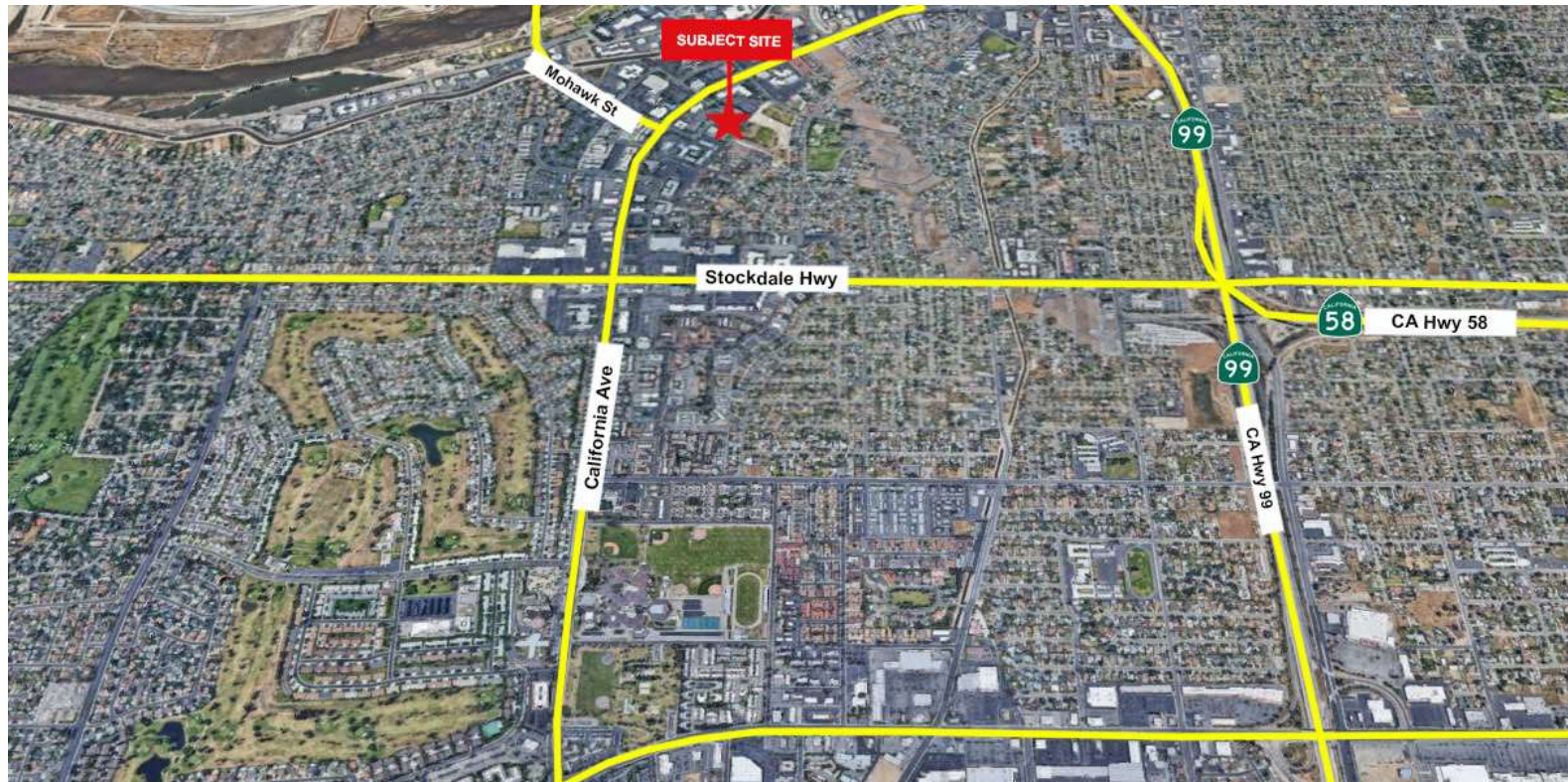
**FOR SALE**  
2.11 ACRES OF DEVELOPMENT SITE IN  
BUSINESS DISTRICT OF BAKERSFIELD



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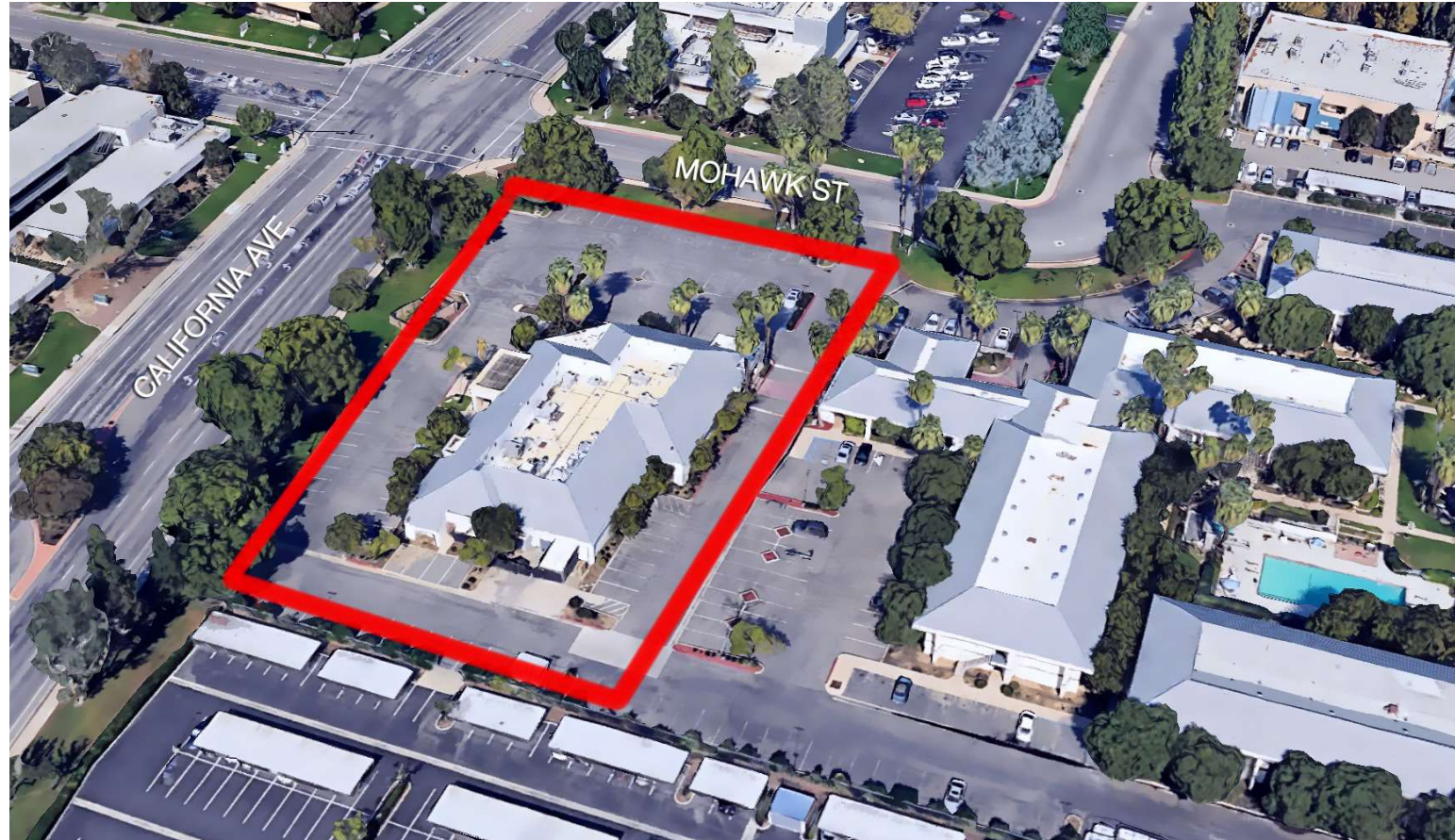
PROPERTY FEATURES

2

INVESTMENT HIGHLIGHTS

3

AREA OVERVIEW



5105 California Ave  
Bakersfield, CA 93309  
Corner of California Ave & Mohawk St

**FOR SALE**  
2.11 ACRES OF DEVELOPMENT SITE IN  
BUSINESS DISTRICT OF BAKERSFIELD



Coldwell Banker Preferred, Realtors - Ming, has been selected to exclusively market the sale of Land on 5105 California Ave, Bakersfield CA 93309. The Commercial Land measures approximately 89,534.98 sq. ft. / 2.11 Acres, situated right on the corner of California Avenue and Mohawk Street, the center of high traffic business area in the heart of Bakersfield.

- 5105 California Ave is located in the California Ave corridor, a strong commercial hub surrounded by many professional offices, banking institutions, retailers, shopping, restaurants, and medical facilities. This property is currently used for a restaurant and can now be transformed to a variety of uses which include, high-end hotel, mixed use commercial development, high-end restaurants and similar. This is an excellent opportunity for owner to invest with the prospect of a completely new development on this site in a prime location.

Neighboring and adjacent businesses include Four Points by Sheraton, Bank of America, Kaiser Permanente, Wells Fargo, Bakersfield Plaza shopping Mall, Office Depot, Smart & Final, Chipotle, McDonald's, Starbucks and more.



**FOR SALE**  
2.11 ACRES OF DEVELOPMENT SITE IN  
BUSINESS DISTRICT OF BAKERSFIELD



# INVESTMENT HIGHLIGHTS



- The Land measures approx. 89,534.98 sq. ft./2.11 acres on 5105 California Ave, Bakersfield CA.
- Land is in the center of the Commercial hub of Bakersfield, surrounded by corporate offices, banking institutions, retailers, shopping, restaurants, medical facilities, and much more.
- Excellent opportunity for an investor or owner to invest in the high traffic business area with prospect of new development in a prime location.
- Approximately a mile from CA Highway 99, and close to other major highways.
- Prospect of a completely new development which could include high-end hotel, mixed use commercial development, high-end restaurants and similar.

**5105 California Ave**  
Bakersfield, CA 93309  
Corner of California Ave & Mohawk St

**FOR SALE**  
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## SUMMARY OF TERMS

### INTEREST OFFERED:

100% fee simple interest in the approximately 2.11 acres of Commercial Land on 5105 California Ave, Bakersfield, CA 93309.

### TERMS OF SALE:

Real property is being offered on a free and clear basis.

### PROPERTY TOURS:

Contact Listing Agent for further information and appointment for tours.

### FINANCIAL INFORMATION

PRICE	NOT DISCLOSED
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APN#	331-430-06
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### PROPERTY INFORMATION

ADDRESS	5105 CALIFORNIA AVE
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LOT SIZE	APPROX. 2.11 ACRES
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ZONING	P.C.D. currently has a restaurant on property
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### TRAFFIC COUNT REPORT (INRIX Database)

INTERSECTION	DAILY COUNT	DIRECTION
California Ave	15,068	Northeast
California Ave	16,621	Southwest

**5105 California Ave**

Bakersfield, CA 93309

Corner of California Ave & Mohawk St

**FOR SALE**

2.11 ACRES OF DEVELOPMENT SITE IN  
BUSINESS DISTRICT OF BAKERSFIELD



# AREA OVERVIEW

## BAKERSFIELD

Bakersfield is North of Los Angeles in Kern County. The city is known for its role in agriculture and the oil industry. It is one of the fastest growing cities in the state.

The estimated population in Kern County is 913,090 and in Bakersfield is 389,007 for 2021. The total Area of the city is 151 Square miles with a population density of about 2,570 inhabitants per square mile. It is a very ethnically diverse city. The Median Income for Households is \$63,199 per annum.

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.

Bakersfield's Economy continues to grow consistently and is ranked among the topmost productive agricultural counties in the U.S and one of the nation's leading Petroleum-producing counties.

Bakersfield retains its reputation for Hospitality, friendliness and service. A Popular destination for business and leisure travelers.



## FOR SALE

2.11 ACRES OF DEVELOPMENT SITE IN  
BUSINESS DISTRICT OF BAKERSFIELD



## MAJOR EMPLOYERS:

Aera Energy LLC

Amazon Fulfillment Center

W M BoltHouse Farms Inc

California State University, Bakersfield

Dignity Health

Edwards Airforce Base

Frito Lay

Grimmway Enterprises

Nestle Ice cream

Wonderful Pistachios and Almonds



**Wonderful**  
pistachios & almonds™



**BAKERSFIELD  
COLLEGE**



## FOR SALE

2.11 ACRES OF DEVELOPMENT SITE IN  
BUSINESS DISTRICT OF BAKERSFIELD



## TRANSPORTATION:

Connected through major Freeways

I-5 North connecting to San Francisco and Sacramento, I-5 South connecting to Los Angeles

Hwy 99 Connecting to Fresno and Sacramento

Hwy 58 connecting to Las Vegas



## FOR SALE

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