

FOR SALE ► LAND

+/- 0.4 - 15.81 AC AVAILABLE

NEQ Rosedale Hwy & Verdugo Ln

Bakersfield, CA 93312

PROPERTY DETAILS

- **SALE PRICE: \$6,725,000.00 (ALL PARCELS)**
 - INDIVIDUAL PARCELS
 - **FRONT PARCELS - 8, 9: \$18.00/SF**
 - **BACK PARCELS - 1, 2, 3, 5, 6: \$6.75/SF**
- **TOTAL LOT SIZE: +/-15.81 ACRES**
- **ZONING**
 - MX-2, CITY OF BAKERSFIELD
 - PARCELS 1, 3, 5, & 6
 - C2-PCD, CITY OF BAKERSFIELD
 - PARCELS 2, 8, & 9
- **INFILL DEVELOPMENT OPPORTUNITY**
- **NEWLY CONSTRUCTED OFF-SITE IMPROVEMENTS ALONG ROSEDALE HWY**
- **+/- 450 FEET OF ROSEDALE HWY FRONTAGE**
- **LOCATED IN THE FAST-GROWING NORTHWEST BAKERSFIELD SUB-MARKET**
- **CLOSE PROXIMITY TO ROSEDALE VILLAGE & NORTHWEST PROMENADE SHOPPING CENTERS**
- * *SEPTIC SYSTEM SUBJECT TO CITY OF BAKERSFIELD APPROVAL*
- ** *EXISTING STRUCTURES ON PARCELS 2 & 8 INCLUDE SINGLE FAMILY HOMES*

ALL OR PART FOR SALE



OLIVIERI COMMERCIAL GROUP

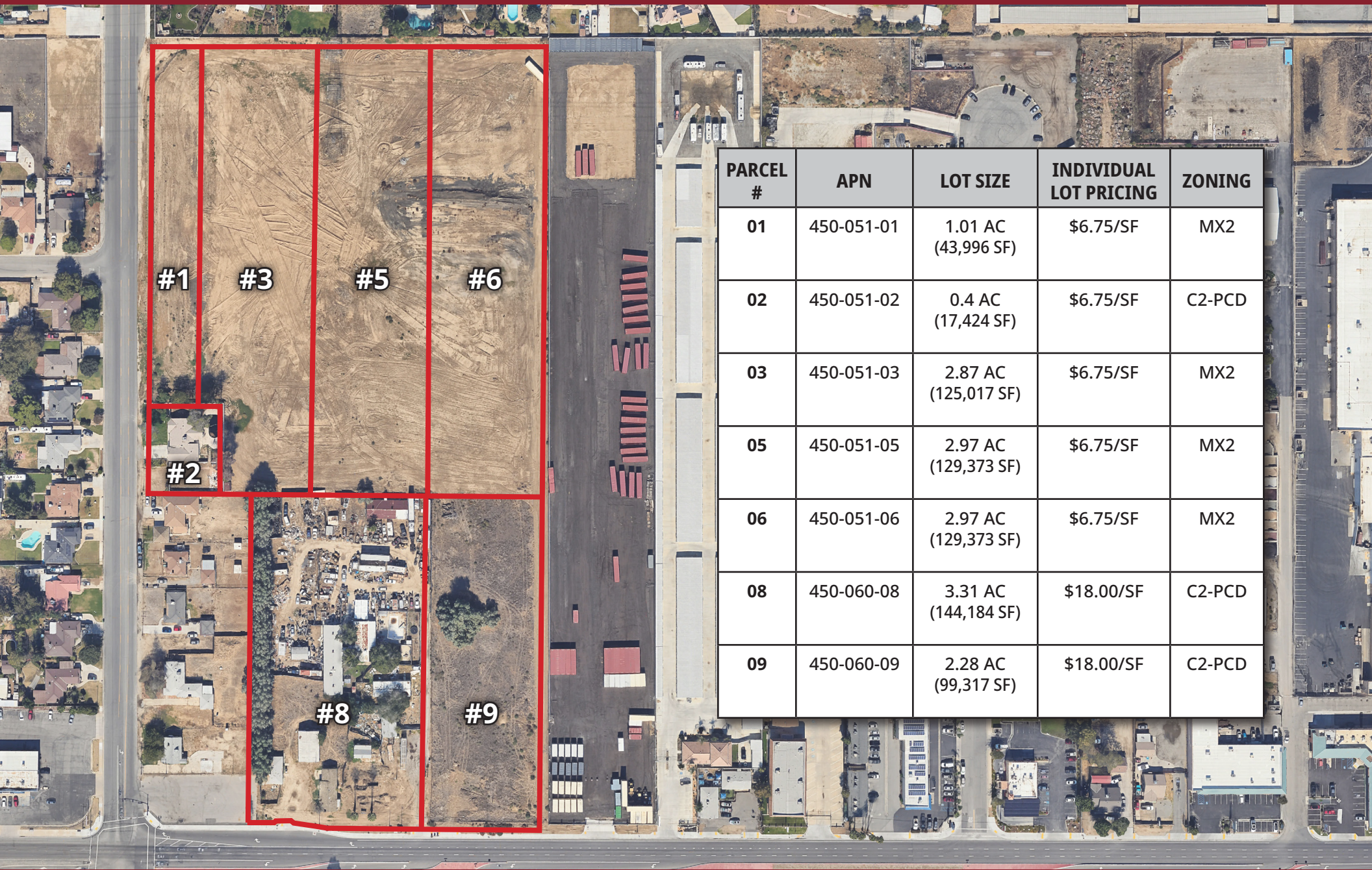
9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

Anthony Olivieri, CCIM, CRX
President
LIC. #01325989
(661) 617-1850
anthony@oliviericommercial.com

PARCEL SUMMARY

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PARCEL #	APN	LOT SIZE	INDIVIDUAL LOT PRICING	ZONING
01	450-051-01	1.01 AC (43,996 SF)	\$6.75/SF	MX2
02	450-051-02	0.4 AC (17,424 SF)	\$6.75/SF	C2-PCD
03	450-051-03	2.87 AC (125,017 SF)	\$6.75/SF	MX2
05	450-051-05	2.97 AC (129,373 SF)	\$6.75/SF	MX2
06	450-051-06	2.97 AC (129,373 SF)	\$6.75/SF	MX2
08	450-060-08	3.31 AC (144,184 SF)	\$18.00/SF	C2-PCD
09	450-060-09	2.28 AC (99,317 SF)	\$18.00/SF	C2-PCD



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.





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A MARKET POSITIONED FOR GROWTH

Bakersfield offers a strong combination of strategic location, cost efficiency, and long-term growth potential, making it one of California’s most compelling markets for business expansion and investment.

Strategic Location:

Located along the State Route 99 corridor and within two hours of Los Angeles, Bakersfield provides direct access to major California, Nevada, and Arizona markets, serving as a key logistics and distribution hub.

Competitive Cost Structure:

Businesses benefit from significantly lower real estate, labor, and operating costs compared to coastal California markets, improving overall efficiency and profitability.

Pro-Business Environment:

Kern County and the City of Bakersfield support economic development through streamlined processes, workforce initiatives, and incentive programs designed to encourage investment and job creation.

Skilled Workforce:

A growing labor pool and ongoing workforce development efforts provide employers with access to a reliable and increasingly diverse talent base.

Growth Market Fundamentals:

Sustained population growth, infrastructure investment, and expanding private-sector activity position Bakersfield for continued long-term economic expansion.



SUBJECT SITE DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	10,377	87,672	201,697
Median Household Income	\$95,527	\$113,018	\$101,186
Total Businesses	625	3,325	8,158
Total Emploeyss	4,137	31,438	89,845
Per Capita Income	\$42,806	\$47,016	\$45,950
Median Net Worth	\$329,639	\$422,140	\$319,597

