



# FOR SALE

## BAKERSFIELD WAREHOUSE



1010 34<sup>TH</sup> STREET BAKERSFIELD, CA 93301  
3412 Jewett Ave. BAKERSFIELD, CA 93301  
**Offered At: \$980,000**

# TWO PROPERTIES BOTH C-2 ZONING

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RE/MAX OF VALENCIA 25129 The Old Rd., #114 Santa Clarita, CA 91355

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The logo for RE/MAX, featuring the letters 'RE/MAX' in a stylized font with a red and blue color scheme.

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# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

- Two Warehouses are newly remodeled with all electrical & air conditioning systems throughout.
- Conveniently located in the desirable area of Bakersfield with easy access to all the major freeways.
- Household income of over \$63,883 Per year in 2022.
- It is located North of 204, 178, 58, and East of 99 freeway.
- Warehouse 1, located at 1010 34<sup>th</sup> St. Bakersfield, CA 93301, with 8,892 SF Building on 18,034 SF Lot
- Warehouse 2, located at 3412 Jewett Ave. Bakersfield, CA 93301 with 2,500 SF Build. on 6,982 SF Lot
- Both buildings have been upgraded with newer electricity lighting and Air Conditioning Systems.
- Easy Access.
- Private gated yard.
- Hard corner.
- Free Standing buildings.
- Excellent billboard signage at the intersection of 34<sup>th</sup> Street and Jewett Ave.
- Both Warehouses are vacant and ready.
- Excellent distribution center for your merchandise.

## OFFERING SUMMARY

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Sale Price: \$980,000

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Total Building Size: 11,392 sq. ft.

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Total Land Area: 25,016 sq. ft.

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Zoning: C-2

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Owner user or an Investment opportunity in the heart of Bakersfield, California



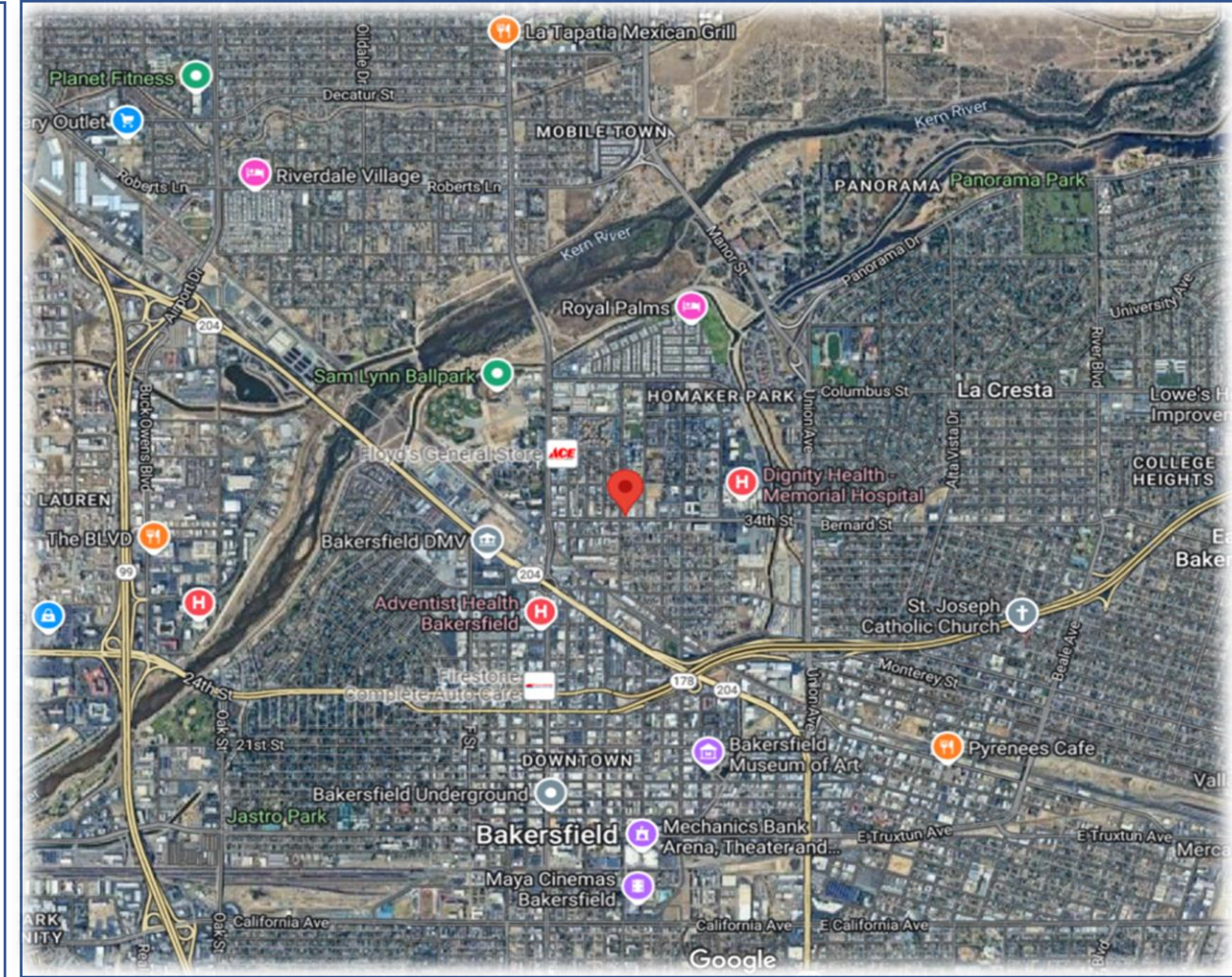
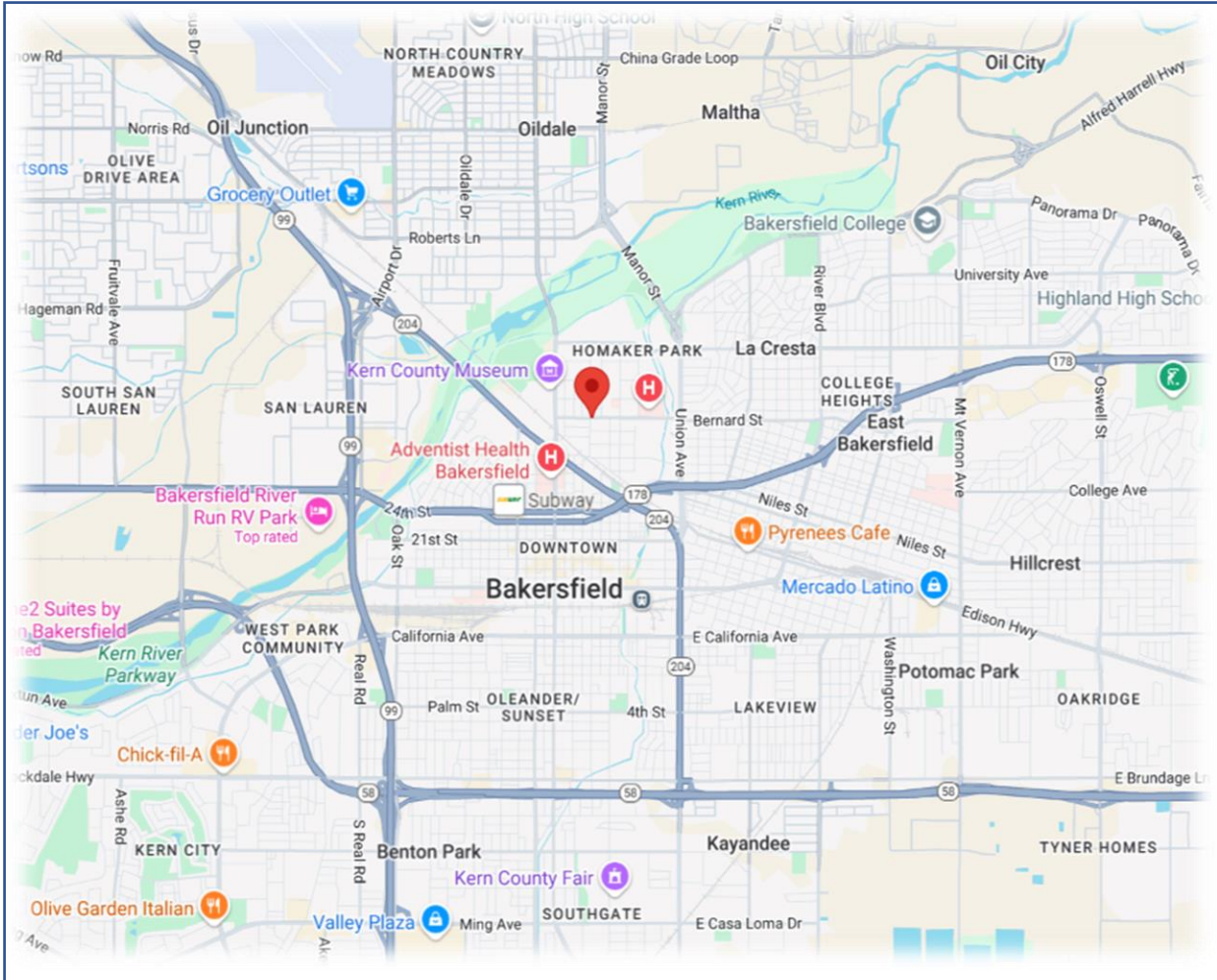
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# LOCATION MAPS



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# CITY INFORMATION



**Bakersfield** is a city in [Kern County, California](#), United States county seat. The city covers about 151 sq mi (390 km<sup>2</sup>) near the southern end of the [San Joaquin Valley](#), located in the [Central Valley](#) region.

As of the 2020 Census, Bakersfield's population was 403,455, making it the [47th-most populous city in the United States](#) and the [9th-most populous in California](#). The Bakersfield–Delano [Metropolitan Statistical Area](#), which includes all of Kern County, had a 2020 census population of 909,235, making it the [62nd largest metropolitan area](#) in the United States.

Bakersfield is a significant hub for both [agriculture](#) and [energy production](#). Kern County is California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices. The city is the birthplace of the [country music](#) genre, the [Bakersfield sound](#).

