

BAKERSFIELD

TALISMAN DR

SITE

SH ST

MING AVE

FOR SALE | FREESTANDING SINGLE-TENANT BUILDING | FORMER RITE AID

# 1425 SOUTH H ST.

BAKERSFIELD, CA 93304

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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BAKERSFIELD, CA 93304

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# 01 | PROPERTY OVERVIEW

## Former Rite Aid

NAI Capital is proud to present this exceptional former Rite Aid property located at 1425 South H Street in Bakersfield, California. Positioned on a highly visible, signalized corner at Ming Avenue and South H Street, this ±16,724 SF freestanding retail building sits on ±1.65 acres and offers excellent exposure in a rapidly growing area of Kern County. The property features ample on-site parking, strong daily traffic counts, and with an existing drive-thru, making it an ideal opportunity for an owner-user, investor, or retailer seeking a prime Bakersfield location.

## This excellent opportunity offers the following amenities:

Centrally positioned at the H Street & Ming Avenue regional retail node. The property is less than a mile drive (0.9 mi) from Valley Plaza Mall (≈270+ shops, dining, and cinema)—Bakersfield's largest retail destination and a long-standing regional draw. The site occupies a busy, signalized corner with strong visibility and enjoys quick access to SR-99 and SR-58. It also benefits from proximity to the Kern County Fairgrounds to the east, which drives periodic spikes in area traffic through major annual and year-round events. Adding to daily demand, California State University, Bakersfield (CSUB)—serving roughly 10,000 students and staff—sits nearby, supporting value retail, food, fitness, and service tenants.



## 02 | PROPERTY SUMMARY

### Key Features

- Signalized 4-way intersection with a combined traffic count of over 53,166 (N, W, E) vehicles per day (VPD)
- On-site drive-thru ( $\pm 10'$  clearance)
- Established location previously operated by Rite Aid

### Pricing & Financial Summary

**Property:** Former Rite Aid

**Property Address:** 1425 So. H St, Bakersfield, CA

**Property Location:** Ming Ave and So. H St

**Property Size:**  $\pm 1.65$  AC

**Asking Price:** \$3,900,000

**Building Size:**  $\pm 16,724$  SF



#### PROPERTY ADDRESS

1425 South H Street  
Bakersfield, California



#### TOTAL BUILDING AREA

$\pm 16,724$  SF



#### ASKING PRICE

\$3,900,000



#### SITE AREA

$\pm 1.65$  AC



#### YEAR BUILT

2004



#### APN:

148-144-01-00-9  
148-144-02-00-2



#### ZONING

C-2



#### BUILDING TENANCY

Single-Tenant



#### PARKING RATIO

Approximately  $\pm 86$  parking spaces,  
including 4 ADA-designated stalls



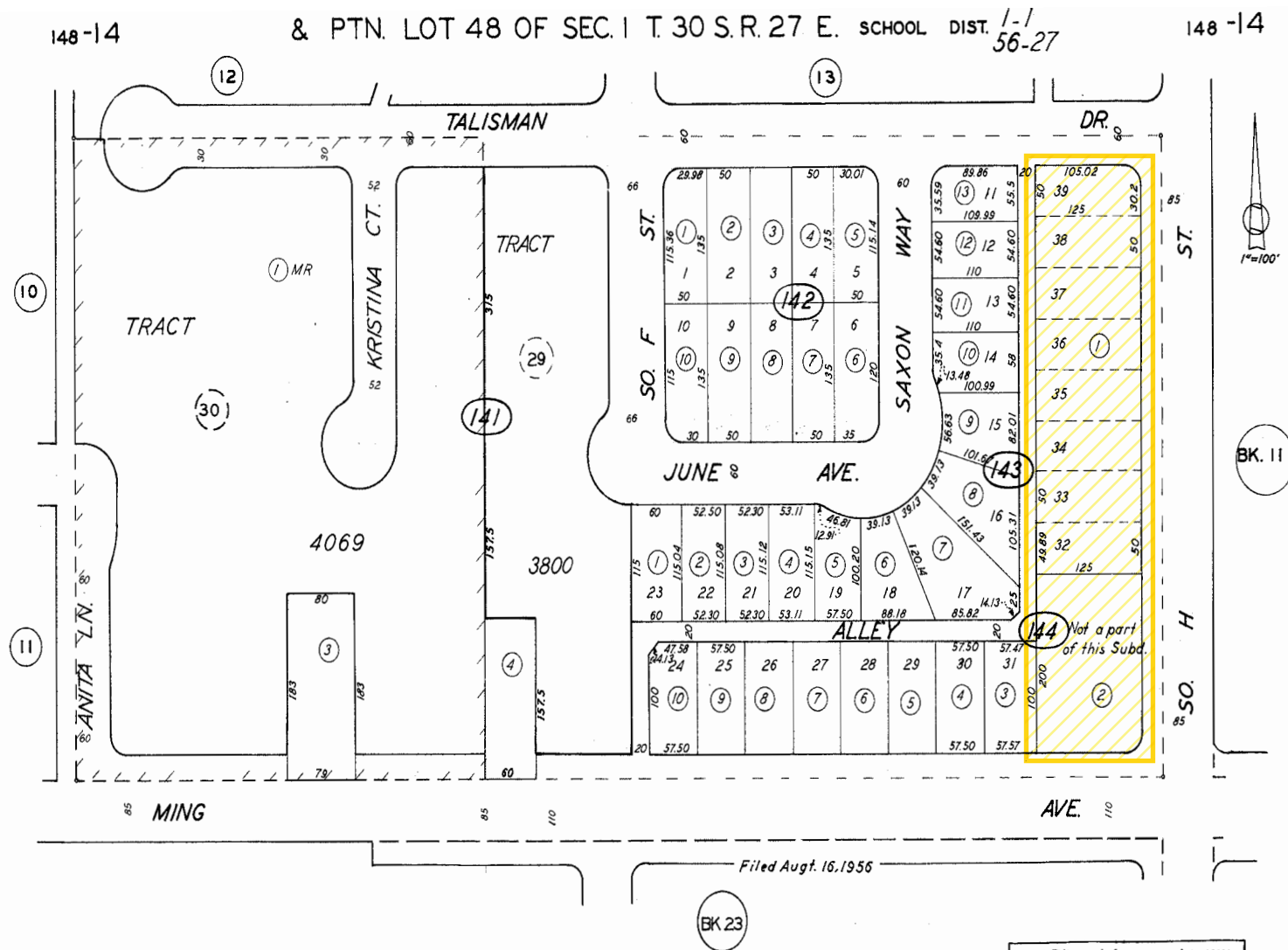


## 03 | PROPERTY PHOTOS



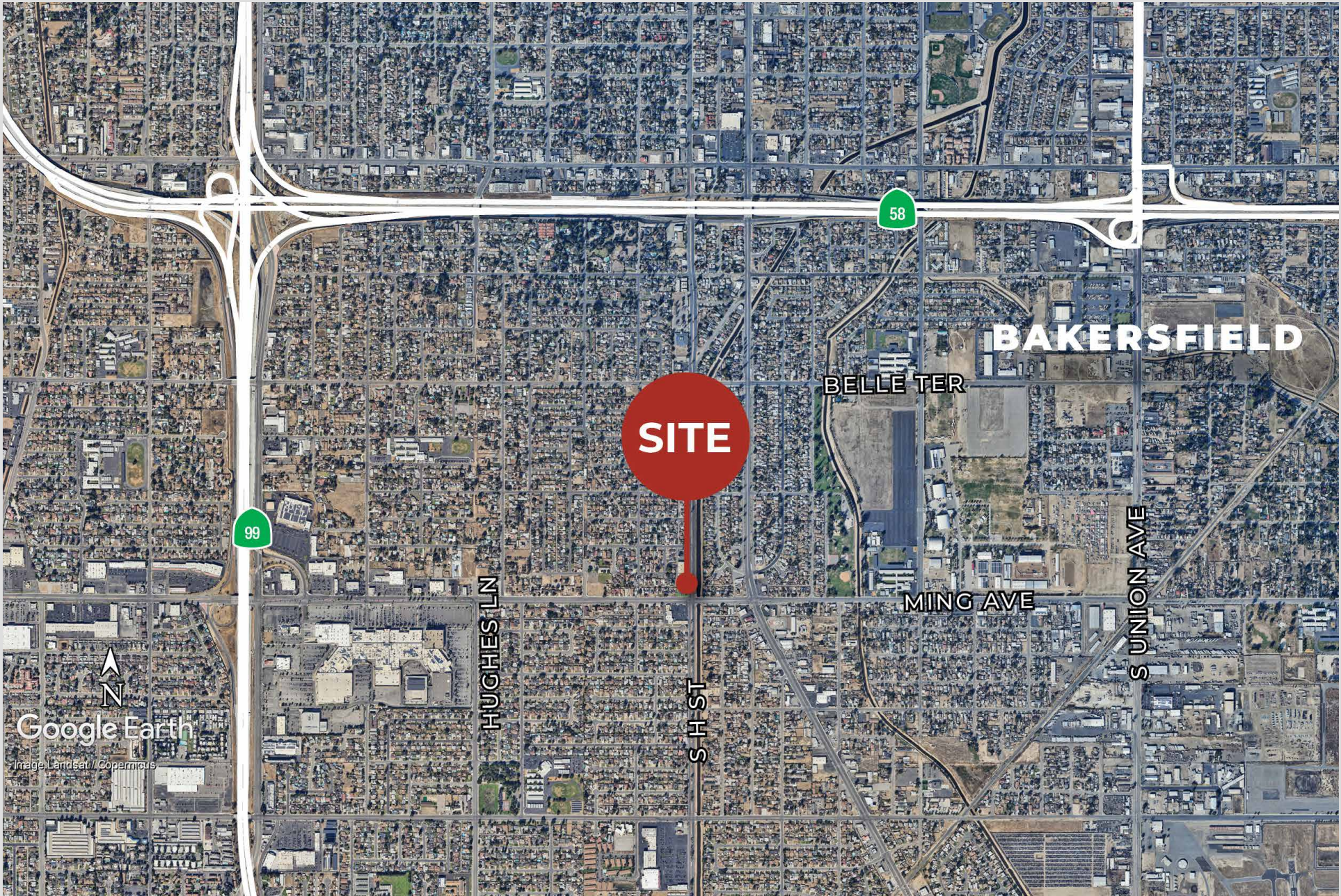
**AVAILABLE**

±16,724 SF



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.







## 06 | AREA OVERVIEW

**BAKERSFIELD, CA** located about 100 miles north of Los Angeles in southern San Joaquin Valley, covers roughly 151 square miles within Kern County. It is the ninth largest city in California and the 48th largest in the United States by population. Bakersfield is a key hub for agriculture and energy production. Kern County is California's most productive oil-producing county and ranks fourth in the U.S. for agricultural output by value.

Industries in and around Bakersfield include oil and natural gas extraction, mining, petroleum refining, food processing, distribution, and corporate regional offices. The city has experienced rapid growth, making it one of the fastest-growing cities in the country and a prime location for affordable business and office space in Central and Southern California.

Geographically, Bakersfield lies near the southern end of the San Joaquin Valley, with the Tehachapi Mountains to the south rising over a vertical mile and home to the historic Tejon Ranch. Its historic and primary industries—oil and agriculture—remain central to the local economy.

### Transportation

- Bakersfield is well-connected by an extensive highway network:
- State Route 99 bisects the city north to south.
- State Route 58 serves the southeast part of the city and continues east over the Tehachapi Mountains to Tehachapi, Mojave, and Barstow.
- State Route 178 connects downtown to the northeast, though it does not directly link to SR 99.
- Interstate 5 bypasses the city to the west.
- Public transit is provided by Golden Empire Transit. Freight rail service is available via Union Pacific and BNSF, with shared tracks south of the city over Tehachapi Pass and the Tehachapi Loop. Several local spur lines are operated by the San Joaquin Valley Railroad. Meadows Field Airport serves Bakersfield and the surrounding area.

### Education

Bakersfield is home to California State University, Bakersfield and Bakersfield College, supporting the city's growing workforce.

### Agriculture and Manufacturing

Kern County ranks among the top five most productive agricultural counties in the nation, producing grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. Bakersfield hosts corporate and regional headquarters for companies in these industries.

The city's manufacturing and distribution sectors are expanding, attracting businesses with affordable land and proximity to ports in Los Angeles and Oakland. Business-friendly policies, including no local utility or inventory taxes, have encouraged companies to establish regional offices or non-agricultural operations here. Manufactured products in the city include ice, central vacuums, highway paint, and stock racing cars.





# 07 | DEMOGRAPHICS

## 3-Mile Radius

Population	145,647
Households	46,833
Median HH Income	45,000
Daytime Employees	57,360
Median Age	30

## 5-Mile Radius

Population	332,178
Households	103,842
Median HH Income	\$55,033
Daytime Employees	110,534
Median Age	30.4

## 10-Mile Radius

Population	603,328
Households	189,898
Median HH Income	\$65,209
Daytime Employees	171,869
Median Age	31.9





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## LISTING BROKERS

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