



FOR SALE

**1039 METTLER
FRONTAGE RD W,
BAKERSFIELD, CA**

Mike Esparza



619.651.3075



PassivOffer@gmail.com

\$2,100,000

6.3 Acres State Highway Frontage

Build to Suit, Redevelopment Project

Flex - SW Outlying Kern County
Submarket

PROPERTY DETAILS

LAND INFORMATION

LAND SF : 274,428 SF
 LAND ACRES : 6.30 AC
 PARCELS : 445-110-09-00-2



BUILDING INFORMATION

TYPE	3 STAR FLEX
LOCATION	SUBURBAN
GLA	7,440 SF
STORIES	1
TYPICAL FLOOR	7,440 SF
CLASS	C
YEAR BUILT	1990
ELEVATORS	YES
YEAR BUILT	1993

SITE DETAILS

FRONTAGE	STATE HIGHWAY FRONTAGE
AIRPORT	39 MIN DRIVE TO MEADOWS FIELD
WALK SCORE®	CAR-DEPENDENT (22)

Prime investment opportunity available! This 6.3-acre property is located at the southbound 99 off-ramp of the Valpredo exit, just 1,200 feet from the north entrance of the new Hard Rock Casino. Featuring 7,440 square feet of existing building space and additional room for development, this site offers a prime location with frontage road access. Don't miss out on this chance to invest in a rapidly growing area.

ASKING PRICE **\$2,100,000**





6.3 ACRES



RETAIL MAP



NEARBY DEVELOPMENT

1039 METTLER FRONTAGE RD W,
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0.4 MILE FROM SUBJECT PROPERTY

Hard Rock Hotel & Casino Tejon is a billion dollar entertainment destination that will bolster Kern County's growing economy and provide numerous benefits to the region. The Hard Rock Tejon will increase tourism, create approximately 5,000 jobs, increase investment and purchasing in the local economy, provide resources and services for Tejon Indian Tribe members, build privately funded infrastructure improvements at no cost to taxpayers, and add new entertainment amenities.



LOCATION OVERVIEW



Bakersfield is a city in Kern County, California, and serves as the county seat. It is one of the fastest-growing cities in California and ranks as the 9th-most populous city in the state, with a population that continues to expand rapidly. Founded in 1869 and incorporated on January 11, 1873, Bakersfield lies in the southern part of the San Joaquin Valley and is part of the Bakersfield-Delano metropolitan area. The city is strategically located, with Interstate 5 running just west of it, making it a key transportation hub within California's Central Valley.

Bakersfield is a major center for energy production and agriculture, two of the primary industries driving its economy. The region is one of the largest oil-producing areas in the United States, and agriculture plays a significant role, with Kern County being one of the most productive agricultural counties in the nation. The city's economy is further diversified by sectors such as manufacturing, logistics, and healthcare.

Educational institutions like California State University, Bakersfield (CSUB) and Bakersfield College contribute to the local workforce, especially in fields such as business, engineering, and nursing. The Bakersfield area is also known for its contributions to country music, with a distinct genre known as the "Bakersfield sound" emerging from the city in the mid-20th century.

Bakersfield's rapid growth and diverse economy have attracted attention in various rankings. It has been noted for its affordable housing relative to other parts of California and for its potential as an emerging business hub. Major employers in Bakersfield include the Kern County government, Bakersfield City School District, Grimmway Farms, Bolthouse Farms, Chevron, and Dignity Health's Mercy Hospital. The city's strategic location, robust economy, and rich cultural heritage make it a significant player in California's overall economic landscape.

