

### Mike Esparza



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### \$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         | С           |
| 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

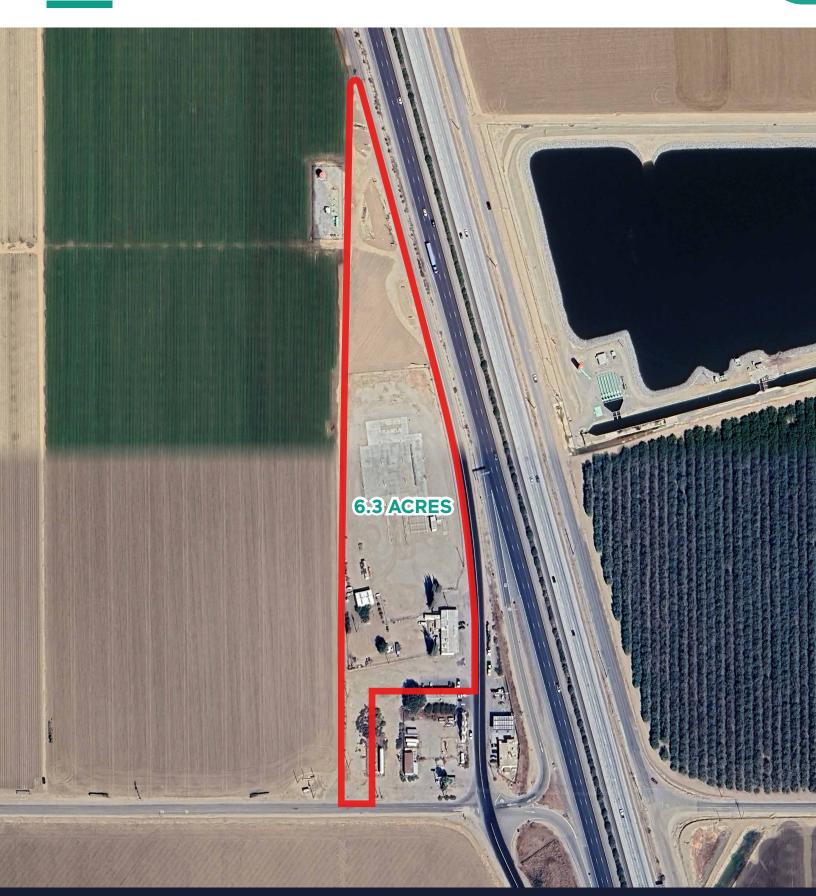








# **PARCEL**

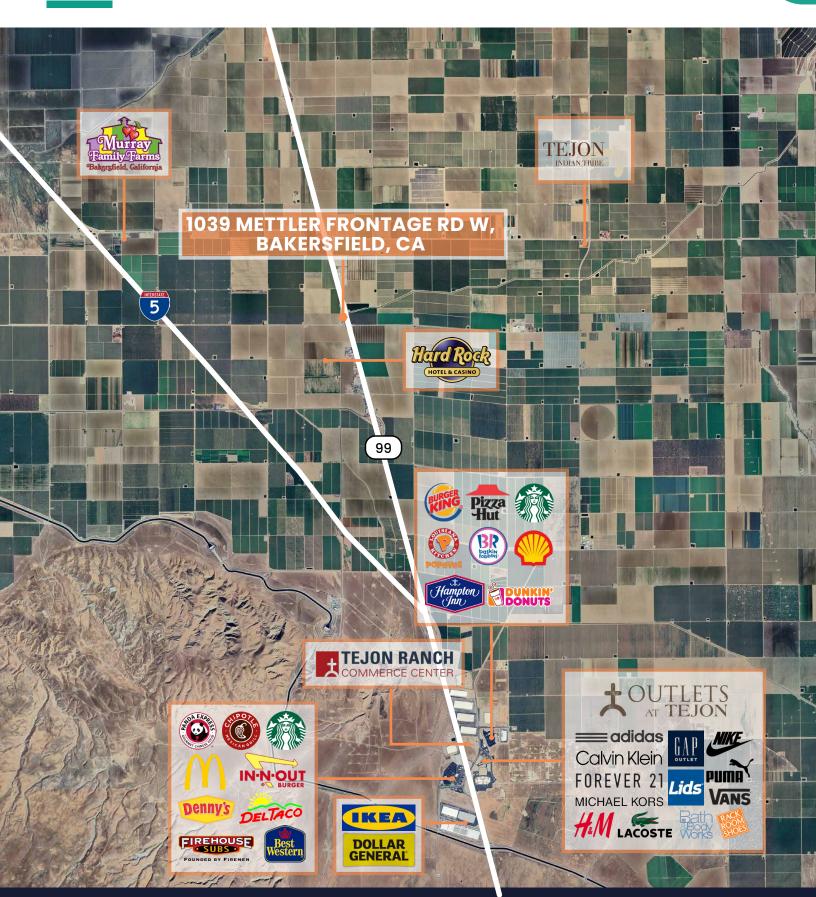








## **RETAIL MAP**









### **NEARBY DEVELOPMENT**









# 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.

