

Retail For Sale

O'Reilly's Auto Parts Anchored Center

2627 Haley St., Bakersfield, CA 93305



Property Highlights

- 6,720 SF O'REILLY AUTO PARTS ANCHORED RETAIL CENTER ON 16,988 SF C2 ZONED SIGNALIZED CORNER LOT.
- LOCATED AT THE MAJOR SIGNALIZED INTERSECTION OF COLUMBUS ST. & HALEY ST.
- **O'REILLY AUTO PARTS HAS BEEN AT THIS LOCATION FOR OVER 40 YEARS!!!**
- AMPLE ON-SITE PARKING IN FRONT OF THE BUILDING.
- CORNER PAD LOCATION IN A LOWE'S HOME IMPROVEMENT, FOODS CO., DOLLAR TREE, & SOCIAL SECURITY ADMINISTRATION ANCHORED CENTER!
- EXCELLENT FREEWAY ACCESS, JUST A 1/4 OF A MILE FROM THE 178 FREEWAY.
- GOOD DEMOGRAPHICS; OVER 20,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 120,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

Price: \$1,750,000

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PROPERTY DESCRIPTION

O'Reilly's Auto Parts Anchored Center
2627 Haley Street | Bakersfield, CA 93305



Property Description

Located at 2627 Haley Street in Bakersfield, CA, this 6,720-square-foot retail center has been anchored by O'Reilly Auto Parts for over 40 years. This property is a prime investment opportunity, situated on a 16,988-square-foot signalized corner lot with 105 feet of frontage along Haley Street and 137 feet along Columbus Street. The intersection sees approximately 30,000 cars daily, ensuring high visibility and easy accessibility.

The retail center consists two tenants: O'Reilly Auto Parts and a market. It features 18 on-site parking spaces directly in front of the building, enhancing convenience for patrons. Positioned in a thriving commercial hub, the property is surrounded by major retailers such as Lowe's, Foods Co., Dollar Tree, and the Social Security Administration. Additionally, it is located just a quarter mile from the 178 Freeway and near a Walmart and Target supercenter.

The area boasts strong demographics, with over 20,000 residents within a one-mile radius and more than 120,000 within three miles. These factors, combined with excellent freeway access, make this property an ideal location for sustained growth and retail success.

INCOME SUMMARY & RENT ROLL

O'Reilly's Auto Parts Anchored Center
2627 Haley Street | Bakersfield, CA 93305



INVESTMENT SUMMARY

Price:	\$1,750,000
Year Built:	1982
SF	6,720
Price / SF:	\$260.42
Lot Size (SF):	16,988
Price/SF (Lot):	\$103.01
Units:	2
Parking:	On-Site
Zoning:	C2
APN:	126-020-01-00-6
Current Cap Rate:	6.0%
Proforma Cap Rate:	6.6%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$111,470	\$126,936
TOTALS	\$111,470	\$126,936

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$111,470	\$126,936
Less: Vacancy	\$0	(\$3,808)
Reimbursements	\$26,964	\$27,544
Effective Gross Income	\$138,435	\$150,672
Less: Expenses	(\$33,940)	(\$34,713)
Net Operating Income	\$104,495	\$115,959

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$20,895	\$20,895
Insurance	\$5,971	\$5,971
Utilities	TENANT	TENANT
Repairs & Maintenance	\$1,500	\$1,500
Management	\$5,574	\$6,347
Total Expenses	\$33,940	\$34,713
Expenses Per RSF	\$5.05	\$5.17

Current Rent Roll								Proforma		
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/S F	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
2627A	O'Reilly Auto Parts*	5,040	1/12/81	4/30/27	\$6,435.00	\$1.28	NNN	\$7,178.00	\$1.42	NNN
2627B	Market**	1,680	4/1/11	7/31/30	\$2,854.20	\$1.70	MG	\$3,400.00	\$2.02	MG
Total Square Feet		6,720			\$9,289.20			\$10,578.00		

Note: * - (i)- 5 yr extension at \$7,178/mo

** - Increase to \$3,400/mo 8/1/2026; tenant reimburses \$125.80/mo towards trash

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING OR UNITS. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

****DRIVE BY ONLY****

PROPERTY PHOTOS

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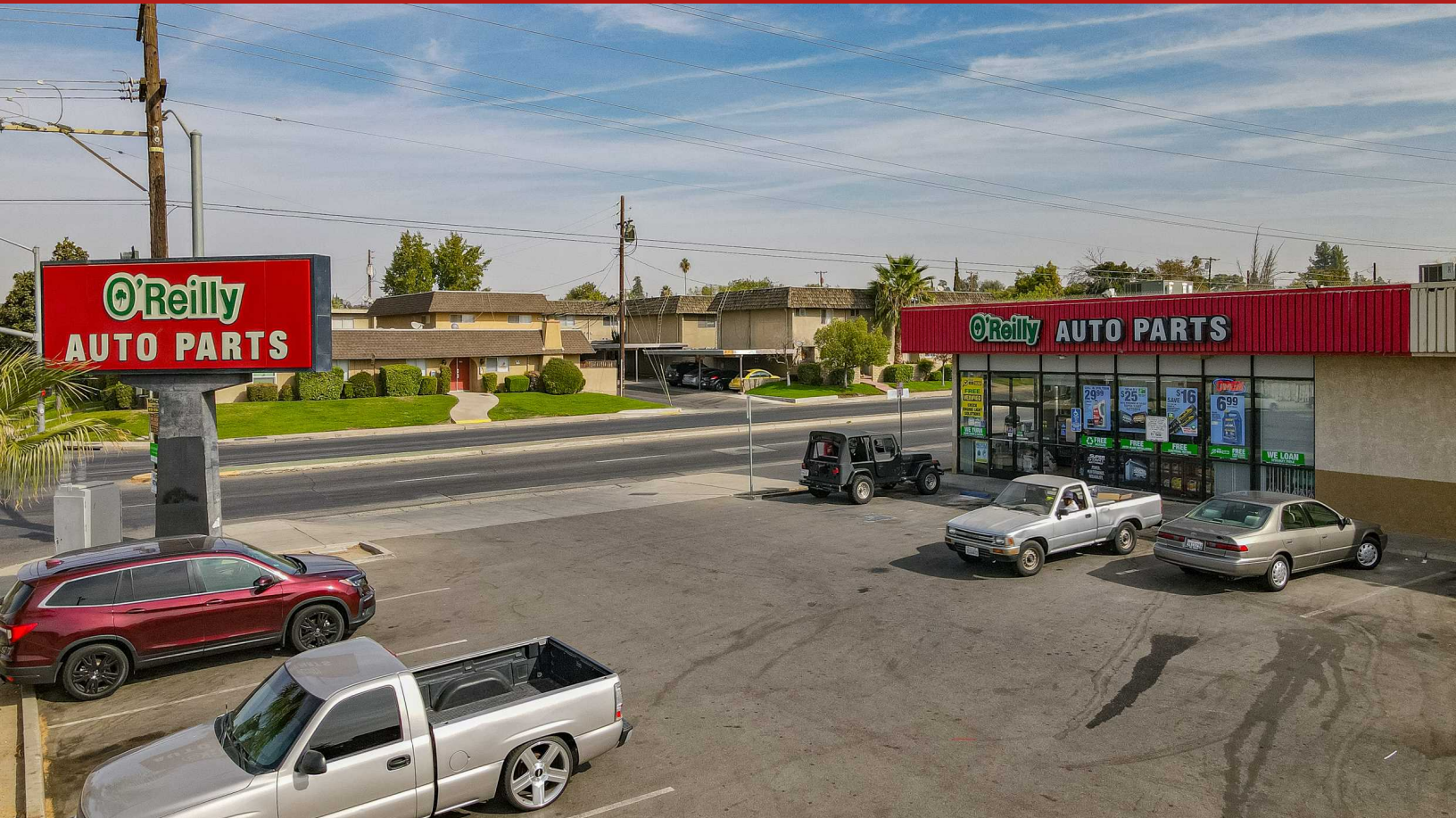
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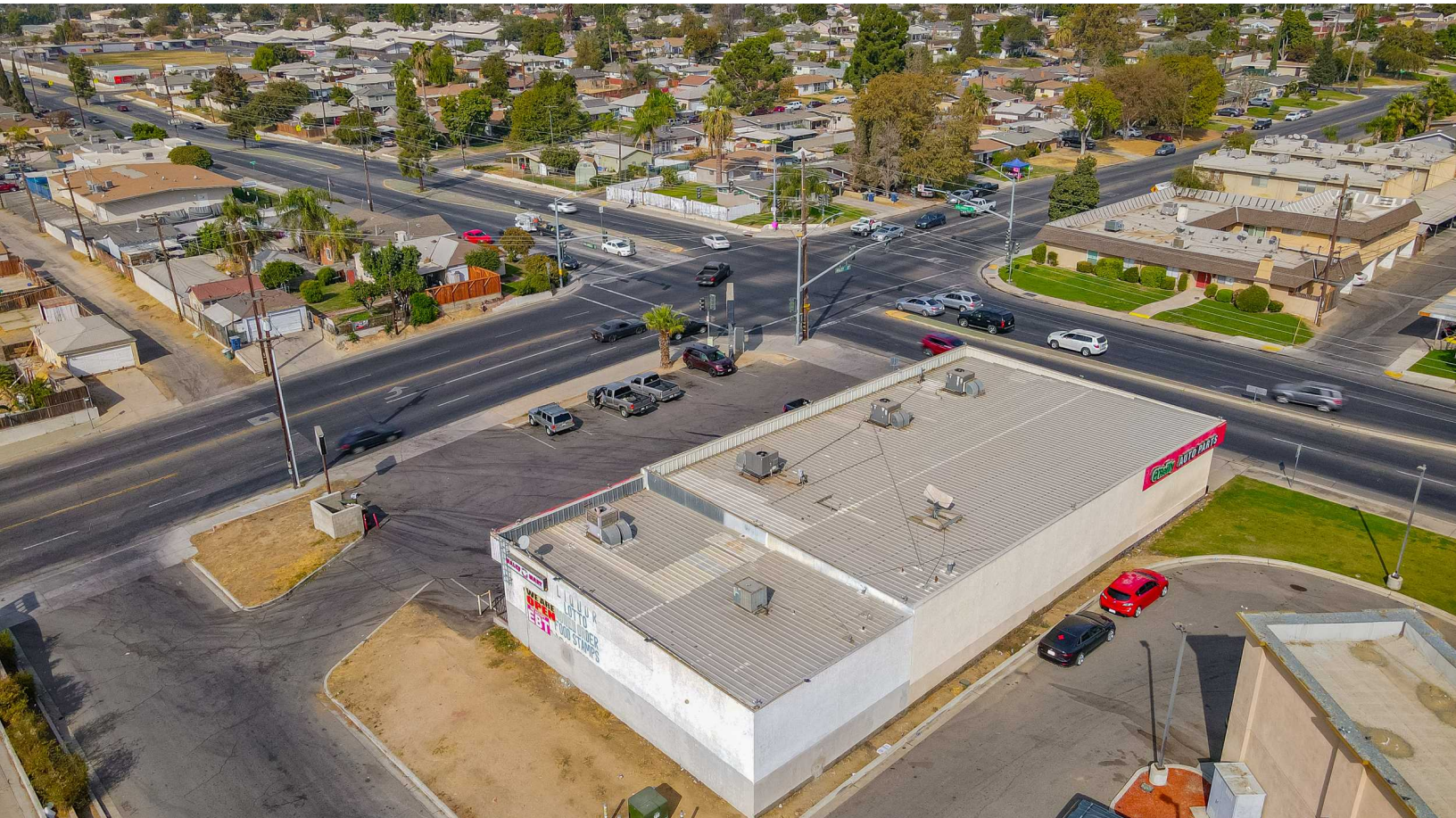
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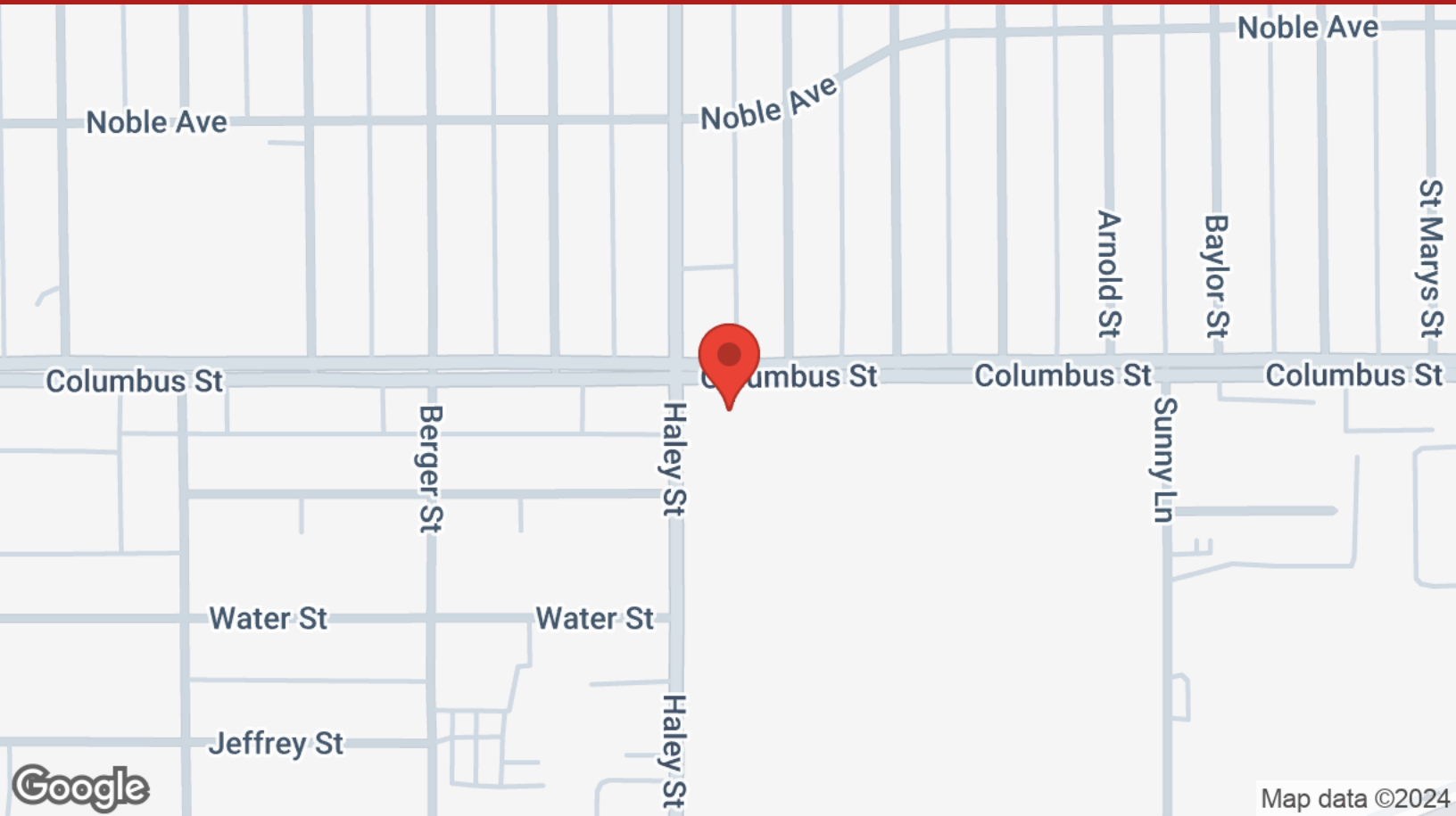
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LOCATION MAPS

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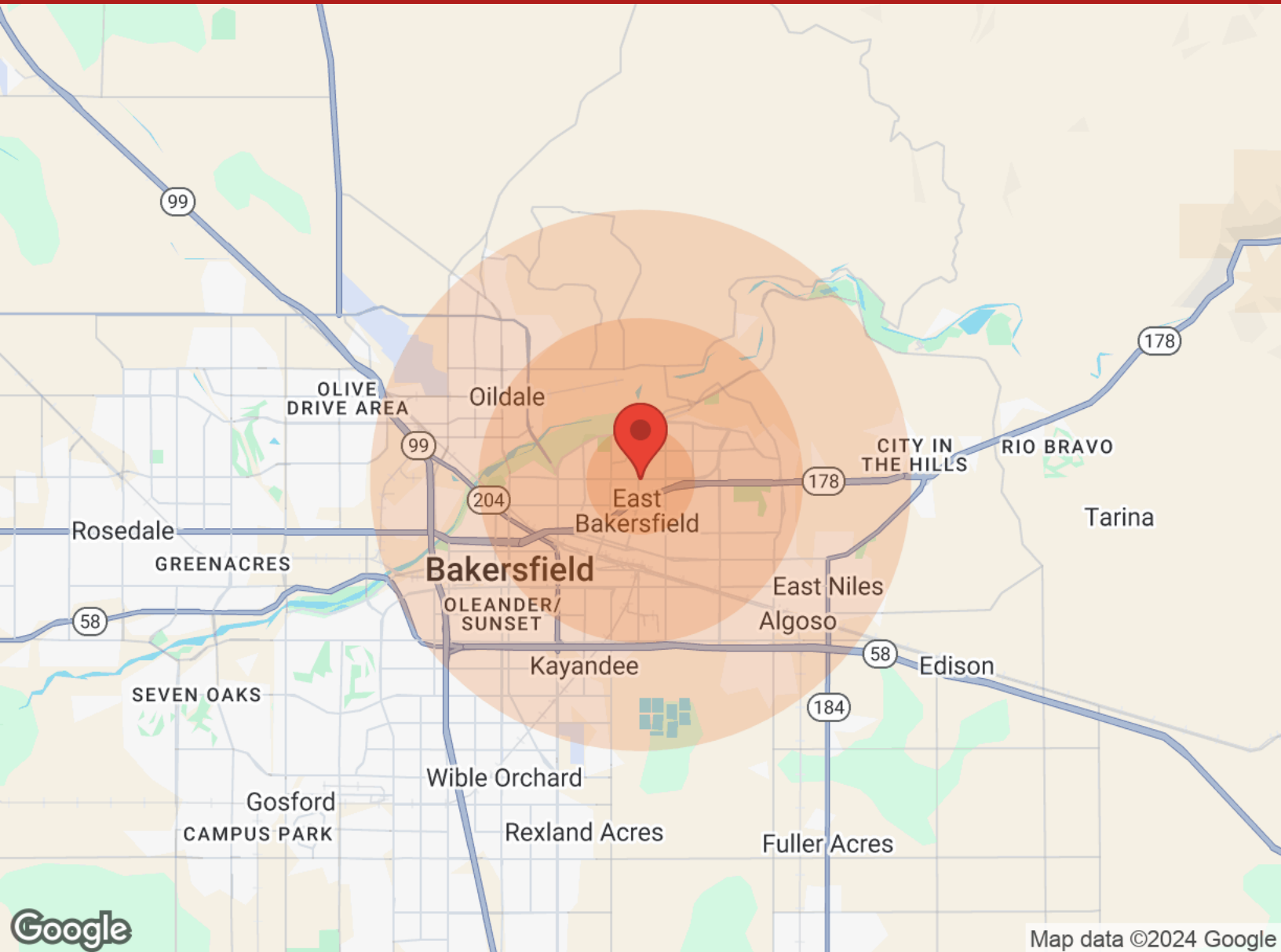
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	11,587	58,713	107,908
Female	12,719	61,716	112,402
Total Population	24,306	120,429	220,310

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	7,160	35,928	63,756
Ages 15-24	4,014	20,328	36,569
Ages 25-54	8,775	44,916	82,575
Ages 55-64	1,967	9,470	18,320
Ages 65+	2,390	9,787	19,090

Race	1 Mile	3 Miles	5 Miles
White	12,818	61,183	121,159
Black	683	6,441	12,515
Am In/AK Nat	345	1,327	2,256
Hawaiian	4	5	33
Hispanic	18,557	90,167	145,783
Multi-Racial	20,654	101,356	165,354

Income	1 Mile	3 Miles	5 Miles
Median	\$49,208	\$36,194	\$37,695
< \$15,000	1,065	6,854	12,551
\$15,000-\$24,999	1,066	5,779	10,427
\$25,000-\$34,999	829	4,643	9,288
\$35,000-\$49,999	1,145	5,751	10,668
\$50,000-\$74,999	1,283	5,463	10,947
\$75,000-\$99,999	1,317	3,737	7,105
\$100,000-\$149,999	486	2,297	4,888
\$150,000-\$199,999	89	722	1,401
> \$200,000	66	364	764

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,756	40,944	78,073
Occupied	7,827	36,799	70,321
Owner Occupied	4,033	16,799	33,822
Renter Occupied	3,794	20,000	36,499
Vacant	929	4,145	7,752

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