

Drive Thru Pad Opportunity

2610 Buck Owens Blvd | Bakersfield, CA 93308



Pad Drive Thru Opportunity

2,569 SF

Available

≈0.52 Acres (≈22,651 SF of Land)

Parking: 25 spaces

APN: 332-580-10-00-8

CONTACT

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DESCRIPTION

- Rare second generation drive thru opportunity
- Situated at a signalized intersection with traffic counts over 48K cars per day
- Huge existing pylon sign visible from CA-99
- Located along strong retail/restaurant corridor with many other national tenants

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,896	100,538	297,558
Avg Household Income	\$103,469	\$70,963	\$83,226
Daytime Population	12,983	90,581	150,780

Source: Esri

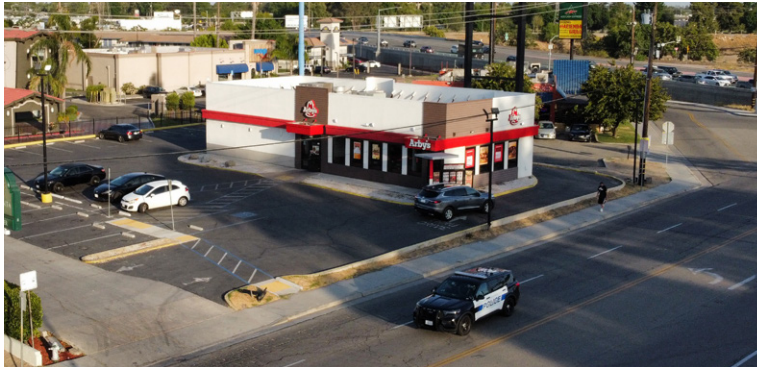
TRAFFIC COUNTS

Buck Owens Rd	approx. 44,700 cpd
Rosedale Hwy	approx. 51,000 cpd
99 Golden State Hwy	approx. 161,300 cpd

Source: Costar

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