

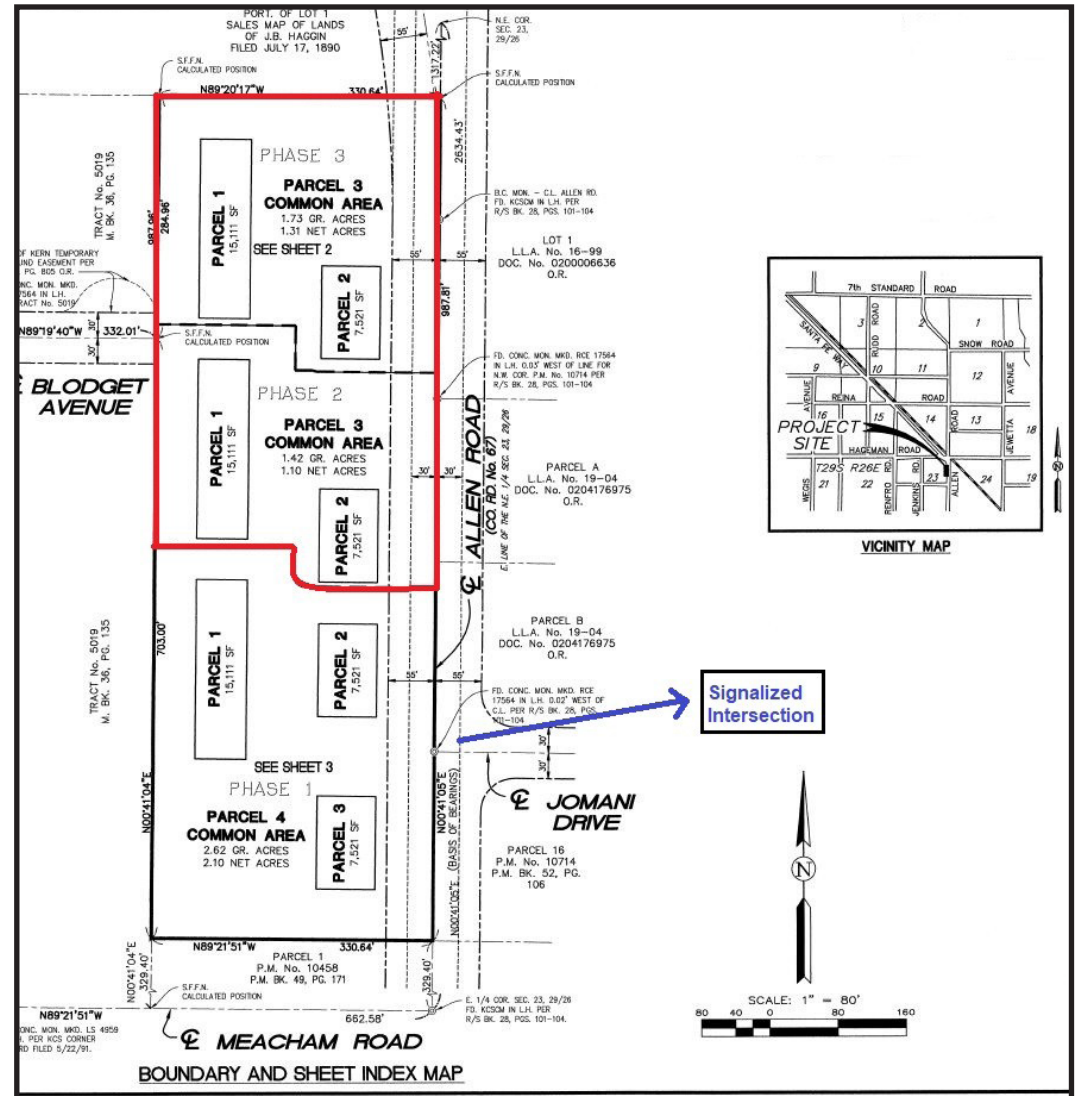


ALLEN RD & MEACHAM RD
Bakersfield, CA 93314

**COMMERCIAL LOT - 3.45 ACRES
FOR LEASE / SALE**

Coldwell Banker Preferred, Realtors has been selected to exclusively market the Sale / Lease of the Commercial lot near Allen Rd and Meacham Rd intersection in Northwest Bakersfield, CA. The property is approximately 3.45 Acres and is zoned as Commercial (CO).

The property has a convenient left turn access signalized intersection located off of Sante Fe Way, the arterial road connecting Bakersfield to Wonderful Logistics park and the cities of Shafter and Wasco. Located near the busy intersection of Rosedale Hwy and Allen Rd with convenient access to Major Highways and Airport. The area has mixed use consisting of Professional Office, Retail, Light Industrial and Residential.



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PROPERTY INFORMATION	
Address	Allen Rd & Meacham Rd, Bakersfield, CA 93314
APN#	464-022-76
Total Lot Size	3.45 Acres (approx.)
Zoning	CO

SALE

- \$2,200,000
- Great Investment / Development Opportunity
- Utilities stubbed to the site
- Interest Offered:
100% fee simple interest in the approximately 3.45 acres of Commercial Land near Allen Rd & Meacham Rd intersection, Bakersfield, CA 93314.
- TERMS OF SALE:
Real property is being offered on a free and clear basis.

LEASE

- 4 Buildings available for Lease on approx. 3.45 Acre Lot (to be built)
- Phased Development
Phase 2 and Phase 3 of future Westside Business Park
- Available - Phase 2 (2 building sites)
 - Building A - 7,521 Sq. Ft. (approx.)
 - Building B - 15,111 Sq. Ft. (approx.)

TRAFFIC COUNT (INRIX Database)			
INTERSECTION	DISTANCE	DAILY COUNT	DIRECTION
Allen Rd	0.05	13,227	North
Allen Rd	0.05	12,677	South

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EXCELLENT LOCATION

- Located near high-traffic intersection of Rosedale Hwy and Allen Rd
- Just off of Santa Fe Way, arterial road connecting Bakersfield to Wonderful Logistics Park and the cities of Wasco and Shafter
- Easy access to Hwy 58, CA 43, CA99 and I-5
- Surrounding area has Professional Offices, Retailers, Light Industrial and Residential.

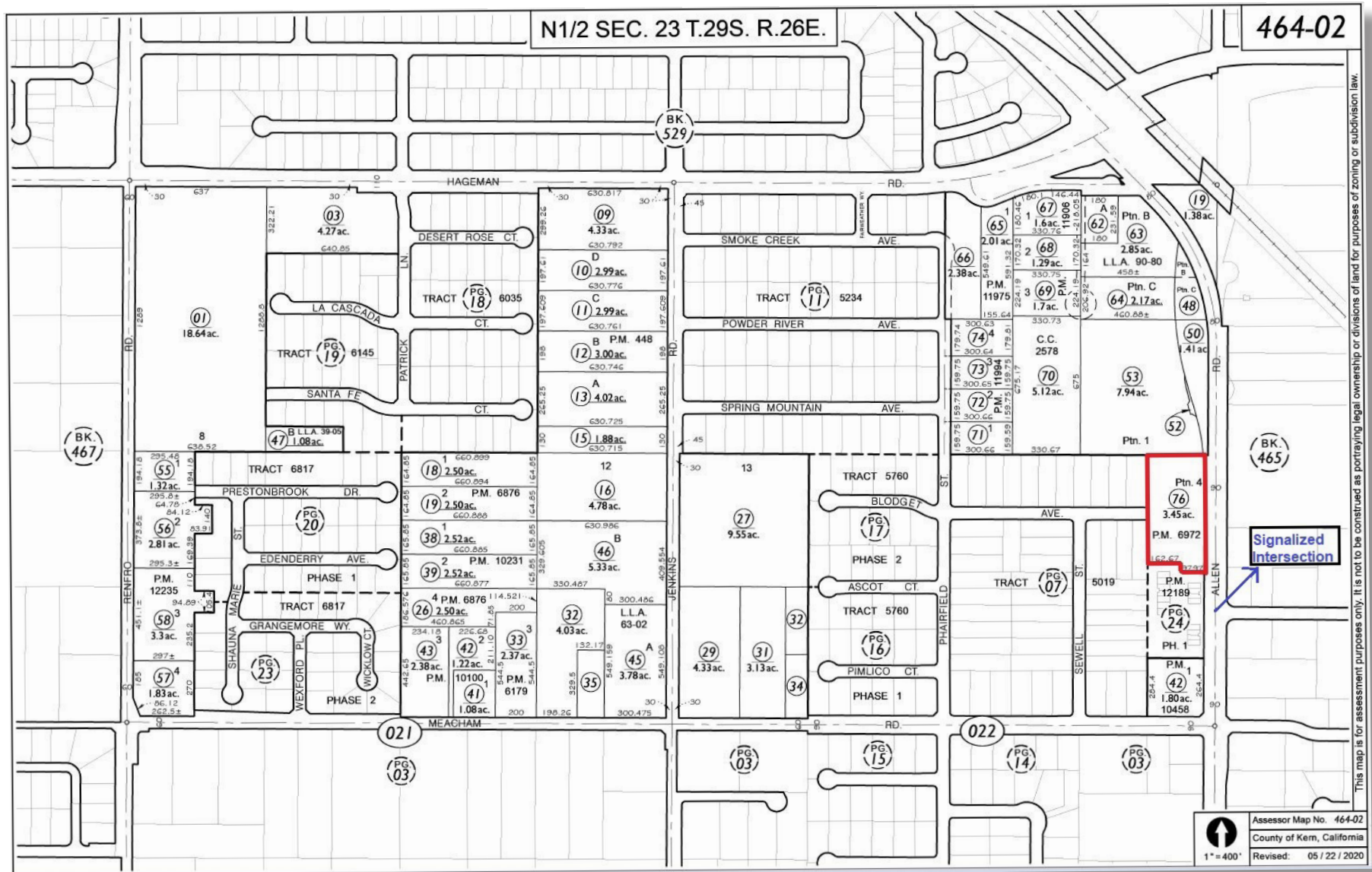
TRANSPORTATION

- Airport - Meadows Field Airport
19 minute drive / 10 miles
- Hwy 58 - 5 minute drive / 2.3 miles
- Railroad - Asbury Transportation Co.,
Bakersfield, CA - 11 minute drive / 7.5 miles



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AREA OVERVIEW

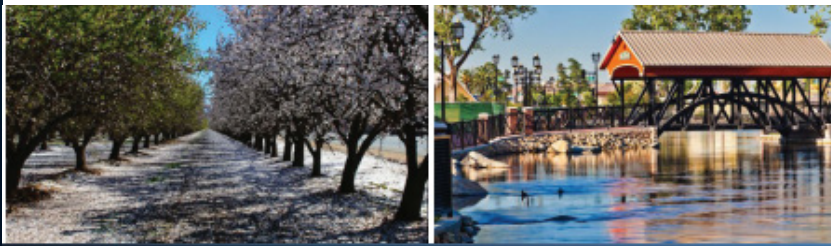
BAKERSFIELD

Bakersfield is North of Los Angeles in Kern County. The city is known for its role in agriculture and the oil industry. It is one of the fastest growing cities in the state.

The estimated population in Kern County is 916,108 and in Bakersfield is 410,647 for 202s. The total Area of the city is 151 Square miles with a population density of about 2,693.7 inhabitants per square mile. It is a very ethnically diverse city. The Median Income for Households is \$63,199 per annum.

The city is a significant hub for both agriculture and oil production. Kern County is the most productive oil-producing county, and the fourth most productive agricultural county (by value) in the United States. Industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and corporate regional offices. The city is also the birthplace of the country music genre known as the Bakersfield Sound. Bakersfield's Economy continues to grow consistently and is ranked among the topmost productive agricultural counties in the U.S and one of the nation's leading Petroleum-producing counties.

Bakersfield retains its reputation for Hospitality, friendliness and service. A Popular destination for business and leisure travelers.



**All information and numbers cited are believed to be accurate, however, buyer is to verify all information contained herein.

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TRANSPORTATION:

Connected through major Freeways

I-5 North connecting to San Francisco and Sacramento, I-5 South connecting to Los Angeles

Hwy 99 Connecting to Fresno and Sacramento

Hwy 58 connecting to Las Vegas

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