

## 920 34th Street - Bakersfield, CA 93301



**COMMERCIAL LOT FOR LEASE**  
**1.83 ACRES**



## PROPERTY INFORMATION

**TOTAL LOT SIZE:**  
1.83 Acres approx.

**APN#**  
120-181-25

**LEASE RATE**  
Available on Request

**PROPERTY TYPE**  
Vacant Lot (improved)  
Zoned C-2

**LEASE TERMS**  
Long Term Lease

**SUITABLE USES:**  
Medical / Medical Retailer  
Fast Food / Drive-Thru  
Retail



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

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PROPERTY DETAILS



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DEMOGRAPHICS (STI: PopsStats, 2023 Q4)			
CONSUMER PROFILE REPORT	1 MILE	3 MILES	5 MILES
2023 Population	12,873	123,079	280,984
2023 Households	4,740	40,485	91,854

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AREA OVERVIEW

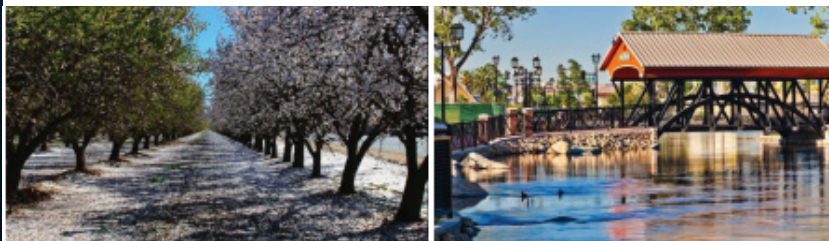
## BAKERSFIELD

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 2023. 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.



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