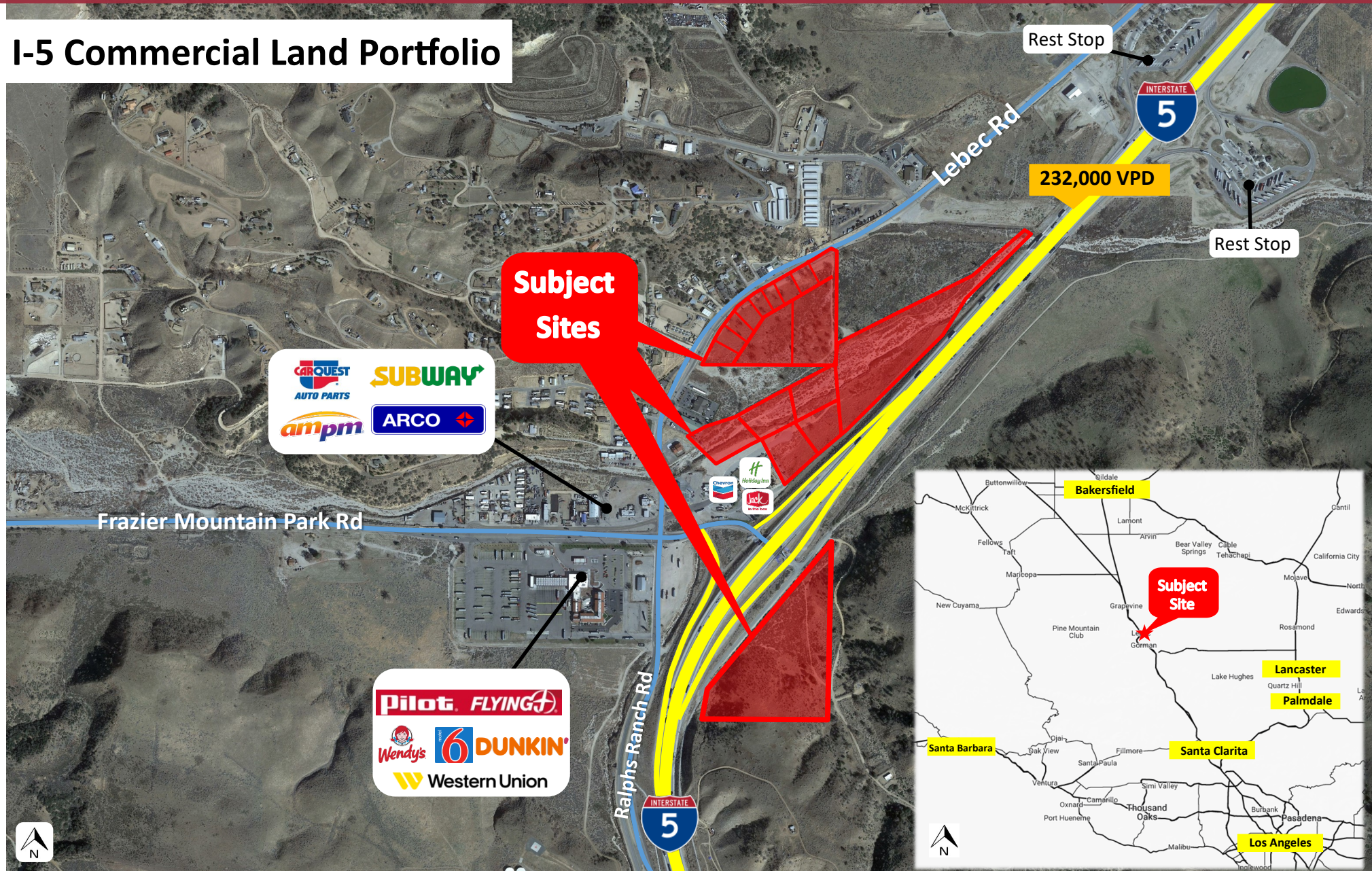


## I-5 Commercial Land Portfolio



9810 Brimhall Road  
Bakersfield, CA 93312  
[www.oliviercommercial.com](http://www.oliviercommercial.com)

*For additional Information please contact:*

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### PORTFOLIO ATTRIBUTES:

**SALE PRICE** \$5,000,000.00

**\$PRICE/AC** \$114,547.54/PER AC

**\$PRICE/SF** \$2.63/PER SQ.FT

**LAND AC** APPROX. 43.65 AC

**TOTAL PARCELS** 18

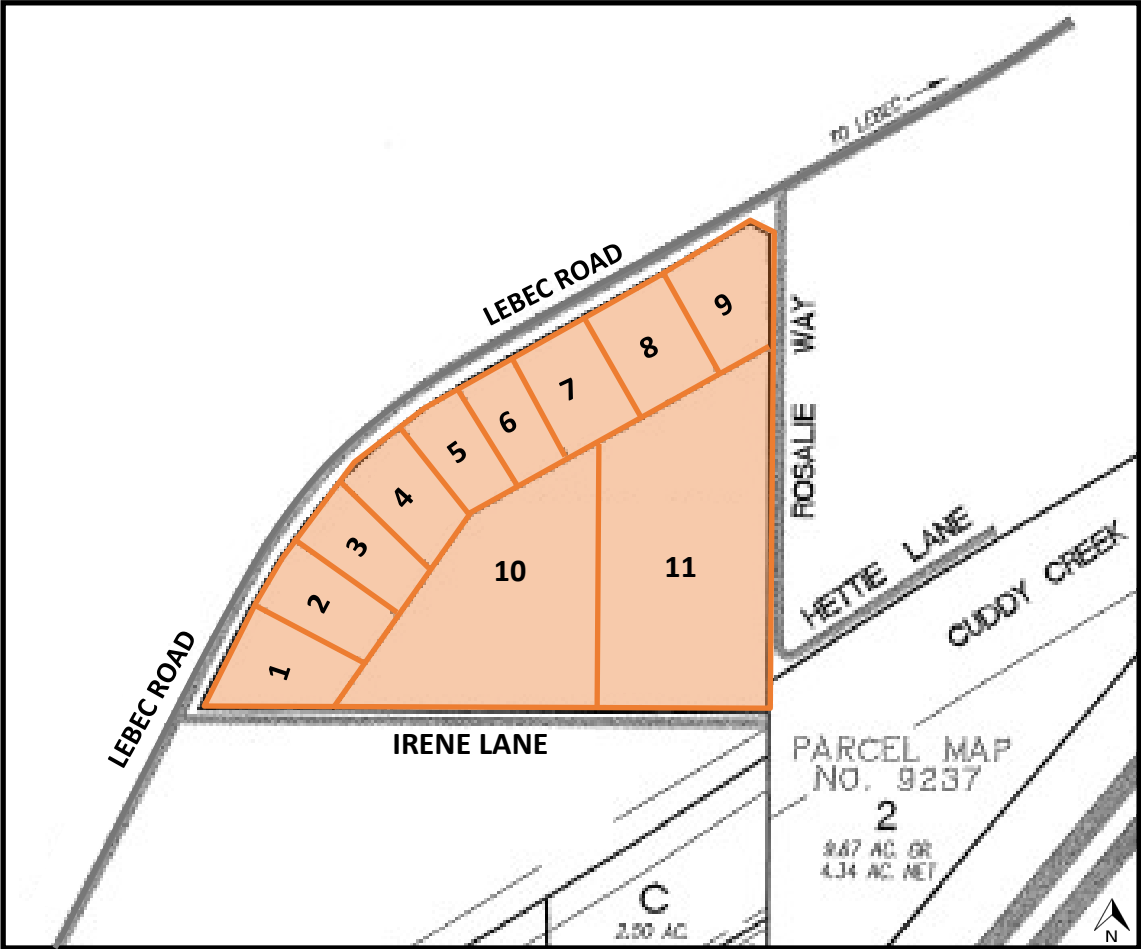
**TRAFFIC (ADT)** +/- 232,000 VPD

- PRIME I-5 COMMERCIAL DEVELOPMENT
- RETAIL LOTS GREAT FOR HOTELS, GAS STATIONS, TRUCK STOP, RV PARK, RESTAURANTS, AND GENERAL RETAIL

## LEBEC, CALIFORNIA

LEBEC IS A SMALL UNINCORPORATED COMMUNITY LOCATED IN KERN COUNTY, CA. SITUATED ALONG INTERSTATE 5 IN THE TEJON PASS, LEBEC SERVES AS A GATEWAY BETWEEN SOUTHERN AND CENTRAL CALIFORNIA. THE AREA IS KNOWN FOR ITS SCENIC MOUNTAINOUS SURROUNDING AND IS A POPULAR STOP FOR TRAVELERS HEADING BETWEEN LOS ANGELES AND THE CENTRAL VALLEY. WHILE PRIMARILY A RURAL AND RESIDENTIAL AREA, LEBEC'S PROXIMITY TO MAJOR TRANSPORTATION ROUTES HAS CONTRIBUTED TO ITS IMPORTANCE AS A TRANSPORTATION HUB.





**PROPERTY DETAILS:**

- ZONED C-2 (GENERAL COMMERCIAL) IN THE COUNTY OF KERN
- ALLOWED USES: OFFICE, RETAIL, UTILITY/COMMUNICATION FACILITY, FOOD/ BEVERAGE RETAIL SALES, ETC.

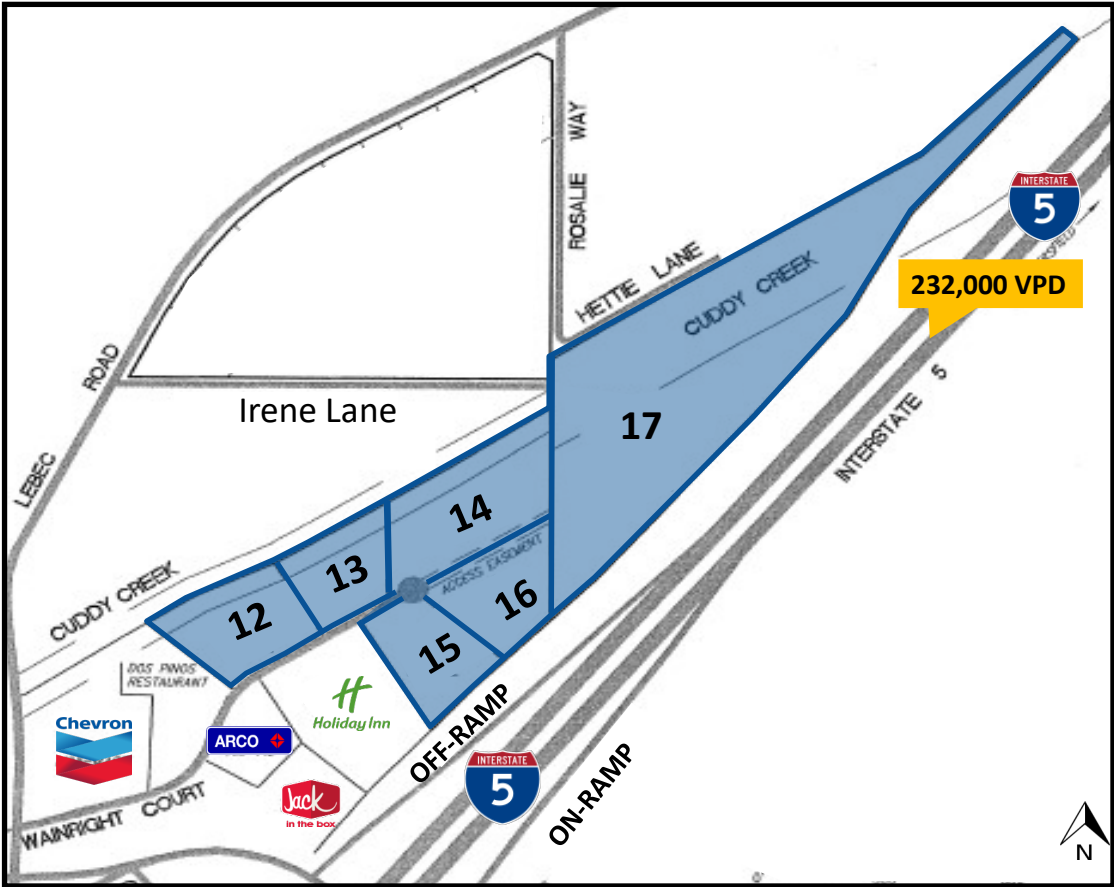
**PARCEL DETAILS:**

Lebec Road		Gross SF	Gross AC
1	255-300-60	31,798	0.73
2	255-300-61	25,700	0.59
3	255-300-62	25,700	0.59
4	255-300-63	26,571	0.61
5	255-300-64	21,344	0.49
6	255-300-65	21,344	0.49
7	255-300-72	30,750	0.71
8	255-300-73	30,750	0.71
9	255-300-69	32,398	0.74
			5.66

Lebec Road (Irene Lane)		Gross SF	Gross AC
10	255-300-74	105,851	2.43
11	255-300-75	185,566	4.26
			6.69







**PROPERTY DETAILS:**

- ZONED C-1 FPP (NEIGHBORHOOD COMMERCIAL) IN THE COUNTY OF KERN
  - ALLOWED USES: HOTELS, TRUCK STOPS, AUTOMOBILE/SERVICE STATIONS, SHOPPING CENTERS, RESTAURANTS, ETC.
- I-5 FREEWAY FRONTAGE PARCELS
- TRAFFIC COUNTS OF 232,000 VPD

**PARCEL DETAILS:**

Wainright Ct.		Gross SF	Gross AC
12	255-310-57	64,033	1.47
13	255-310-70	50,094	1.15
14	255-310-71	99,752	2.29
15	255-310-82	53,143	1.22
16	255-310-78	63,598	1.46
17	255-182-07	421,225	9.67
			17.26







PARCEL DETAILS:

Motocross Avenue		Gross SF	Gross AC
18	255-640-16	611,582	14.04



PROPERTY DETAILS:

- [ZONED A-1 IN THE COUNTY OF KERN](#) (LIMITED AGRICULTURE)
- EXCELLENT FREEWAY VISIBILITY
- RAW LAND WITH UTILITIES ADJACENT TO PROPERTY
- LOCATED ON I-5 ON/OFF RAMPS
- REZONE OPPORTUNITY FOR: HOTELS, TRUCK STOPS, AUTOMOBILE/  
SERVICE STATIONS, SHOPPING CENTERS, RESTAURANTS









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