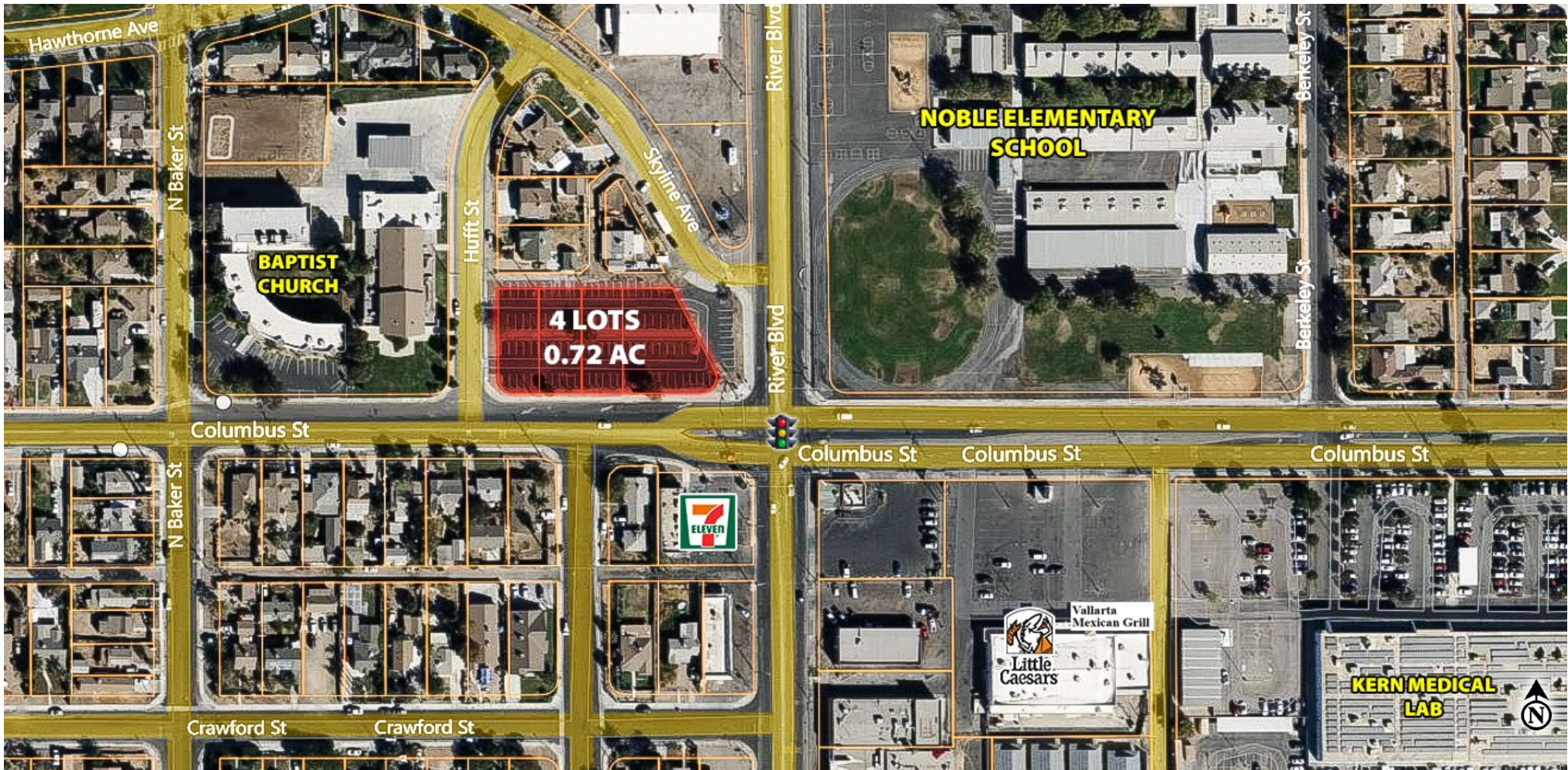


4 LOTS (0.72 ACRES TOTAL) AT NWC COLUMBUS STREET & RIVER BLVD
COMMERCIAL RETAIL LAND FOR BTS OR GROUND LEASE
812 E. COLUMBUS ST · BAKERSFIELD, CA 93305



FOR MORE INFORMATION, CONTACT:

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RETAIL CALIFORNIA CRE

A division of Pearson Realty

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Fresno, CA 92711

www.retailcalifornia.com



4 LOTS (0.72 ACRES TOTAL) AT NWC COLUMBUS STREET & RIVER BLVD

COMMERCIAL RETAIL LAND FOR BTS OR GROUND LEASE

812 E. COLUMBUS ST · BAKERSFIELD, CA 93305

Property Description:

The subject property is located at the northwest corner of Columbus Street and River Blvd in Bakersfield, CA. This signalized intersection carries a traffic count of 32,568 cars per day that is primarily fed by its close proximity to Freeway 178 and the East Hills Mall.

Property Highlights:

Nearby retailers in the area include Lowe's, Albertson's, CVS Pharmacy, 99 Cents Only, Home Depot, Smart & Final among many others.

Available Land: 0.72± acres total comprised of 4 retail parcels

APN's: 123-090-18-00-6; 123-090-09-00-0; 123-090-11-00-5; 123-090-12-00-8

Lease Rate: Please contact agent for more information.

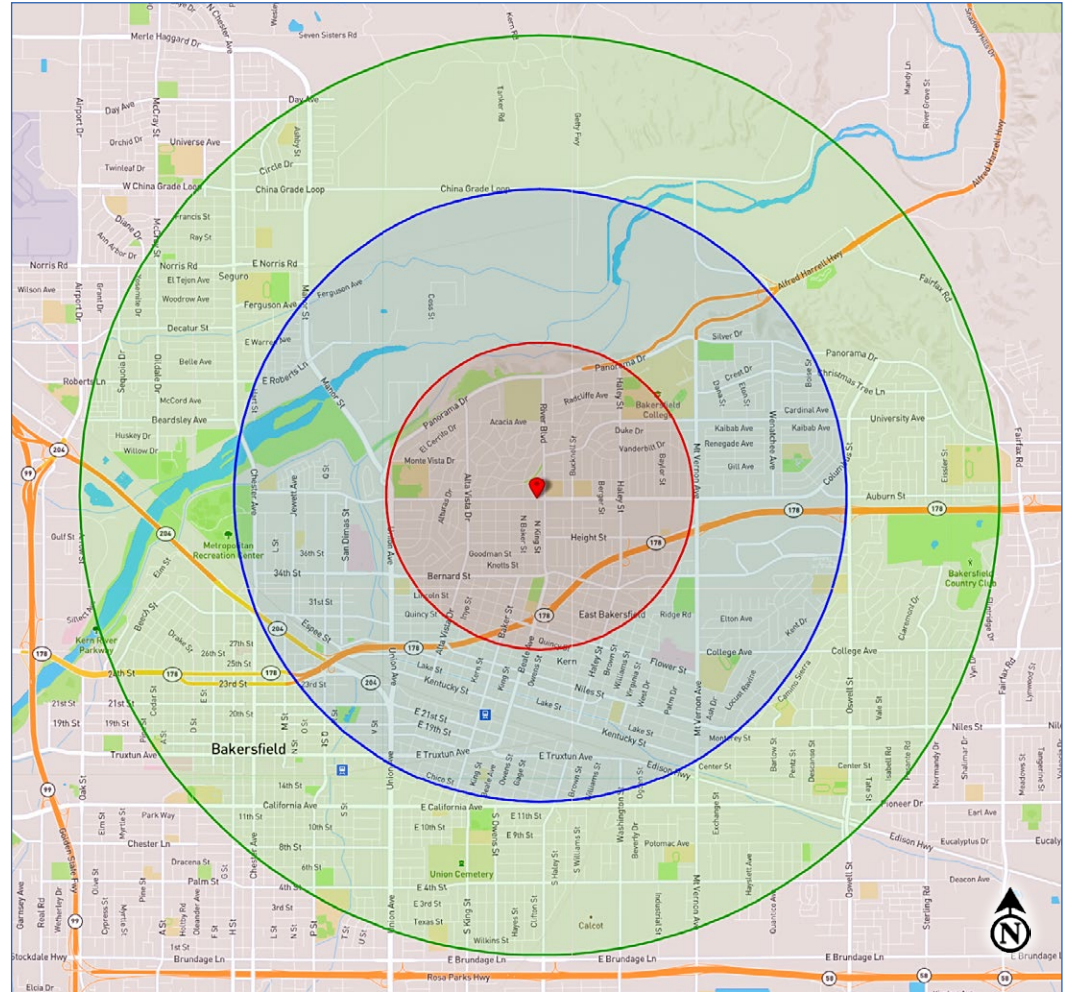
2023 Demographics:

| | 1 Mile | 2 Miles | 3 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 20,393 | 57,449 | 119,718 |
| Total Households: | 6,233 | 18,154 | 37,980 |
| Avg. HH Income: | \$60,886 | \$54,048 | \$57,917 |
| Total Daytime Pop: | 15,686 | 60,880 | 139,438 |

2023 Traffic Counts:

| | |
|-------------------------|--------|
| Columbus St: | 20,432 |
| River Blvd: | 12,136 |
| Surface Streets: | 32,568 |
| State Hwy 178: | 70,808 |

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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PROPOSED C-STORE SITE PLAN · NWC COLUMBUS ST & RIVER BLVD · BAKERSFIELD, CA



HUFFT STREET

RIVER BOULEVARD

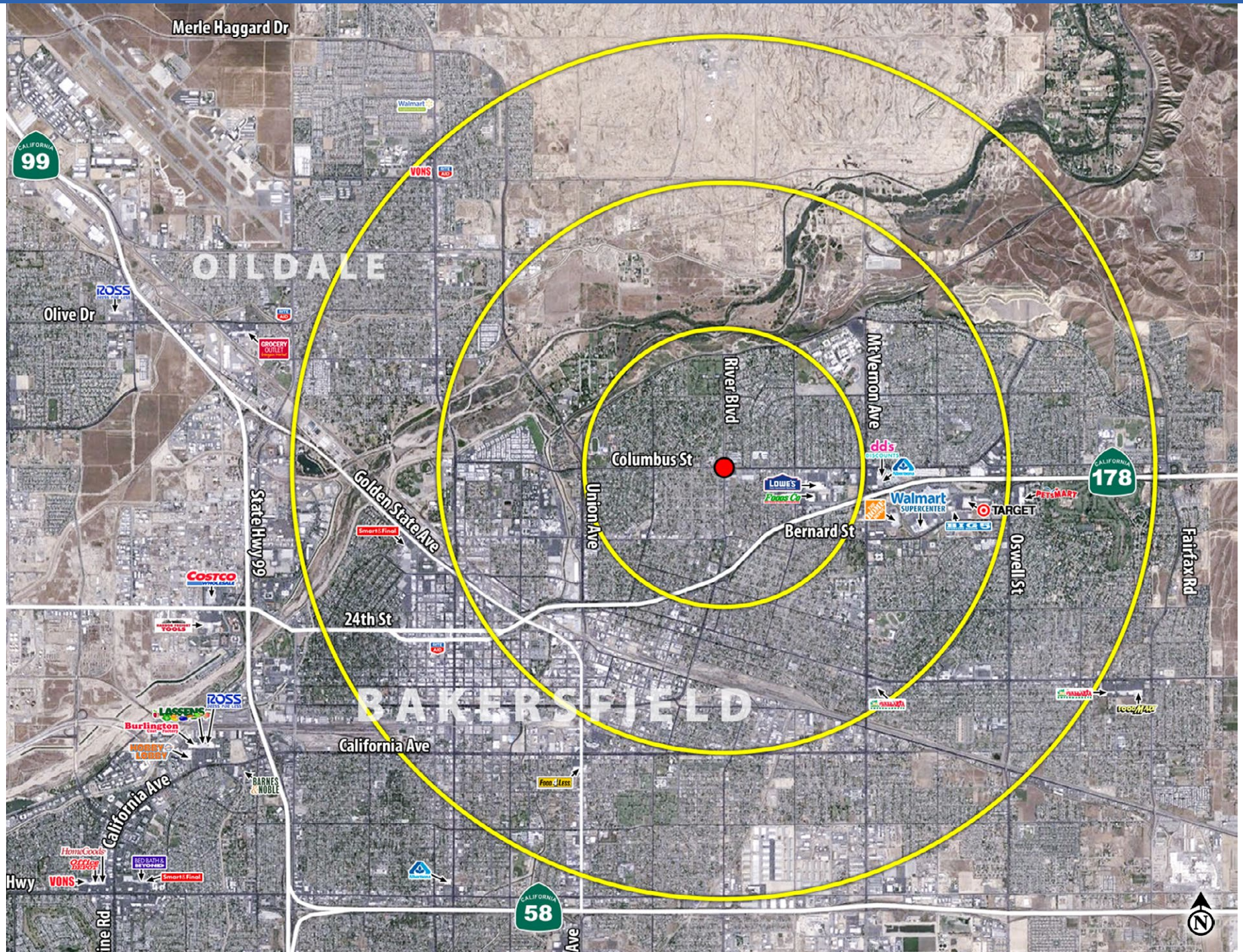
COLUMBUS STREET

TEST FIT 'C'
RIVER & COLUMBUS AVENUE
PDA INC. 4-20-23

PARKING REQUIRED
C-STORE (4,000 SF/150)
PARKING PROVIDED:

21 STALLS
32 STALLS

NORTH BAKERSFIELD · 3-MILE RADIUS & MAJOR RETAIL COMPETITION PROXIMITY



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2023 Retail California. All rights reserved.