

AVAILABLE ► COMMERCIAL LAND

+/- 2 AC (+/- 87,881 SF)

Morning Dr. & Hwy 178 | Bakersfield, CA 93306

APN: 434-010-79

PROPERTY DETAILS

- APPROXIMATELY 2 ACRES (2 PARCELS)
 - PARCEL 1: +/- 0.99 AC | PARCEL 2: +/- 1.03 AC
- GROUND LEASE OPPORTUNITY, BUILD TO SUIT, OR LAND PURCHASE
- ZONING: C-2 P.C.D., CITY OF BAKERSFIELD
- ADJACENT TO US-178
 - FULL FREEWAY INTERCHANGE
- FUTURE FREEWAY PYLON SIGNAGE
- LOCATED AT SIGNALIZED INTERSECTION
- LOCATED IN A HIGH GROWTH RESIDENTIAL AREA
 - APPROXIMATELY 2,083 NEW HOMES
- LIMITED RETAIL COMPETITORS IN THE VICINITY
- SITUATED IN THE RIO BRAVO MEDICAL CAMPUS - CURRENT HOME TO:
 - BAKERSFIELD SPECIALISTS SURGICAL CENTER
 - RADNET BAKERSFIELD (KERN RADIOLOGY) | KERN RADIOLOGY RIO BRAVO
 - RIO BRAVO CANCER CENTER
 - SILLECT URGENT CARE AND PRIMARY CARE
 - SUNNOVA SOLAR BAKERSFIELD
- 1.5 MILES FROM MESA MARIN SPORTS COMPLEX
- 2 MILES AWAY FROM THE CLOSEST RETAIL HUB



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

*For additional information
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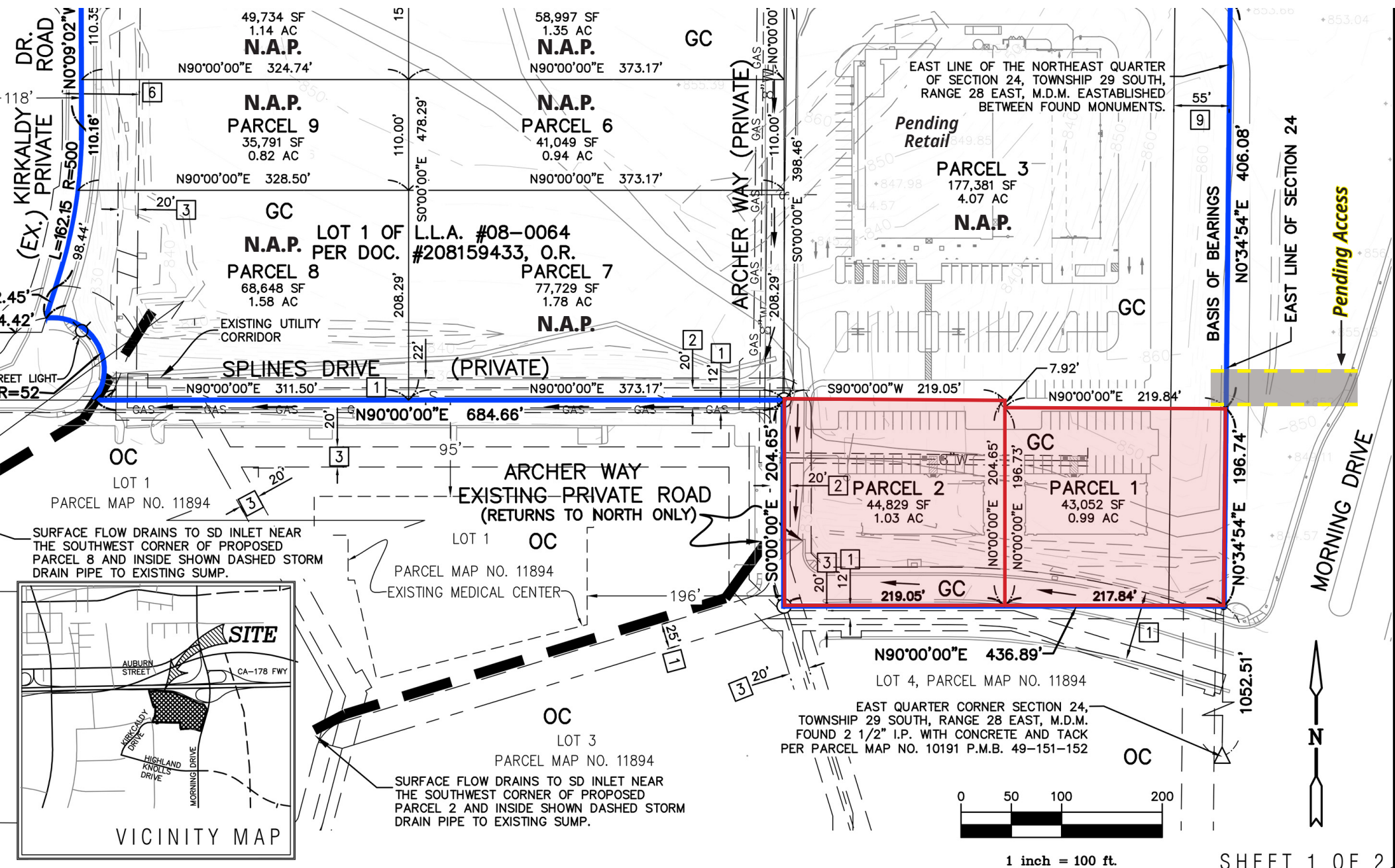


NATIONAL RETAIL BRANDS		
CLOSEST BRAND	BRAND TYPE	DISTANCE FROM SITE
Fastrip	Gas Station	0.91 miles
Sonic	Burger	1.18 miles
Foodmaxx	Grocery	1.69 miles
Taco Bell	Mexican-Inspired	1.75 miles
Subway	Sandwich	1.91 miles
Starbucks	Coffee	1.97 miles
Target	Food/Mechandise	2.25 miles
Home Depot	Home Improvement	2.77 miles
Panda Express	American-Chinese	2.88 miles
KFC	Chicken	3.00 miles

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

PARCEL MAP

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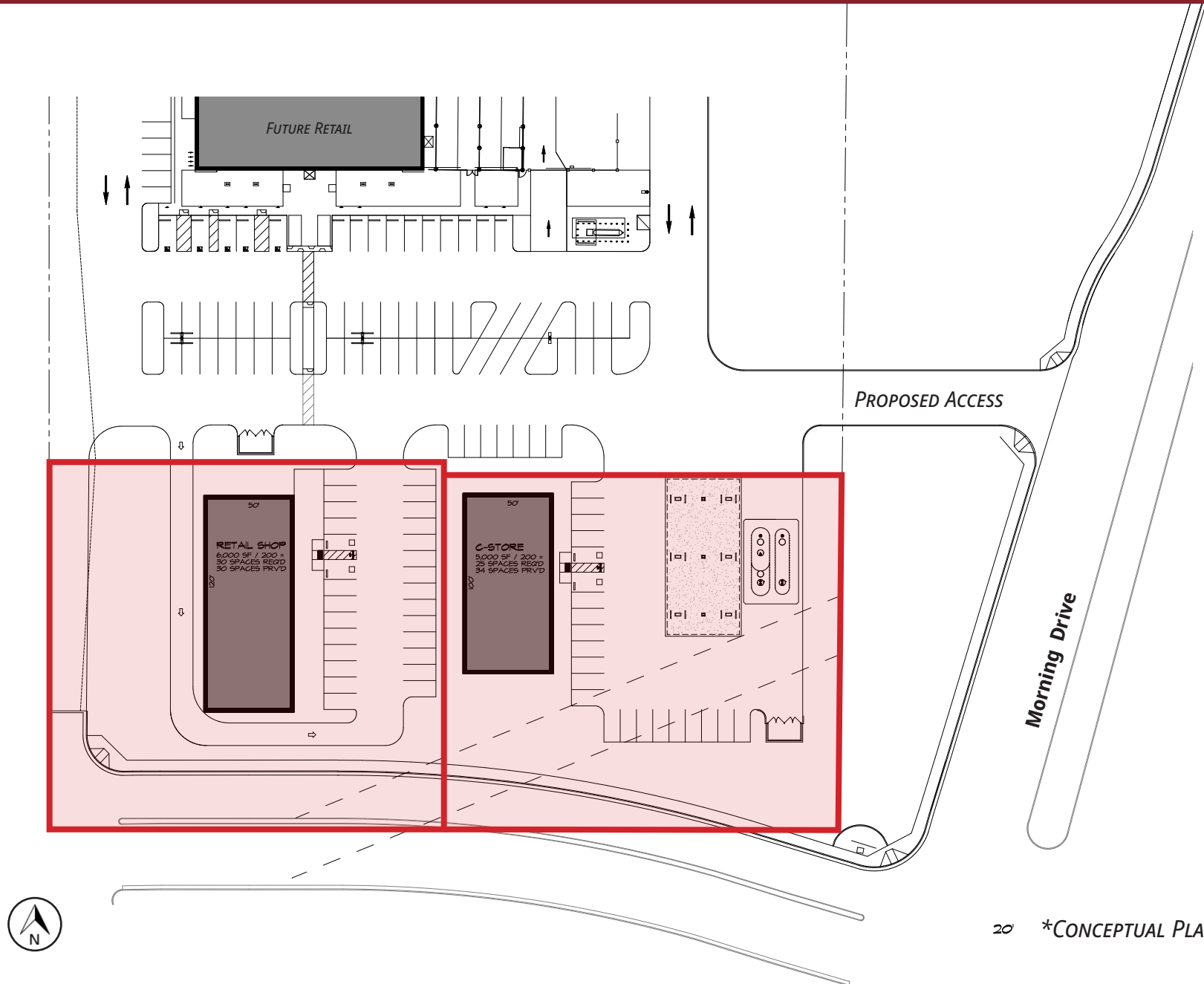


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PROPOSED SITE PLAN 1

(Retail Shop & Convenience Store)

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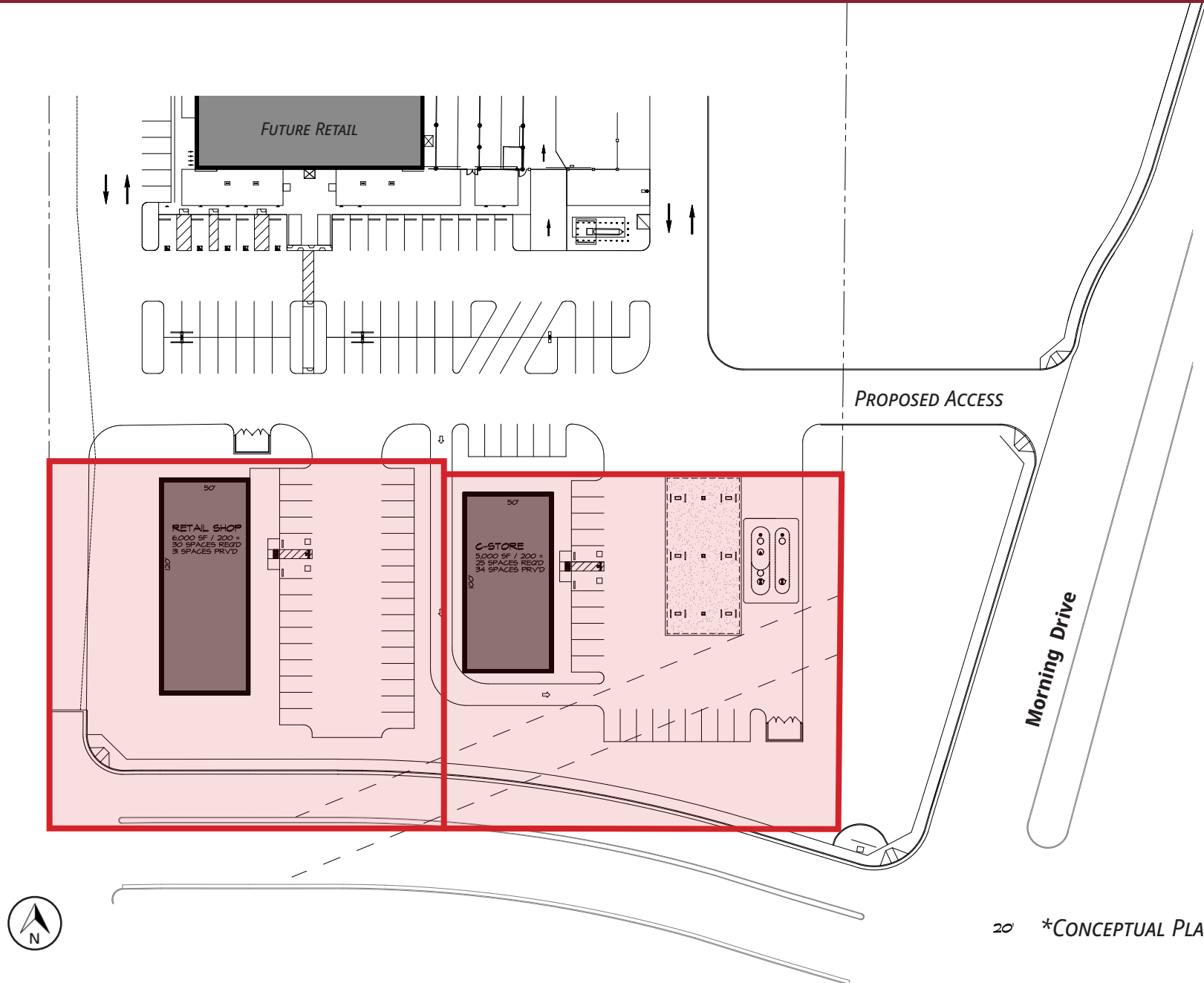


20 *CONCEPTUAL PLAN

PROPOSED SITE PLAN 2

(Retail Shop & Convenience Store)

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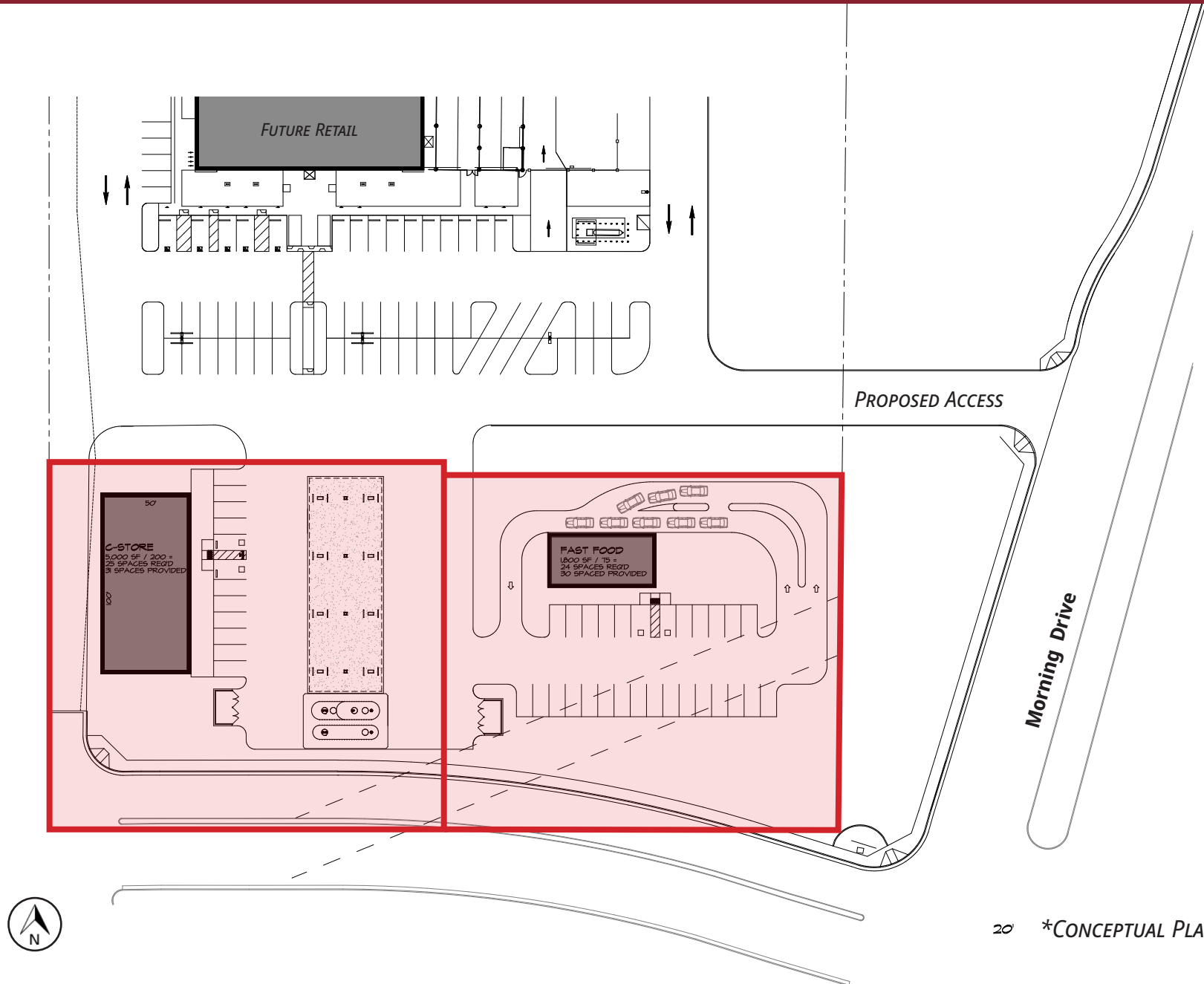


20 *CONCEPTUAL PLAN

PROPOSED SITE PLAN 3

(Convenience Store & Fast Food)

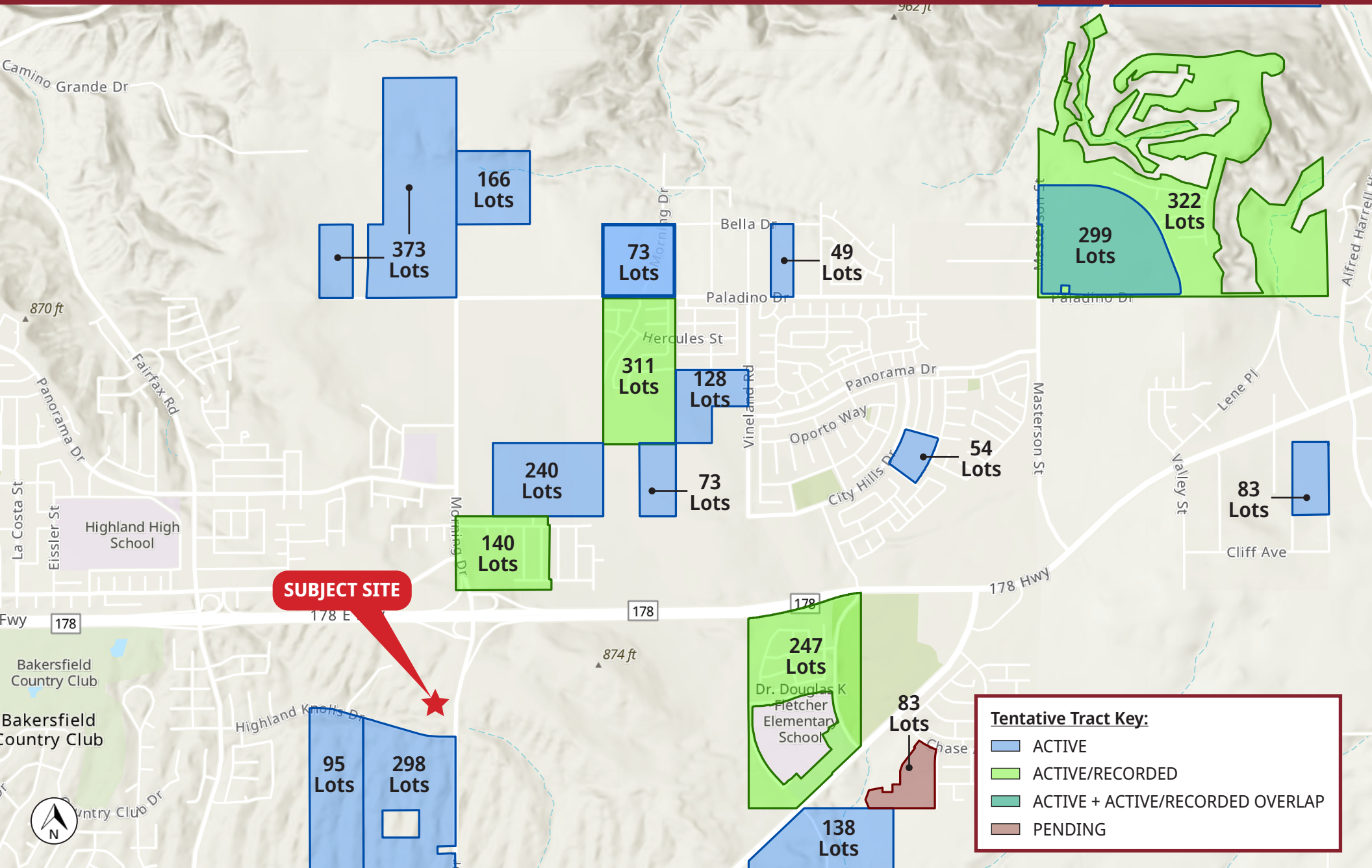
Morning Dr. & Hwy 178 | Bakersfield, CA 93306



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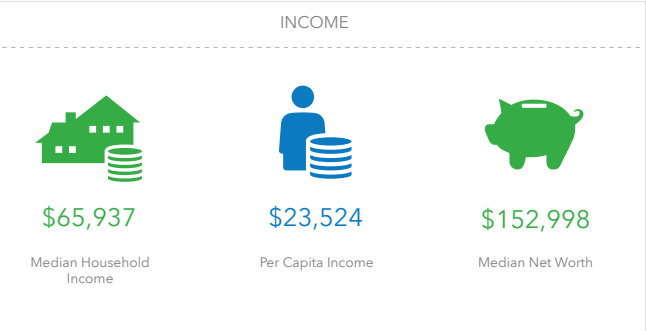
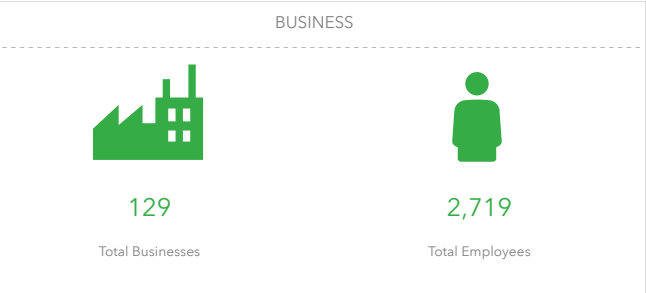
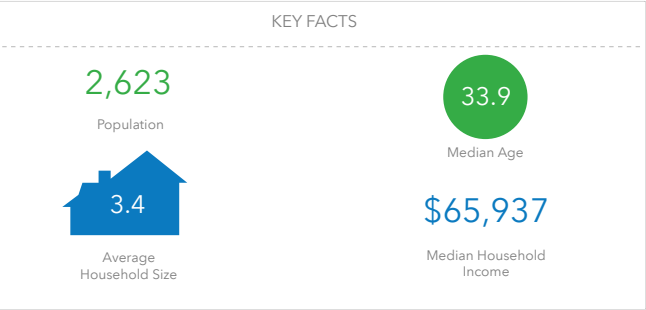
TRACT MAP ACTIVITY

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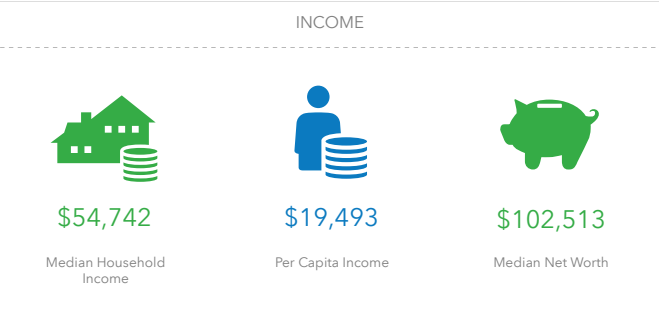
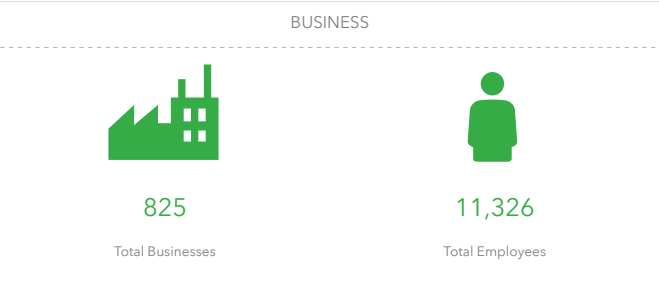
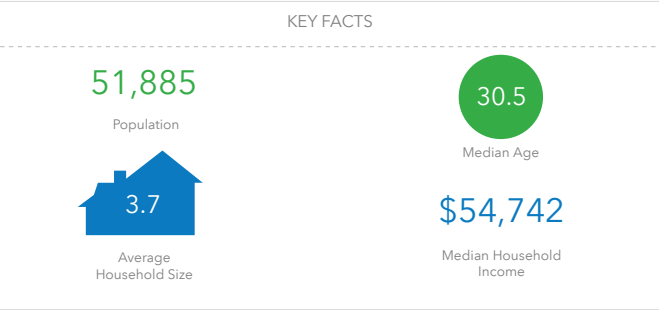


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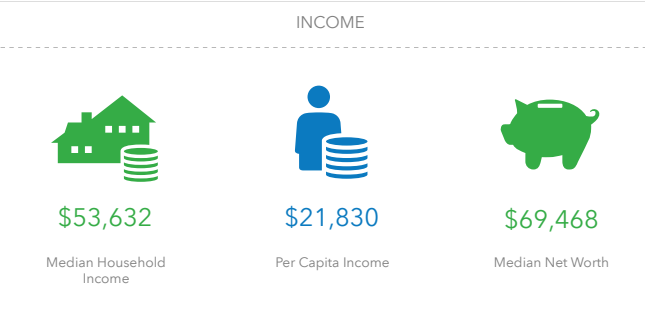
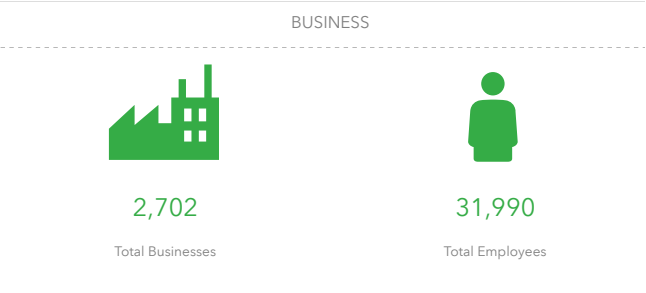
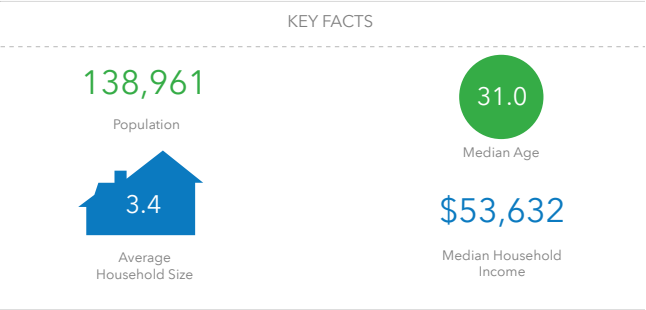
1-Mile Radius



3-Mile Radius



5-Mile Radius



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