



New Retail Development
Pads for Sale
Ground Lease or BTS
NEC Morning Dr & Kern Canyon Rd
Bakersfield, CA

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Property Information

Price	Contact Agent for Details
Location	NEC Kern Canyon Road & Morning Drive
Availability	Improved Parcels - Ground Lease; BTS; Sale
Municipality	County of Kern, California
Assessor Parcel Number	388-071-17
Property Condition	Improved Parcels/Rough Graded
Zoning	C-2 (PD) Commercial in the County of Kern
School District	Bakersfield City and Kern High School District
Schools	Hort Elementary School (K-5) Stiern Middle School (6-8) Foothill High School (9-12)

Available

Retail 1	+/- 7,200 SF	Convenience Market	+/- 4,000 SF
Retail 2	+/- 9,600 SF	McDonalds	+/- 5,300 SF
Retail 3	+/- 7,200 SF	Fast Food 2	+/- 2,500 SF

Highlights

- Zoned C-2 (PD) Commercial in the County of Kern
- In proximity to *NEW* Highway 178 interchange at Morning Drive
- Over 11,000 recorded active tentative tracts planned in North-east Bakersfield
- Fully-improved with all utilities stubbed to site



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2021 Total Population	12,637	75,496	141,945
2026 Total Population	13,183	78,405	146,231
2021 to 2026 Population Change	4.3%	3.9%	3.0%

Household Summary			
2021 Households	3,443	22,026	41,135
2026 Households	3,571	22,805	42,264
2021 to 2026 Household Change	3.7%	3.5%	2.7%

2021 Income			
Average Household Income	\$55,910	\$70,326	\$62,686
Median Household Income	\$45,587	\$50,482	\$43,396
Per Capita Income	\$15,186	\$20,489	\$18,192

2021 Housing			
Total Housing Units	3,678	23,611	44,876
Owner Occupied	70%	64%	57%
Renter Occupied	30%	36%	43%
Vacant	6%	7%	8%

Source: American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, U.S. Census



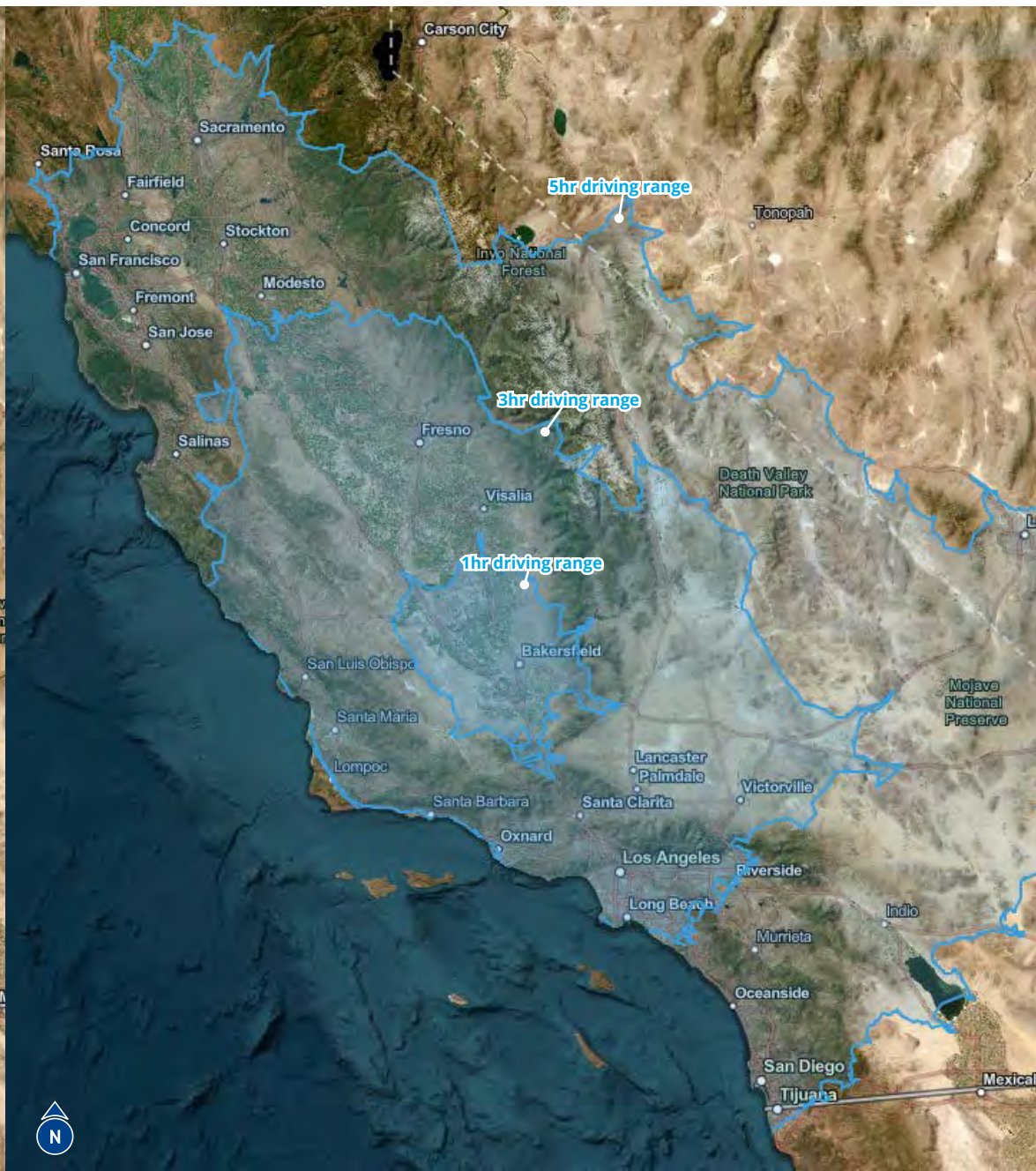
Closest Traffic Counts									
Street	Count	Type	Year	Dist.	Street	Count	Type	Year	Dist.
Morning Dr	2,954	AADT	2016	.05	Niles St	15,037	AADT	2016	.71
Kern Canyon Rd	10,468	AADT	2017	.14	Eucalyptus Dr	1,813	AADT	2016	.76
Morning Dr	10,300	AADT	2017	.15	Monica St	2,528	AADT	2017	.78
Kern Canyon Rd	6,200	AADT	2008	.26	Monica St	1,600	AADT	2007	.91
Niles St	17,682	AADT	2007	.43	College Ave	3,052	AADT	2017	.99
Pioneer Dr	4,160	AADT	2017	.51					
Pioneer Dr	5,089	AADT	2013	.52					
Brentwood Dr	486	AADT	2017	.56					
Pioneer Dr	4,283	AADT	2017	.63					
Monica St	2,418	AADT	2007	.70					

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Aerial



Location Aerial



For More Information Please Contact:

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