



Colliers

Eastwind Estates

Purely Storage



Kern Canyon Estates

Walter W. Stiern Middle School

Niles East Mobilehome Estates

Terrace Gardens

Subject Site

Hwy 184

Hort Elementary School

Aurora Learning Center



76

DOLLAR GENERAL

Niles St

Payless Mini Storage

Morning Dr

Polaris Ave

Hydrex Ct

Niles St

Tucson

Rosewood Ave



New Retail Development | Coming 2026
Pads for Sale, Ground
Lease or BTS

NEC Morning Dr & Kern Canyon Rd | Bakersfield, CA

Contact Us:

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Property Information

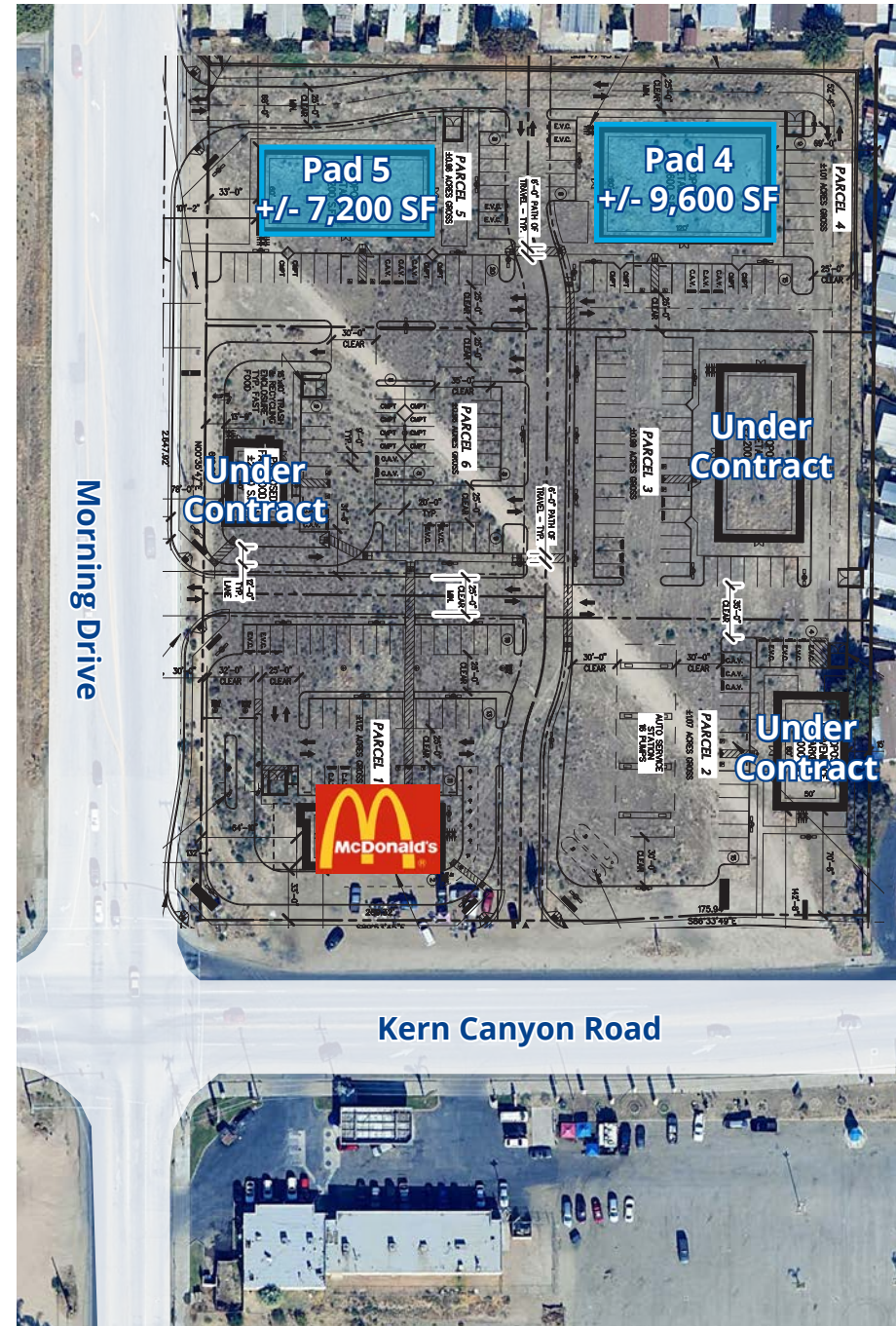
Price	Contact Agent for Details
Location	NEC Kern Canyon Road & Morning Drive
Availability	Improved Parcels - Ground Lease; BTS; Sale
Municipality	County of Kern, California
Assessor Parcel Number	388-071-17
Property Condition	Improved Parcels/Rough Graded
Zoning	C-2 (PD) Commercial in the County of 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

Pad 4	Buildable	+/- 9,600 SF
Pad 5	Buildable	+/- 7,200 SF

Highlights

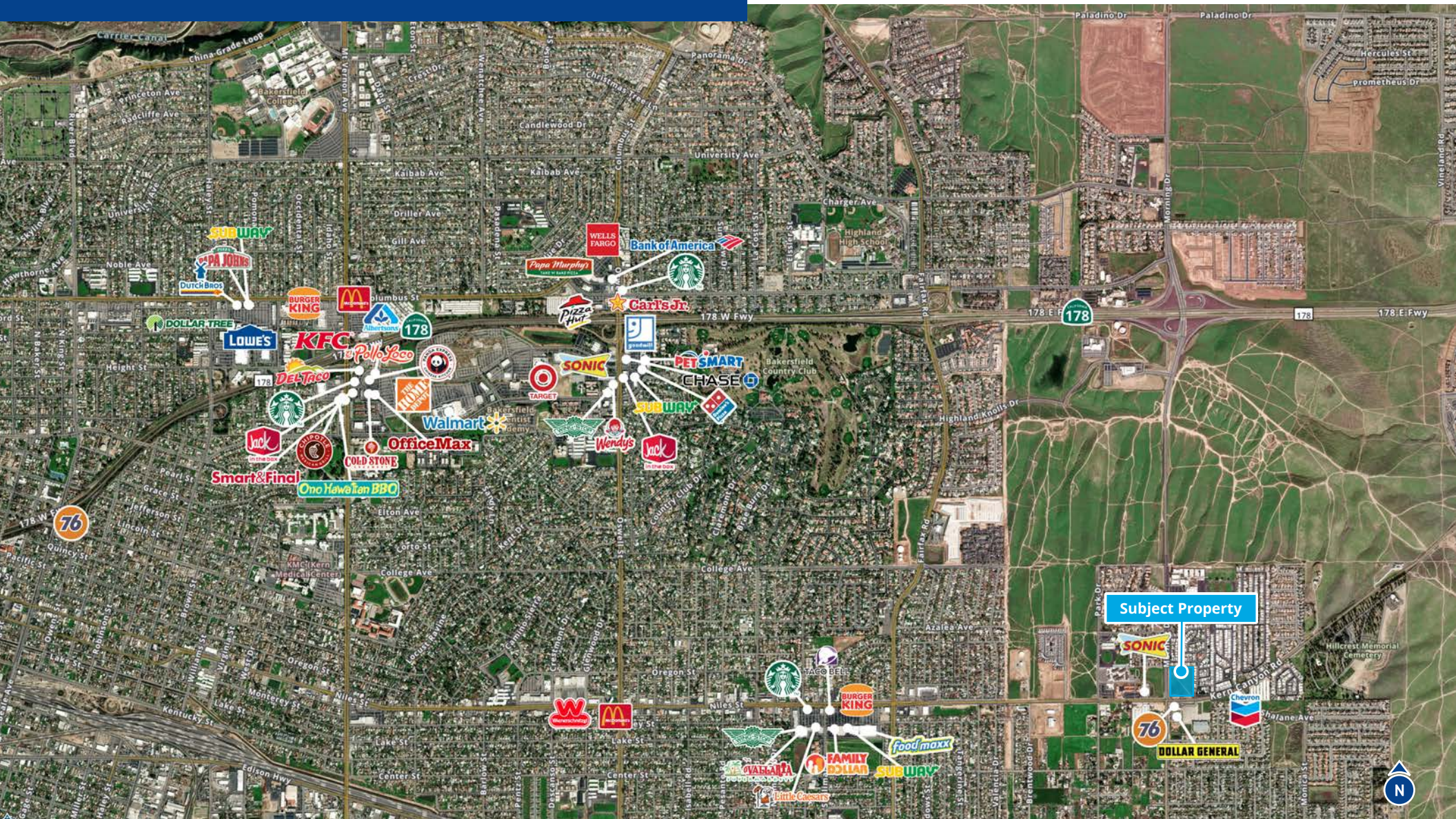
- Zoned C-2 (PD) Commercial in the County of Kern
- In proximity to *NEW* Highway 178 interchange at Morning Drive
- Over 11,000 recorded active tentative tracts planned in North-east Bakersfield
- Fully-improved with all utilities stubbed to site



Aerial



Retail Map



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