



For Ground Lease, Built-to-Suit, or Pads for Sale
Retail Pads Available

Hwy 178 & Hwy 184 | Bakersfield CA

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Property Information

The Subject Property is located along the highly-traveled Highway 178 just east of the intersection of Highway 184. It is situated in the rapidly growing Northeast Bakersfield submarket City in the Hills with new housing construction and the newly completed highway widening project nearby. Exciting new Shopping Center serving high growth area.

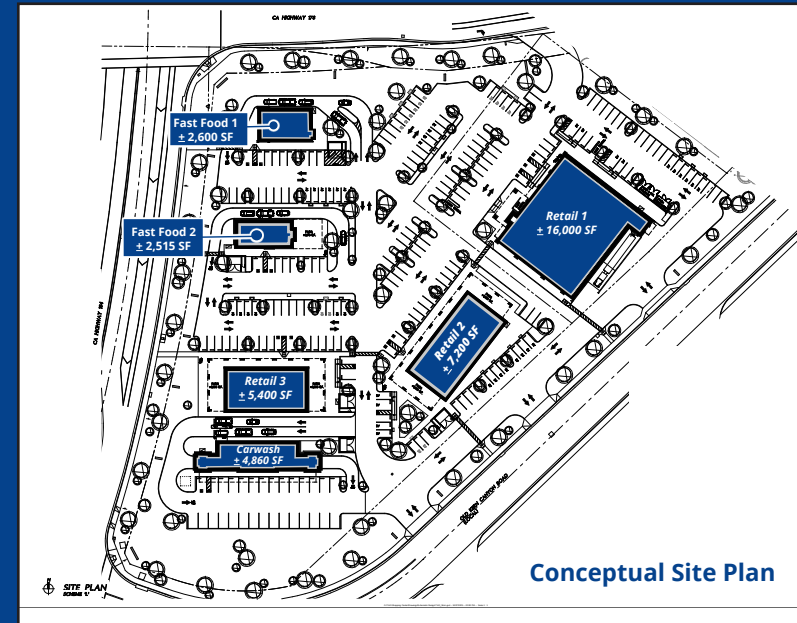
Asking Price:

Contact agent for details

Property Highlights:

- Excellent location along Highway 178
- Approximately 9,424 Active/Active Recorded Tentative Tract Lots in the immediate area (2018 City of Bakersfield)
- Estimated Daily Traffic: $\pm$ 32,900 vehicles (2016 Caltrans)

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Available:

Carwash: $\pm$ 4,860 SF

Fast Food Building 1: $\pm$ 2,600 SF

Fast Food Building 2: $\pm$ 2,515 SF

Retail Building 1: $\pm$ 16,000 SF

Retail Building 2: $\pm$ 7,200 SF

Retail Building 3: $\pm$ 5,400 SF

Tentative Tract Map

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Demographics



Population

1 Mile: 5,343
3 Mile: 30,444
5 Mile: 85,778



Households

1 Mile: 1,582
3 Mile: 9,835
5 Mile: 26,345



Average HH Income

1 Mile: \$166,059
3 Mile: \$115,683
5 Mile: \$94,625

Projected 2029 Demographics



Population

1 Mile: 6,186
3 Mile: 33,069
5 Mile: 88,980



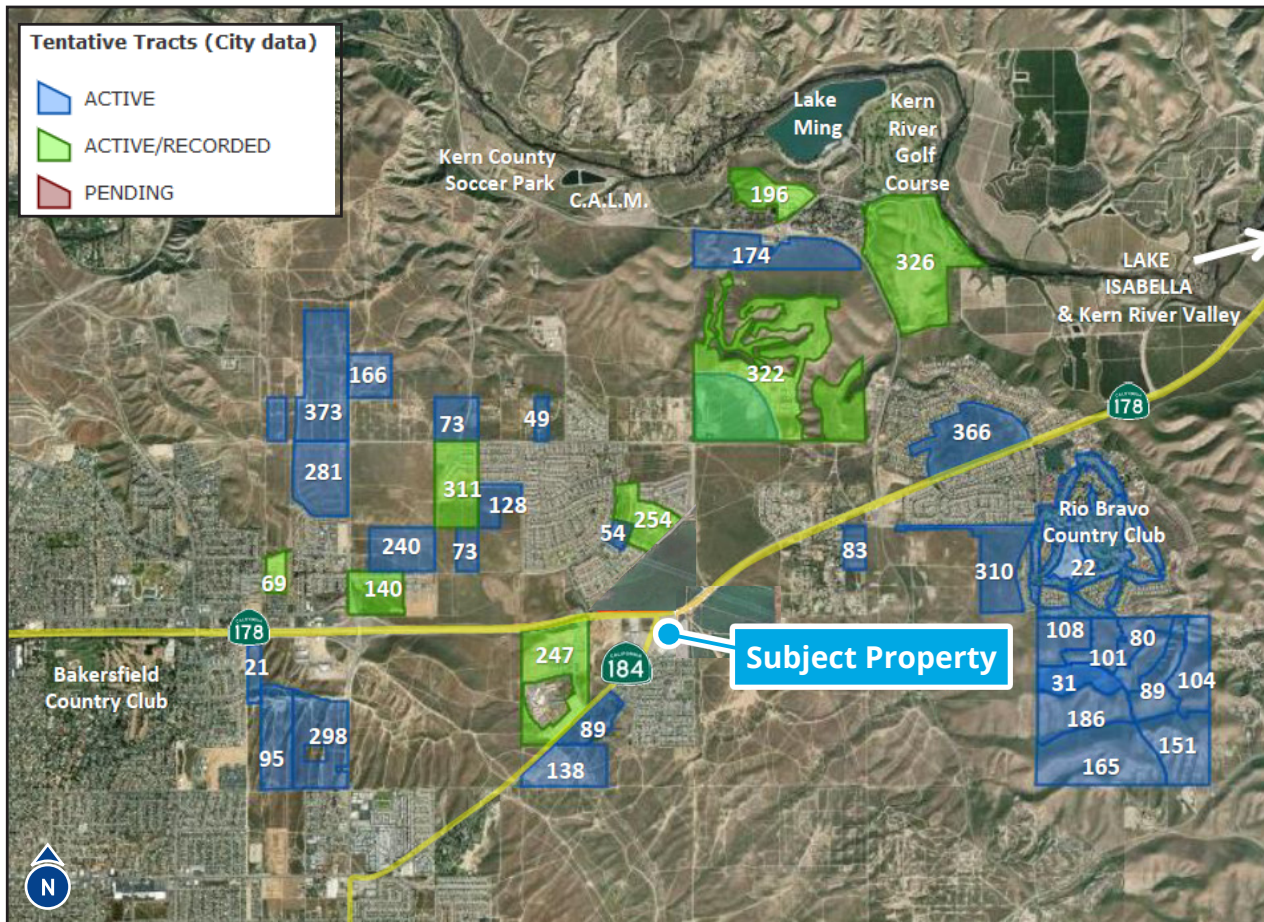
Households

1 Mile: 1,838
3 Mile: 10,793
5 Mile: 27,688



Average HH Income

1 Mile: \$192,701
3 Mile: \$137,185
5 Mile: \$112,402

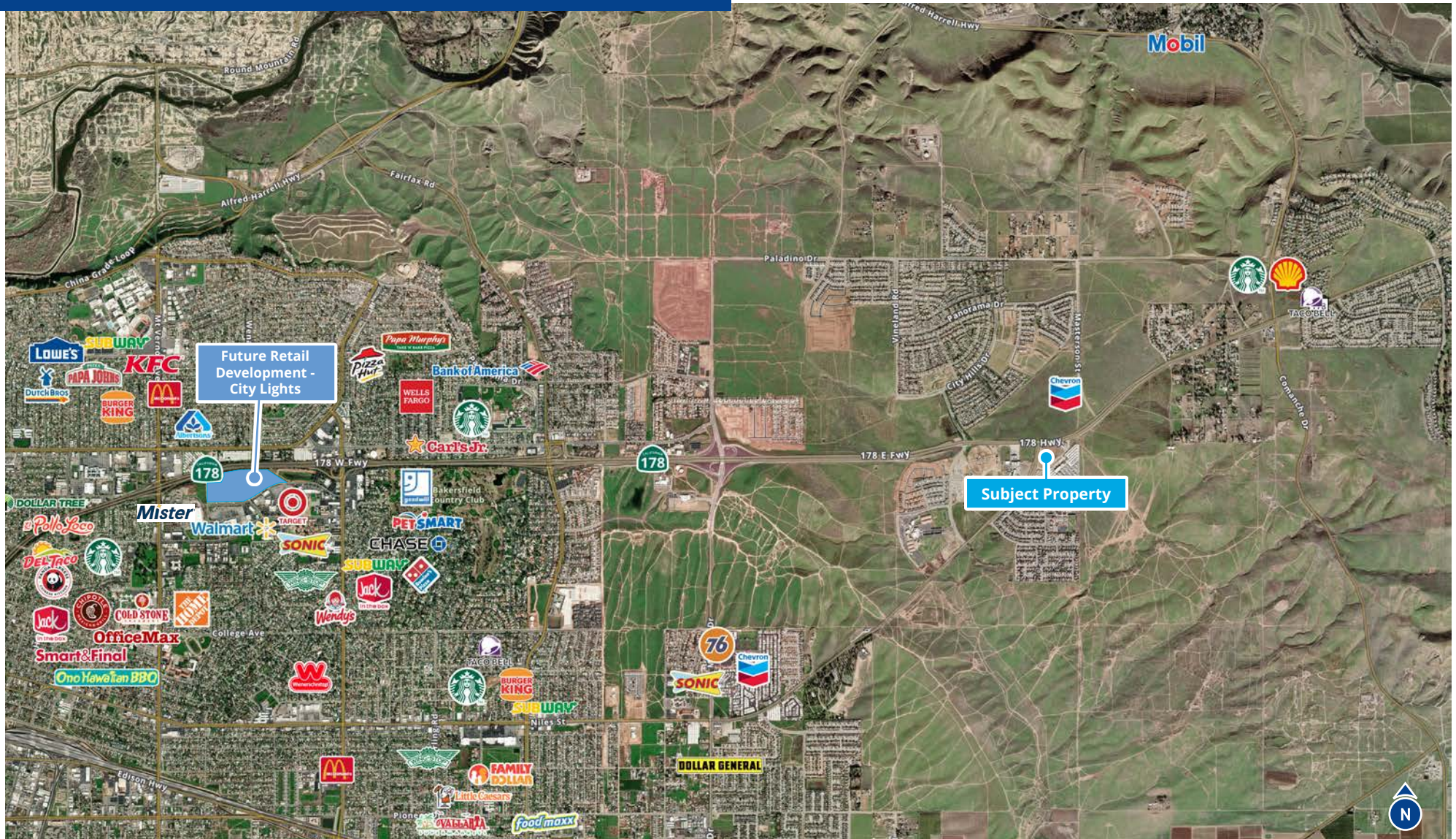


- More than 5,300 homes are currently in the Active or Active/Recorded phase with expansions and new home developments in nearby neighborhoods like City in the Hills, Vista Finestra, Tuscany, Rio Bravo Country Club, and the newest addition, Vista Montaire.
- Bakersfield is California's 9th largest city with over 379,000 people, serves as the retail hub for Kern County's 891,995 residents. It ranks 6th in population and density growth, and 1st in population and wealth growth statewide. Kern County, at the geographic center of the state, is accessible to 38 million consumers.

Conceptual Site Plan



Retail Map



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