

Price Reduction!
Sales Price: ~~$1,950,000~~ ~~$1,695,000~~
$1,595,000

For Sale or Lease | Approx. 22,626 SF

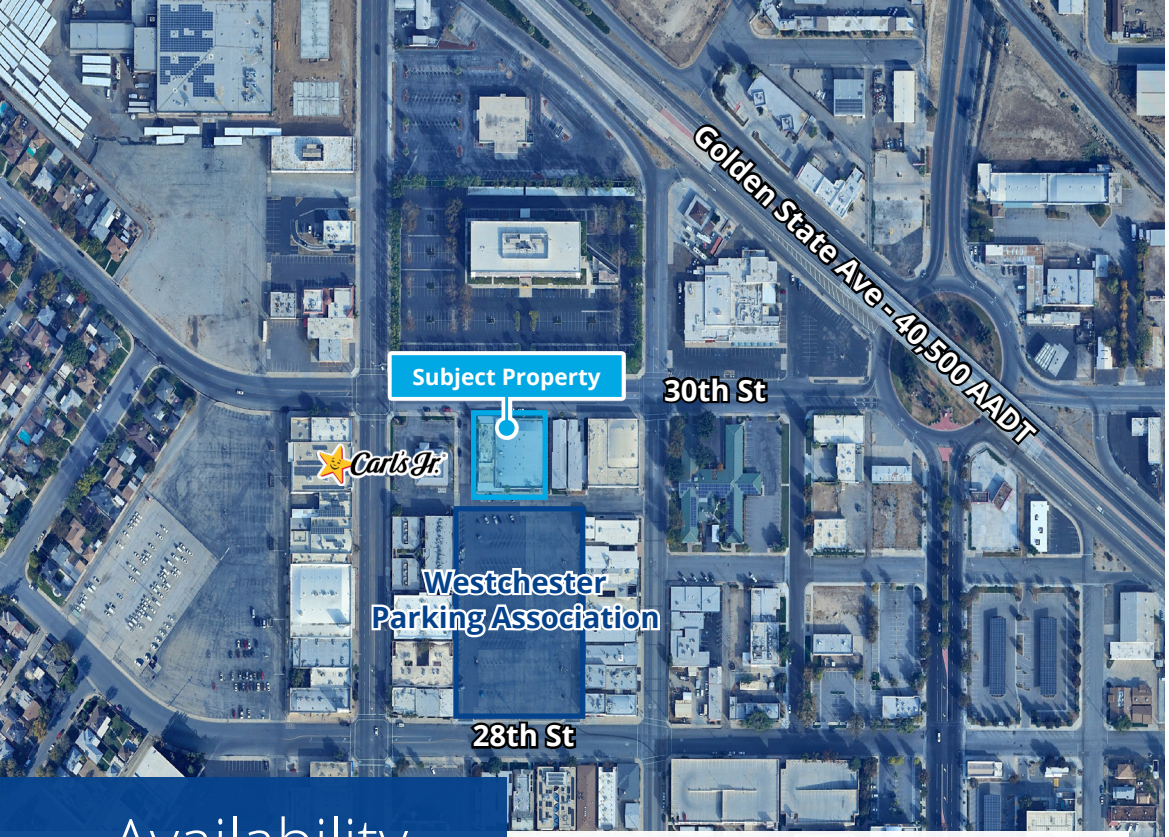
Iconic Investment Opportunity in the Heart of Westchester

1819 30th St | Bakersfield, CA 93301

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Jason Alexander
Senior Vice President | Principal
License No. 01360995
+1 661 631 3818
jason.alexander@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Availability

Former Bowling Space	+/- 15,826 SF
Restaurant Space:	+/- 3,500 SF
Lounge:	+/- 900 SF
Common Area:	+/- 2,400 SF
Total Building Size:	+/- 22,626 SF
Lot Size:	23,958 SF (.52 AC), plus share of common parking in the Westchester Parking Association

Sales Price:

~~$1,950,000 ($86.18 per sf)~~

~~$1,695,000 ($74.91 per sf)~~

$1,595,000 ($70.49 per sf)

Available for Lease:

+/- 15,826 sf Available,

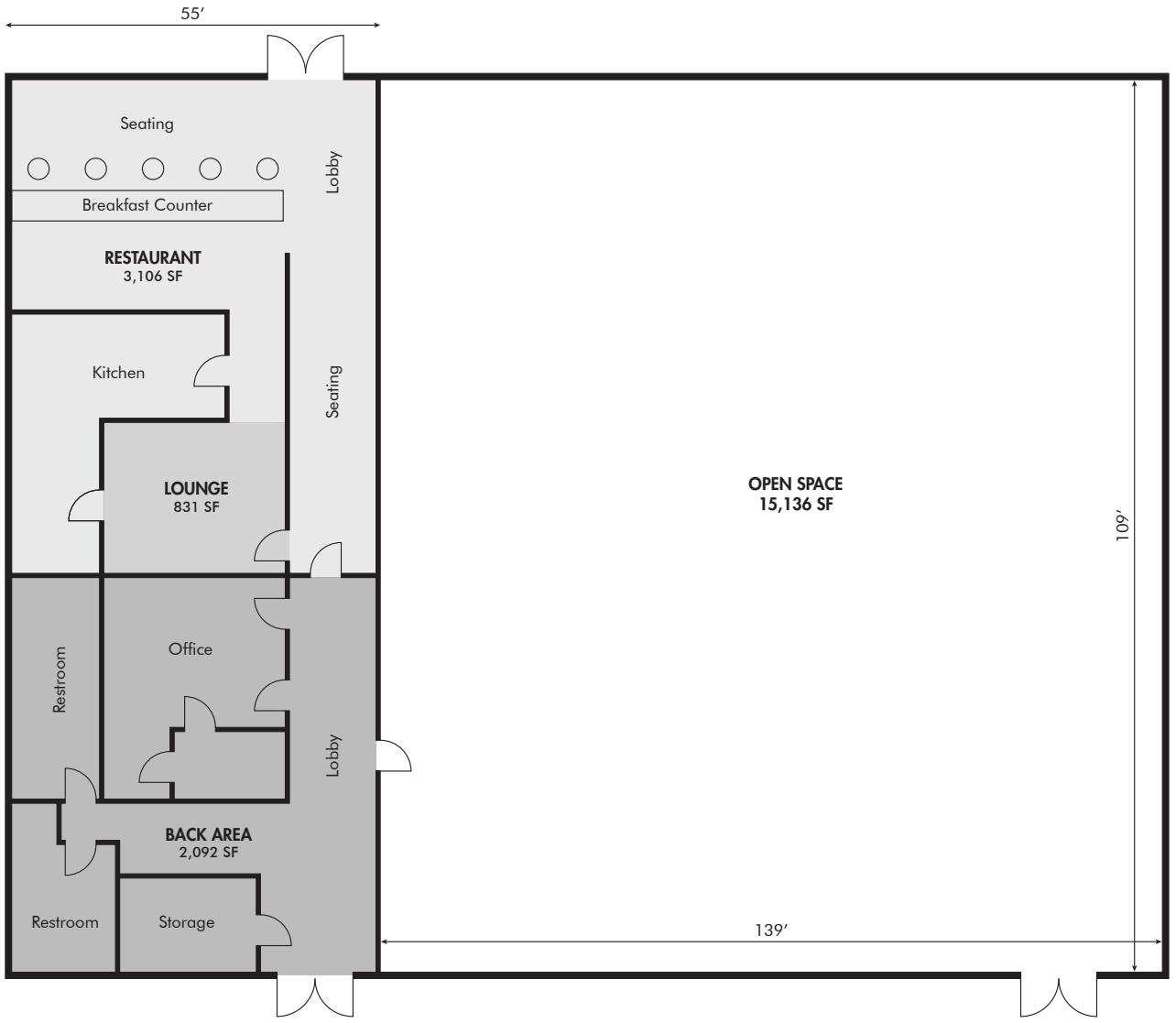
Call Broker for Lease Rate

Property Information

1819 30th Street is located in downtown Bakersfield on the south side of 30th Street, between F Street and H Street. Own a piece of Bakersfield history. Formerly the legendary ***AMC Westchester Bowl*** and current home to the iconic ***Mossman's Fish & Chips***, this landmark site is now available for a visionary investor or owner-user. Located in the highly sought-after Westchester neighborhood, this property offers unparalleled visibility and a deep-rooted connection to the local community.

- Prime Footprint: A ±22,626 SF multi-purpose retail building situated on a 0.52-acre lot.
- Parking: Ample parking with 41 spaces in the Westchester Parking Association.
- Redevelopment Ready: The former bowling alley area has been demoed, is in shell condition, and is ready for a modern transformation. Perfect for a premier reception hall, boutique event space, or creative office hub.
- Existing Income/Synergy: A portion of the building is leased by the beloved Mossman's Fish & Chips, providing immediate income, brand recognition, and foot traffic.
- Zoning & Versatility: Zoned C-2 (General Commercial), allowing for a wide range of retail, professional office, or service-oriented uses.
- Visibility: High-profile pylon signage available on 30th Street and visibility from 20th Street.
- Frontage: Strategic corner-adjacent location with 170 feet of frontage on 30th Street.

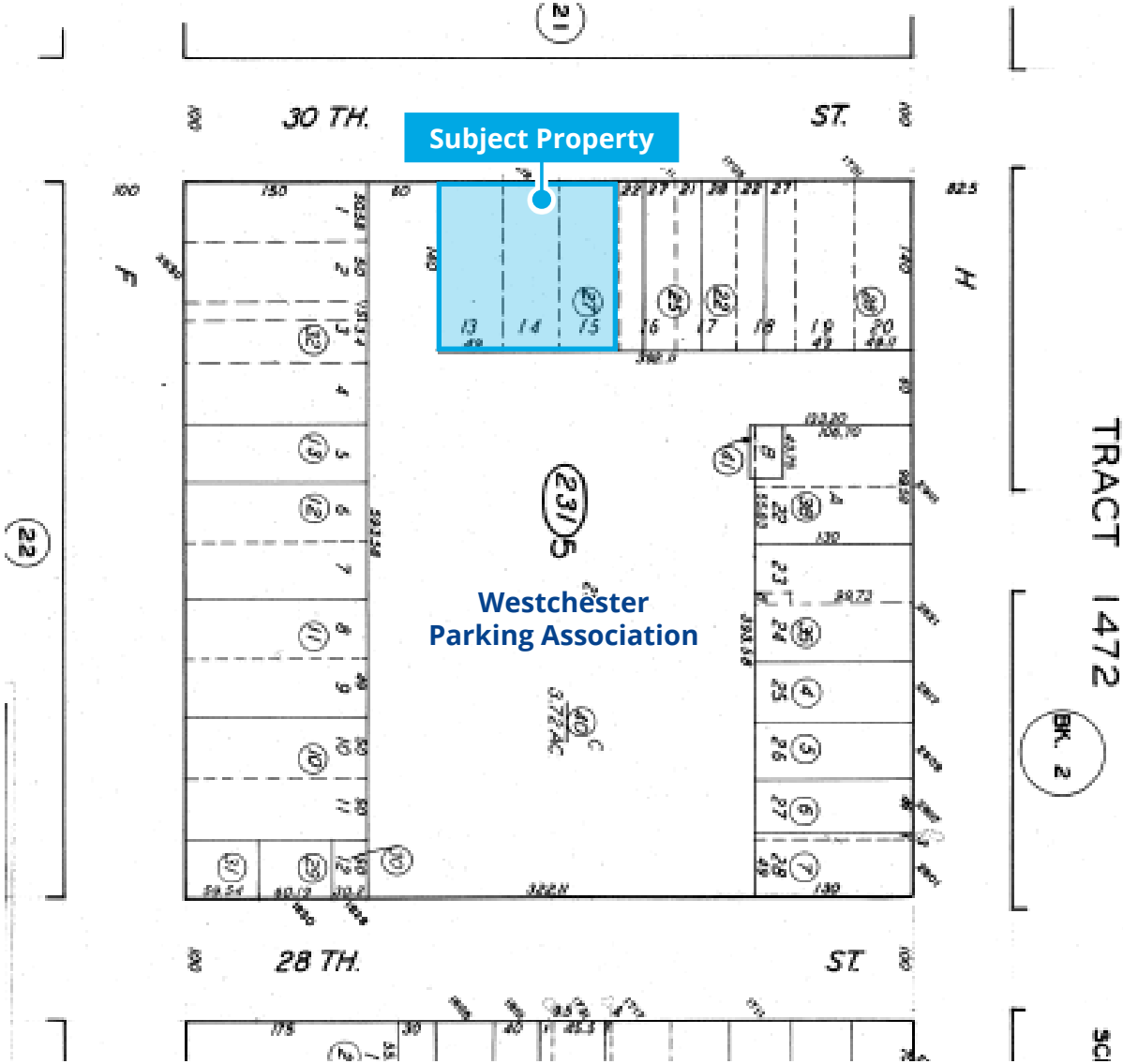
Floor Plan



1819 30TH ST - FLOOR PLAN

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

APN Map



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

Photos













This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

Location Map



Demographics

Population	Total Employees	Average HH Income	Median Age	Households	Businesses
1 Mile: 10,822	1 Mile: 25,010	1 Mile: $67,045	1 Mile: 33.4	1 Mile: 4,333	1 Mile: 2,068
3 Mile: 118,330	3 Mile: 82,924	3 Mile: $62,610	3 Mile: 32.2	3 Mile: 40,057	3 Mile: 7,210
5 Mile: 286,528	5 Mile: 139,415	5 Mile: $76,728	5 Mile: 32.8	5 Mile: 96,820	5 Mile: 12,594