

FOR SALE / BTS / GROUND LEASE

Multi-Parcel Development Opportunity

+/- 2.76 AC | C-2 Zoning | \$950K (\$7.90/PSF)



CONTACT:

Felix C. Diaz
Prime Retail Group | Cal Lic.# 01981655
Felix@kernretail.com
1005 Stine Rd. Bakersfield, CA 93309
(661) 889-3201 - Cell | (661) 836-5015 - Office

PRIME
RETAIL GROUP

SITE OVERVIEW

PRIME
RETAIL GROUP

We are pleased to exclusively present the opportunity to Purchase/Ground Lease two (2) C-2 Pads located along the highly trafficked corridor of Niles Street in East Bakersfield, Kern County. The site is strategically positioned near the South-East Corner of Niles Street and Fairfax Road, benefiting from an impressive +/-73k+ cars per day (CPD). The property is near two established retail centers anchored by FoodMaxx & Vallarta Supermarkets, which provide strong daily traffic drivers and draw to the immediate trade area. This premier location offers excellent access, outstanding visibility, and 580+ feet of Niles frontage, making it ideal for a wide range of retail uses such as a Car Wash, Grocer Store, Medical, Urgent Care, Dental, Automotive, Service Station, Hotel, etc. We invite developers, investors, tenants and owner-users to explore this rare opportunity to Purchase or Lease these retail pads along this Powerhouse corridor of Niles St.

**** Priced aggressively at \$7.90/PSF! ****

Lease: Send Proposals to Broker

Sale: \$950,000 (\$7.90/PSF)

PROPERTY HIGHLIGHTS:

-C-2 Zoning, County of Kern:

<https://psbweb.kerncounty.com/planning/pdfs/KCZOJuly2025.pdf>

-Great Visibility, East & Westbound

-Left Turn Access, Westbound on Niles St

-Multi Tenant Development or Owner-User

-Niles & Fairfax +/- 73K+ CPD

-APN's: 133-010-05 (2.00 AC) & 133-152-01 (0.76 AC)

-580+ Ft of Niles Street Frontage

-Diverse retail synergy in the immediate trade area:

-Big Boxes, National Retailers and QSR's

-Water: East Niles Community Service District

-Gas & Electrical: PG&E

Copyright material © 2023 Prime Retail Group. Any/all information displayed on this flyer must be independently verified by the prospective broker(s) and tenant(s) prior to executing a lease.



CAR WASH / RETAIL CENTER / MEDICAL

+/- 2.76 AC / C-2 Zoning / \$7.90/PSF!

**Boundaries Approximate*



15K+ CPD



NILES STREET

**133-152-01
(0.76 AC)**

**133-010-05
(2.00 AC)**



NILES STREET

** Conceptual Rendering, Not to Scale*

JUNIOR GROCERY RETAIL + DRIVE THRU

580+FT OF NILES FRONTAGE | C-2 ZONING | 0.76 & 2.00 ACRES



Retail Overview



CONTACT:

Felix C. Diaz
Prime Retail Group / Cal Lic.# 01981655
Felix@kernretail.com
1005 Stine Rd. Bakersfield, CA 93309
(661) 889-3201 - Cell | (661) 836-5015 - Office

PRIME
RETAIL GROUP

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it or viewing on publicized commercial platforms and should not be made available to any other person or entity without the written consent of Prime Retail Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prime Retail Group has not made any investigation, and makes no warranty or, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant/buyer, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Prime Retail Group has not verified, and will not verify, any of the information contained herein, nor has Prime Retail Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers/tenants must take appropriate measures to verify all of the information set forth herein.

NO N - E N D O R S E M E N T N O T I C E

Prime Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Prime Retail Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Prime Retail Group, and is solely included for the purpose of providing buyer/tenant information about this listing to prospective customers.

BROKER CONTACT

Felix C. Diaz
Prime Retail Group
1005 Stine Rd.
Bakersfield, CA 93309

Cal Lic.# 01981655
(661) 889-3201 | Cell
(661) 836-5015 | Office
Felix@kernretail.com