



BRENTWOOD
CROSSING

EAST NILES
COMMUNITY
SERVICE DISTRICT

CALVARY
CHAPEL

FASTrip
APOSTOLIC FAITH LIGHTHOUSE

FOR SALE

VACANT COMMERCIAL LAND

EAST BAKERSFIELD
**NORTH EAST
NILES STREET**
BAKERSFIELD, CA 93309

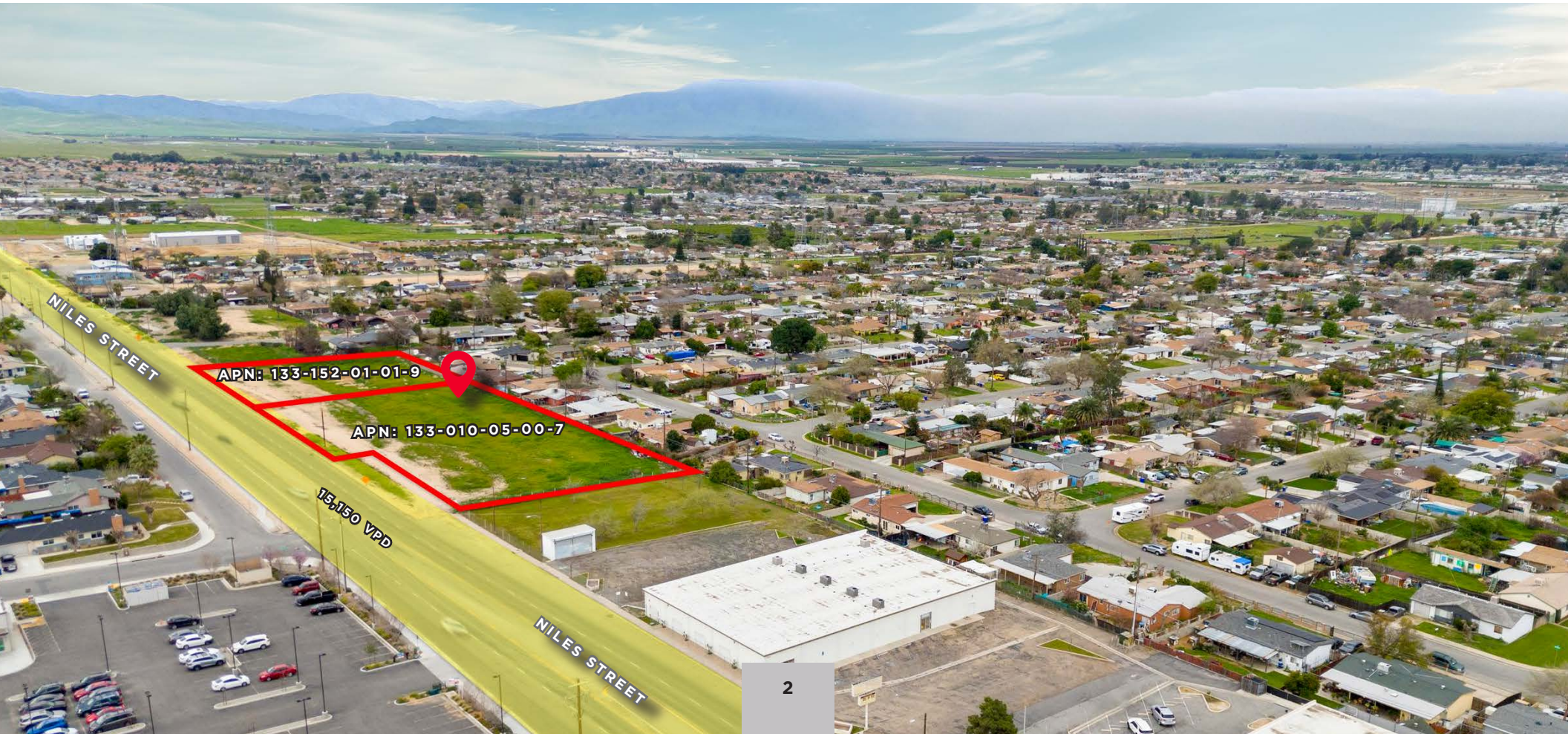
PROPERTY HIGHLIGHTS

- Located in Northeast Bakersfield
- Neighboring tenants include Niles Plaza Shopping Center, Omni Health, Kern County Fire Department, and CVS Pharmacy
- 2 Parel for sale
- Over 500' of frontage on Niles Street
- Convenient access to the I-58 and all new crosstown freeways
- Strong Daily Traffic Counts - Fairfax - 15,150 ADT Niles - 24,450 ADT

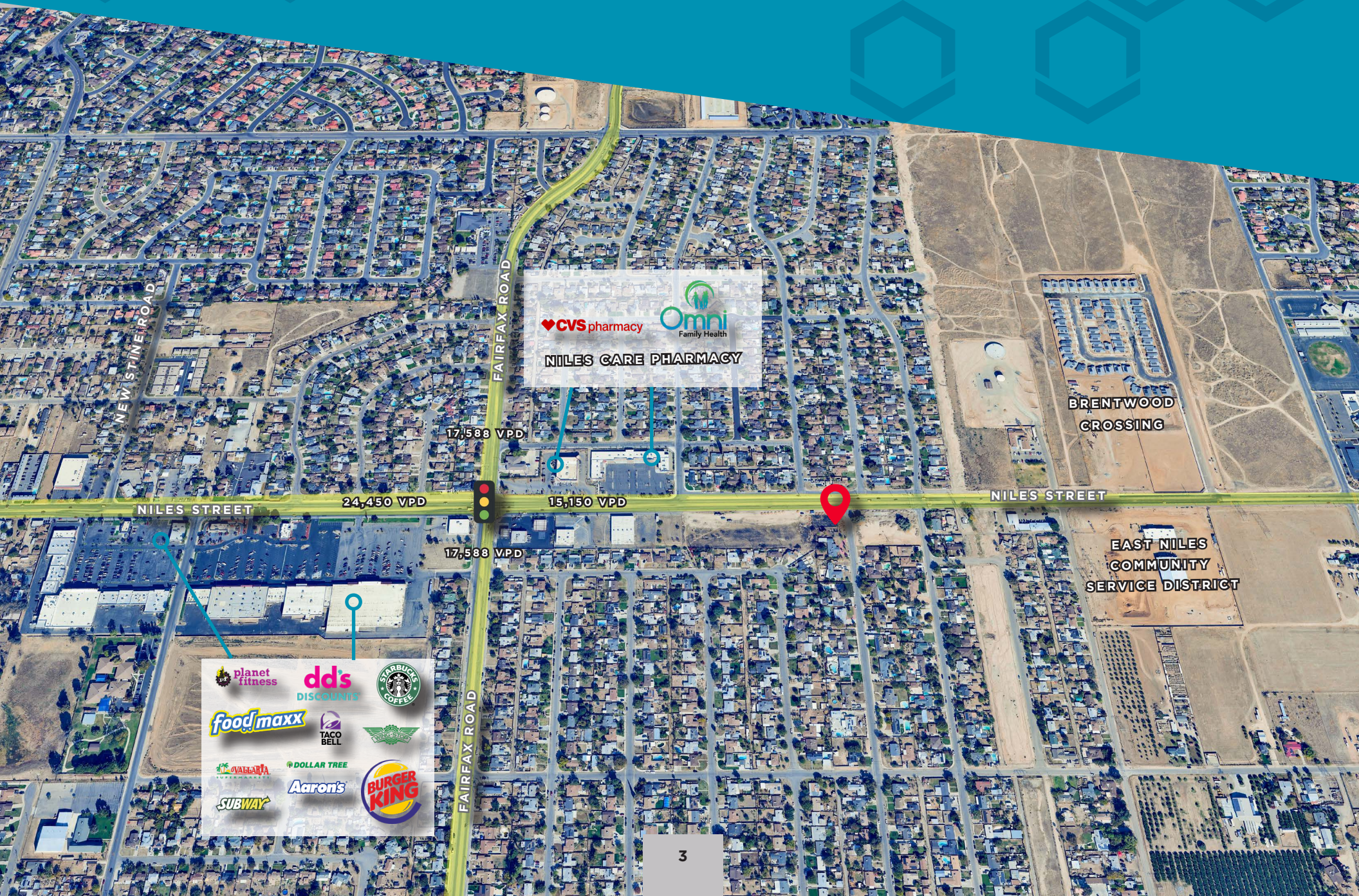
NILES STREET

PROPERTY FEATURES

Parcel Numbers :	133-010-05-00-7 133-152-01-01-9
Land Area :	2.00 Acres / 87,120 SF 0.76 Acres / 33,105 SF
Zoning :	C-2
Frontage:	596' on Niles Street
Asking Price:	\$1,202,250



NILES STREET AERIAL MAP

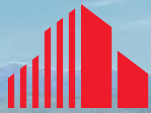


♥ **CVS** pharmacy
Omni
Family Health
NILES CARE PHARMACY

planet fitness
dd's DISCOUNTS
STARBUCKS COFFEE
food maxx
TACO BELL
DOLLAR TREE
Aaron's
SUBWAY
BURGER KING

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**CUSHMAN &
WAKEFIELD**



CONTACT INFO

Jeff Andrew

Executive Director

+1 661 633 3827

jeff.andrew@cushwake.com

Lic. 00941323

5060 California Avenue

Suite 1000

Bakersfield, CA 93309

Lic. 01880493

cushmanwakefield.com

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