

± 2.06 AC

1810 S.CHESTER
BAKERSFIELD, CA 93304

FOR SALE



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1810 S. CHESTER AVE | FOR SALE

PROPERTY OVERVIEW

1810 S Chester Ave presents an investor-oriented automotive service and industrial property in the South Bakersfield submarket. The offering combines service retail, warehouse/storage functionality, a single-family residence, and an IOS yard area, creating multiple avenues for occupancy, revenue, and operational flexibility.

OFFERING PRICE:

Contact Broker

YEAR BUILT:

1991

TOTAL SF/AC:

±15,026SF | ±2.06 AC

TENANCY:

Multiple income streams

ZONING:

M-1

TOURS:

By appointment only

INVESTMENT HIGHLIGHTS:

- Four distinct income streams: auto shop, 12,000 SF warehouse, single-family residence, and IOS yard area.
- Automotive service-oriented improvements with visible South Chester Avenue frontage and signage.
- Warehouse component includes 12 roll-up doors, supporting multi-tenant storage, service bays, or contractor use.
- 2.06-acre site with fenced lot functionality and outdoor storage potential.
- Owner-user or investor repositioning potential with pricing guidance available by contacting the broker.



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MULTIPLE SOURCES OF INCOME

Operational flexibility across service, warehouse, residential, and yard uses

1

RETAIL AUTO SERVICE SHOP

Approx. 3,500 SF auto service / retail shop with customer-facing frontage, reception area, signage, and automotive service identity. Lifts included an wash bay attached.

2

12,000 SF WAREHOUSE

Industrial warehouse component with 12 roll-up doors. Potentially adaptable for storage, contractor bays, service users, light industrial, or multi-bay configurations.

3

SINGLE-FAMILY RESIDENCE

On-site single-family residence creates a separate rental stream or caretaker / operator housing option, subject to buyer due diligence.

4

IOS YARD AREA

Yard area for industrial outdoor storage, fleet parking, contractor materials, vehicles, and service-support operations, subject to zoning and permitting.

INVESTOR LENS

The property is positioned as an income-source mosaic rather than a single-purpose building. A buyer can evaluate each component independently, then underwrite the combined rent potential, occupancy strategy, operational synergies, and any repositioning opportunity. Actual rents, leases, residential terms, yard use approvals, and expense history should be verified during due diligence.

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PROPERTY DETAILS

Summary based on provided property information

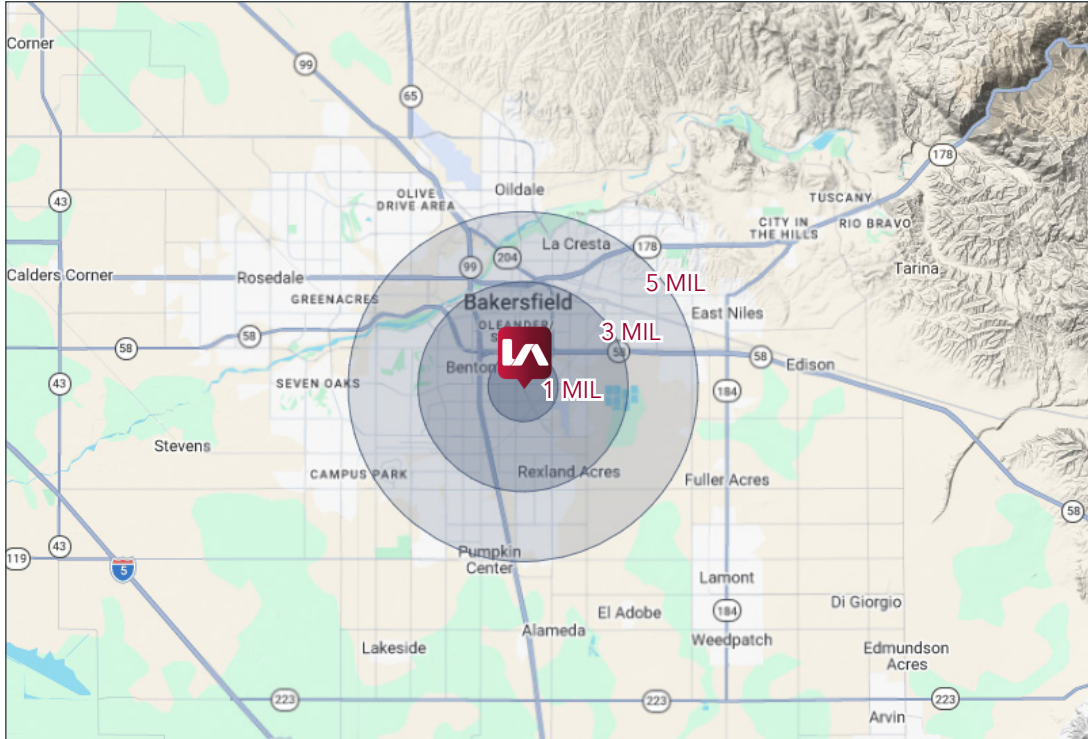
FIELD	DETAIL
Address	1810 S Chester Ave, Bakersfield, CA 93304
Submarket	South Bakersfield
Property Type	3 Star Industrial Service
RBA	15,026 SF
Land Area	2.06 AC / 89,734 SF
Year Built	1991
Construction	Metal
Stories	1
Typical Floor	varies
Class	C
Tenancy	Single / multiple income components
Owner Occupancy	Yes
Parking	Surface - Available
Zoning	Multi Use Service/Repair

FIELD	DETAIL
Auto Shop	Approx. 3,500 SF retail auto service shop
Warehouse	Approx. 12,000 SF with 12 roll-up doors
Residence	Single-family residence on-site
Yard	Industrial outdoor storage yard area
Drive-Ins	None reported
Truck Wells / Levelers	None reported
Rail Spots	None
Utilities	Gas, heating, fluorescent lighting, city sewer, city water
Amenities	Cooler, fenced lot, reception, signage
Tax Basis	2024 taxes reported at \$0.53/SF

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DEMOGRAPHICS

Demographics based on 1 mile, 3 miles & 5 miles radius



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	20,027	145,692	330,558
Average Age	28.9	30.0	30.5
Average Age (Male)	29.5	29.6	29.8
Average Age (Female)	28.2	30.8	31.5
HOUSEHOLDS & INCOME			
Total Households	3,455	12,119	14,817
# of Persons per HH	3.9	3.2	3.3
Average HH Income	\$67,692	\$64,116	\$76,150
Average House Value	\$231,286	\$237,910	\$286,486

Demographics data derived from AlphaMap

MARKET NOTE

The South Bakersfield submarket data shown above is provided for directional context. Buyers should rely on their own independent market survey, rent roll review, and lease verification during due diligence.

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EXTERIOR PROPERTY IMAGES



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INTERIOR PROPERTY IMAGES



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VALUE CREATION

Lease-Up | Income Strategy

Lease-Up / Income Strategy



Front Automotive Service Bldg.
Current market rents \$0.90 PSF –
3,500 SF



Warehouse Bldg.
12,000 SF
Current market rents \$0.65 PSF



SFR – Market Rent
\$1,850 per month
10 S – 1.5 Acres \$2,000/mo.



POTENTIAL MONTHLY INCOME:
\$14,800



NEXT STEP

Interested parties should contact the broker for pricing guidance, tour scheduling, and due diligence package availability.

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