

FOR SALE | BTS | GROUND LEASE

Multi-Parcel Development Opportunity

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

PRIME
RETAIL GROUP



 **73k+ CPD**

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

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SITE OVERVIEW

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Prime Retail Group is proud to exclusively present an exceptional opportunity to Purchase or Ground Lease two (2) prime retail 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 directly adjacent to two established retail centers anchored by FoodMaxx and Vallarta Supermarkets, providing strong daily traffic drivers and built-in consumer demand. This premier location offers excellent access, outstanding visibility, and over 580+ feet of Niles frontage, making it ideal for a wide range of retail uses such as a car wash, grocer, 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 in one of East Bakersfield's most active commercial corridors: Niles Street. **** 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: 133-010-05-00-7 (0.76 AC) & 133-152-01-01-9 (2.00 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

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** Conceptual Rendering, Not to Scale*

JUNIOR GROCERY RETAIL + DRIVE THRU

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



NILES ST

NILES ST (15K+ CPD)

Retail Overview



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BROKER CONTACT

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