



Colliers

For Sale | +/- 3,305 SF
Owner/User or Investment
Opportunity

2530 Wible Rd | Bakersfield, CA

Contact Us:

Logan Blanton

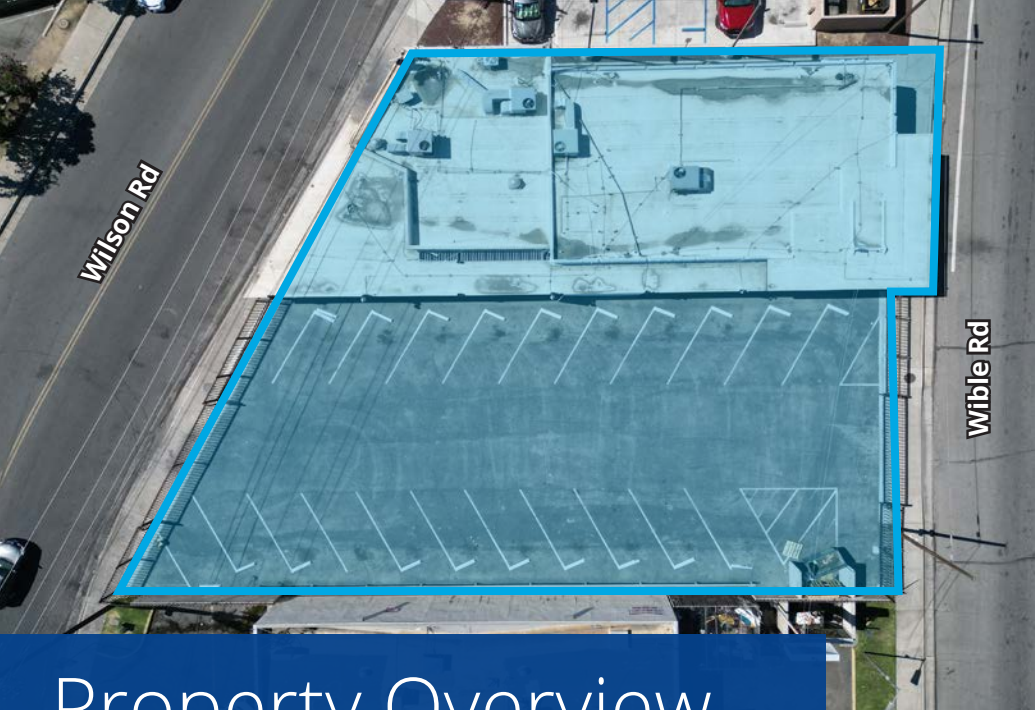
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Colliers International

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Property Overview

Colliers is pleased to present the opportunity to acquire a +/- 3,305 SF freestanding retail building at the signalized intersection of Wible Road and Wilson Road in Southwest Bakersfield. The property offers excellent visibility along a high-traffic corridor and is located just minutes from Highway 99 and the Valley Plaza Mall. Configured with two separately metered units, the asset provides flexibility for owner-users or investors seeking multi-tenant occupancy and value-add potential.

Property Highlights:

- Approximately ±3,305 SF freestanding retail building
- Two separately metered suites – ideal for multi-tenant configuration
- Strong visibility and frontage along Wible Road
- Signalized corner location at Wible Rd & Wilson Rd
- Easy access to Highway 99
- Proximity to Valley Plaza Mall and surrounding national retailers
- Zoned C-2 (City of Bakersfield)
- APN: 023-500-25
- 21 Parking Stalls on site

Sale Price: \$750,000 (\$226/SF) **Available:** +/- 3,305 SF

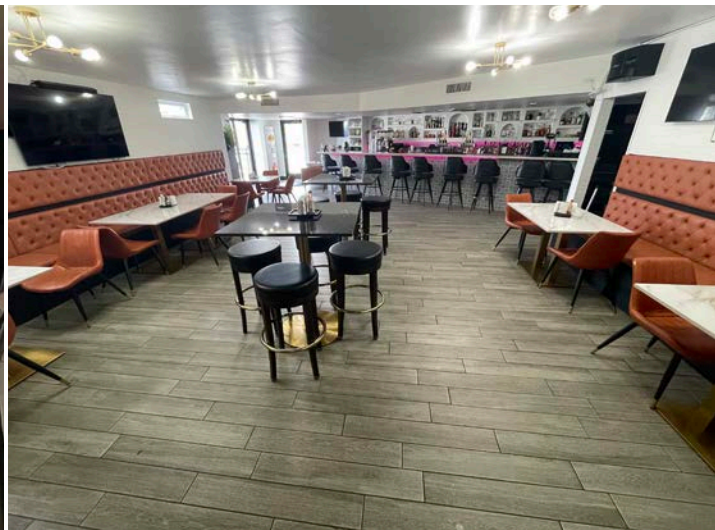
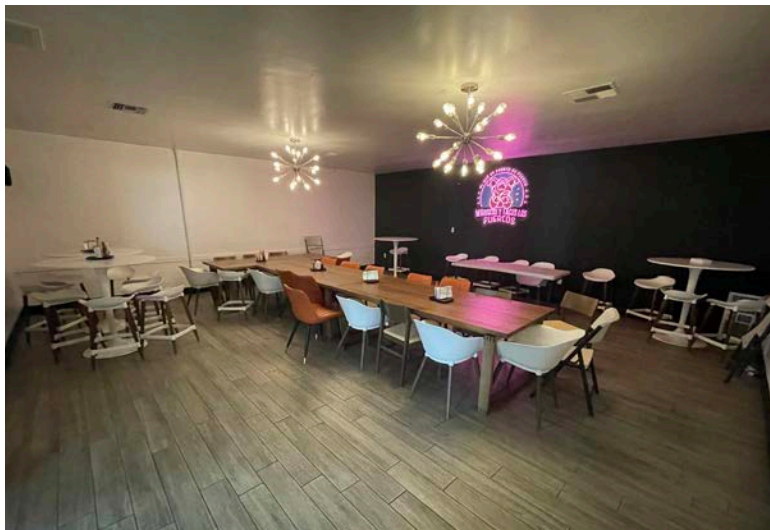
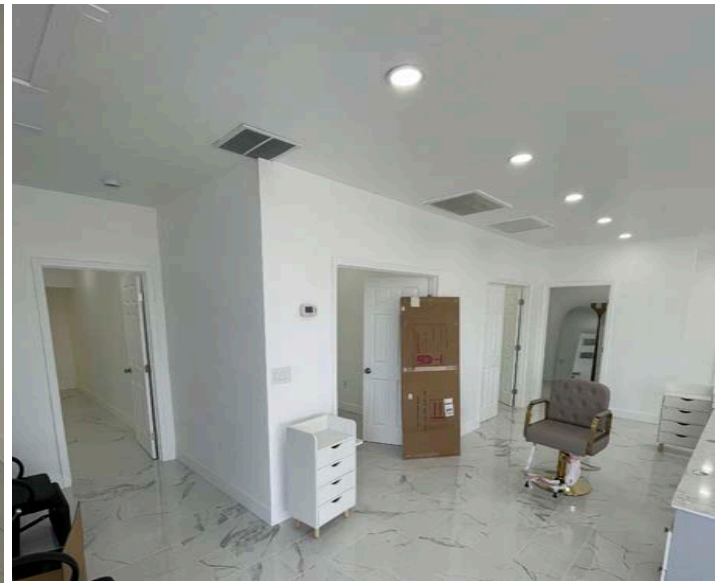
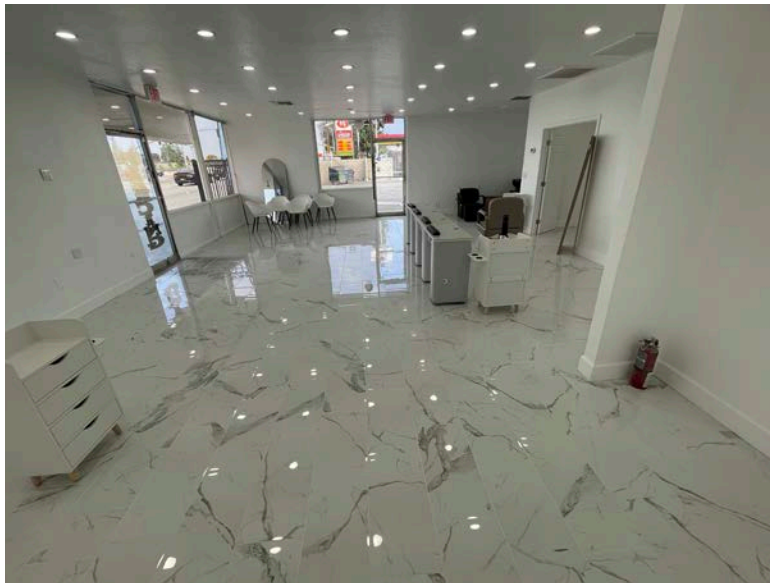
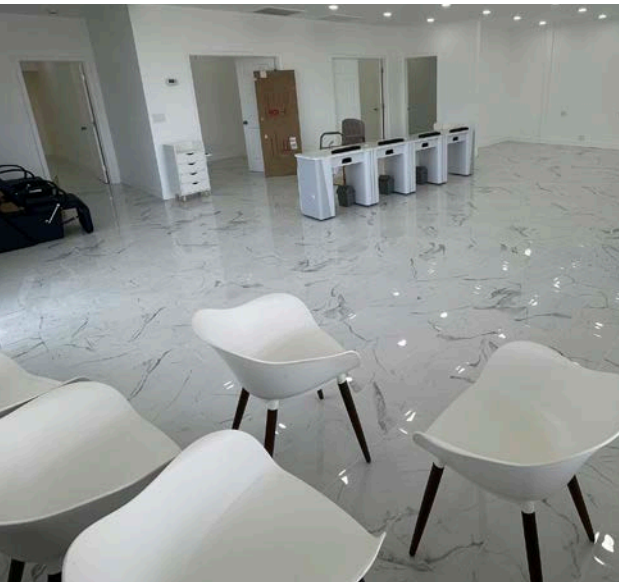
Investment Highlights:

- Attractive price point for owner-user or entry-level investor
- Opportunity to reposition and increase income through lease-up
- Located within a dense and established trade area
- Over 158,000 residents within a 3-mile radius

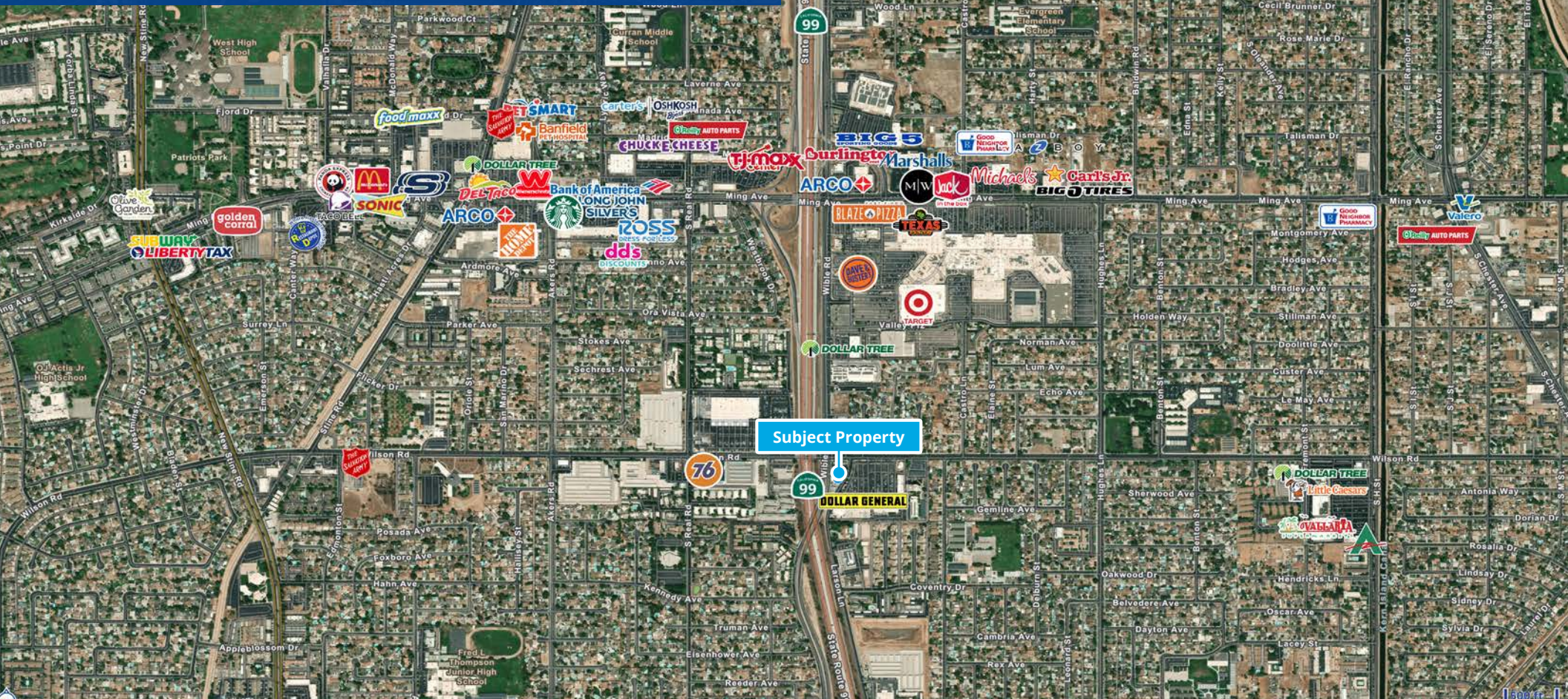
Trade Area Highlights:

		
Population	Average HH Income	Households
1 Mile: 21,563	1 Mile: \$73,871	1 Mile: 7,360
3 Mile: 158,284	3 Mile: \$78,050	3 Mile: 52,131
5 Mile: 314,551	5 Mile: \$88,790	5 Mile: 99,797

Interior Photos



Retailers in the Area



Demographics



Population
 1 Mile: 21,563
 3 Mile: 158,284
 5 Mile: 314,551



Total Employees
 1 Mile: 6,934
 3 Mile: 58,787
 5 Mile: 135,531



Average HH Income
 1 Mile: \$73,871
 3 Mile: \$78,050
 5 Mile: \$88,790



Median Age
 1 Mile: 32.1
 3 Mile: 32.6
 5 Mile: 32.5



Households
 1 Mile: 7,360
 3 Mile: 52,131
 5 Mile: 99,797



Businesses
 1 Mile: 729
 3 Mile: 6,144
 5 Mile: 12,884

For Lease | +/- 3,305 SF

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