

AVAILABLE FOR SALE OR GROUND LEASE
FULLY ENTITLED SERVICE STATION PARCEL AT NWC COLUMBUS STREET & RIVER BOULEVARD

812 COLUMBUS STREET

BAKERSFIELD, CA

PRICE REDUCTION!



SITE

38,796±
ADT

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812 COLUMBUS STREET

BAKERSFIELD, CA

PROPERTY INFORMATION

Lot Size: 38,898± SF (0.72± Acres)
Zoning: C-2 (General Commercial)
APN: 123-090-18-00-6 (Kern County)
Asking Price: \$1,295,000-00 \$995,000.00

PROPERTY DESCRIPTION

This subject property is a very rare opportunity to acquire a fully entitled parcel for a fuel station development with utilities stubbed to site. The property comes with an entitled plan for a 4,000 square foot convenience store and 8 MPDs. This hard corner intersection carries a traffic count of 38,796± that is primarily fed by its close proximity to Freeway 178 and the East Hills Mall.

DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	19,940	117,768	229,446
	2025 Estimate	20,461	120,793	232,713
	Growth 2025-2030	-2.55%	-2.50%	-1.40%
	Growth 2020-2025	-2.42%	-1.40%	-0.04%
	Growth 2010-2020	8.06%	4.55%	6.41%
HOUSEHOLD	2030 Projection	6,082	38,052	73,472
	2025 Estimate	6,213	38,789	74,188
	Growth 2025-2030	-2.10%	-1.90%	-0.97%
	Growth 2020-2025	-0.96%	0.05%	0.78%
	Growth 2010-2020	5.95%	5.24%	6.46%
2025 Est. Average HH Income		\$65,856	\$61,031	\$66,401

Source: Claritas 2025

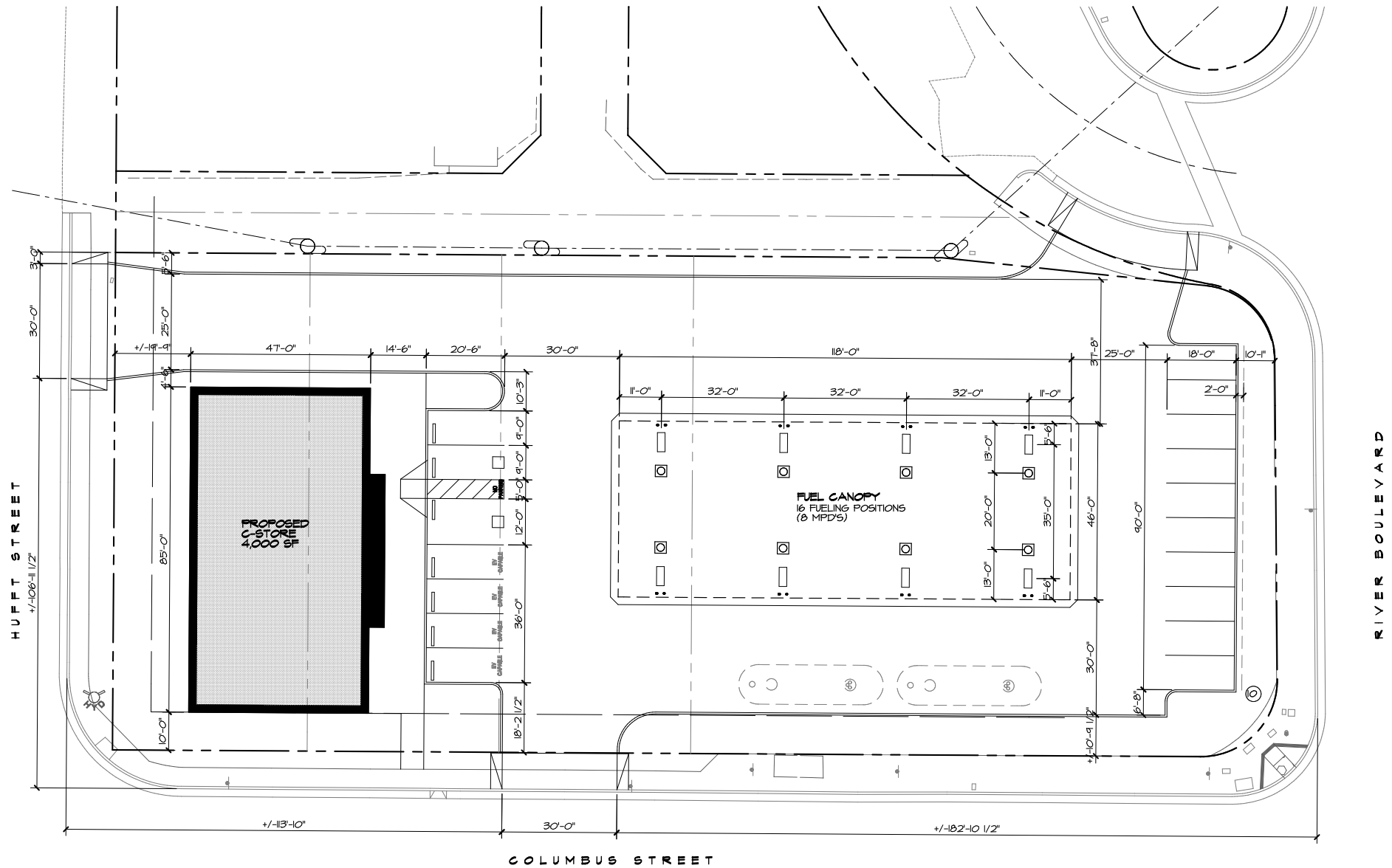


TRAFFIC COUNTS

38,796± ADT

Columbus Street at River Boulevard
(Intersection)

Source: Kalibrate TrafficMetrix 2025



812 COLUMBUS STREET
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AERIAL
MAP



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