

\$850,000

New Development | Adaptive Reuse | Owner-User

FOR SALE

425 W. Perkins Ave. McFarland, CA

Property Highlights:

- +/- 7,275 SF, Per Kern Assessor
- 37,026 SF Lot Size (0.85 Acres)
- 270 Ft of W. Perkins Frontage
- APN# 200-110-39-00-4
- Zoning/Land Use:
Commercial Retail, City of McFarland
- Existing Funeral Home:
Real Estate + Biz or Delivered Vacant
- West Structure:
Apartments/Retail Conversion
- Hwy 99, North Bound Exit, W. Perkins Ave

Price: \$850,000 (\$116/PSF)

Land Value: \$22.95/PSF

Felix C. Diaz
Prime Retail Group
Cal Lic# 01981655

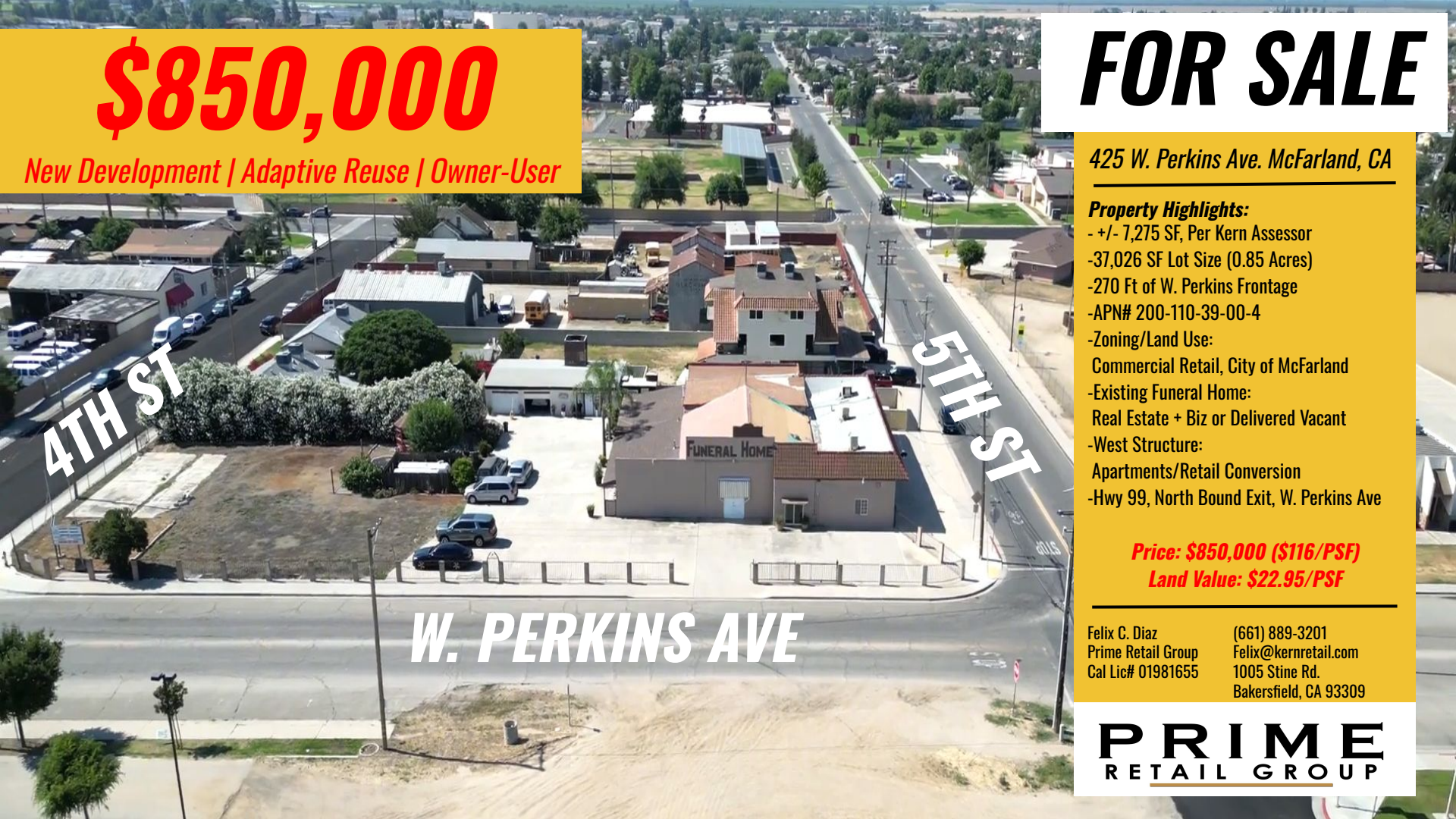
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Bakersfield, CA 93309

PRIME
RETAIL GROUP

W. PERKINS AVE

4TH ST

5TH ST



MCFARLAND, CA- SITE OVERVIEW



Prime Retail Group is pleased to exclusively present the opportunity to acquire an established Funeral Home in McFarland, CA: **425 W. Perkins Ave., McFarland, CA 93250**

Located in California's Central Valley along Highway 99, McFarland benefits from a strong agricultural-based economy supported by farming, vineyards, citrus processing, and an almond production facility. McFarland has an approximate population of 15,000 residents, with a predominantly Latino community of 90%. The city also gained National recognition through the 2015 Disney film **McFarland, USA**, starring Kevin Costner, which was inspired by a True Story of the 1987 McFarland High School cross-country team and Coach Jim White.

Strategically located with off ramp access from Highway 99-NB to Perkins Ave., the property offers excellent visibility and accessibility. The site is located directly across the street from **Mi Rancho Supermarket**, the city's only Big Box Grocery Store of $\pm 23,000$ SF, providing strong daily traffic and draw to the subject site. Additional nearby national retailers include AutoZone, Dollar General, and other National brands like McDonald's, Taco Bell, Little Caesars, and NAPA Auto Parts are also serving the City of McFarland.

The subject site consists of approximately $\pm 7,275$ square feet and includes a fully operational funeral business featuring a cremation facility, office space, a large chapel area, and potential for apartment/retail conversion on the West end of the building (independent utilities).

The City of McFarland encourages new investment and development, making the property well-suited for Adaptive Reuse concepts such as a medical clinic, pharmacy, dental office, supermarket, restaurant, event hall space, fuel station, automotive repair, tire shop, contractor yard, or similar commercial uses. The property is zoned for Retail use and features approximately 270 feet of frontage along W. Perkins Ave on approximately 0.85 acres, presenting strong potential for ground-up development, including QSR restaurants or other national retail concepts.



MCFARLAND OVERVIEW



81,755 CPD 

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	15,500	22,100	33,700
HOUSEHOLDS	3,694	5,308	8,426
AVG. HH INCOME	\$53.9K	\$58.4K	\$59.8K
EMPLOYEES	10,816	15,592	24,631

TRADE AREA



Low Density Residential

High Density Residential

5TH ST

4TH ST

W. PERKINS AVE



EAST VIEW

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E. Perkins Ave

81,755 CPD



Hwy-99, Northbound Exit:
Perkins Ave



4,859 CPD



RANCHO MARKET



FIESTA MARKET

W. Perkins Ave

4TH ST

5TH ST



McFarland Pedestrian Bridge



KERN AVENUE
ELEMENTARY

DRONE VIEW

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4TH ST

5TH ST

W. PERKINS AVE

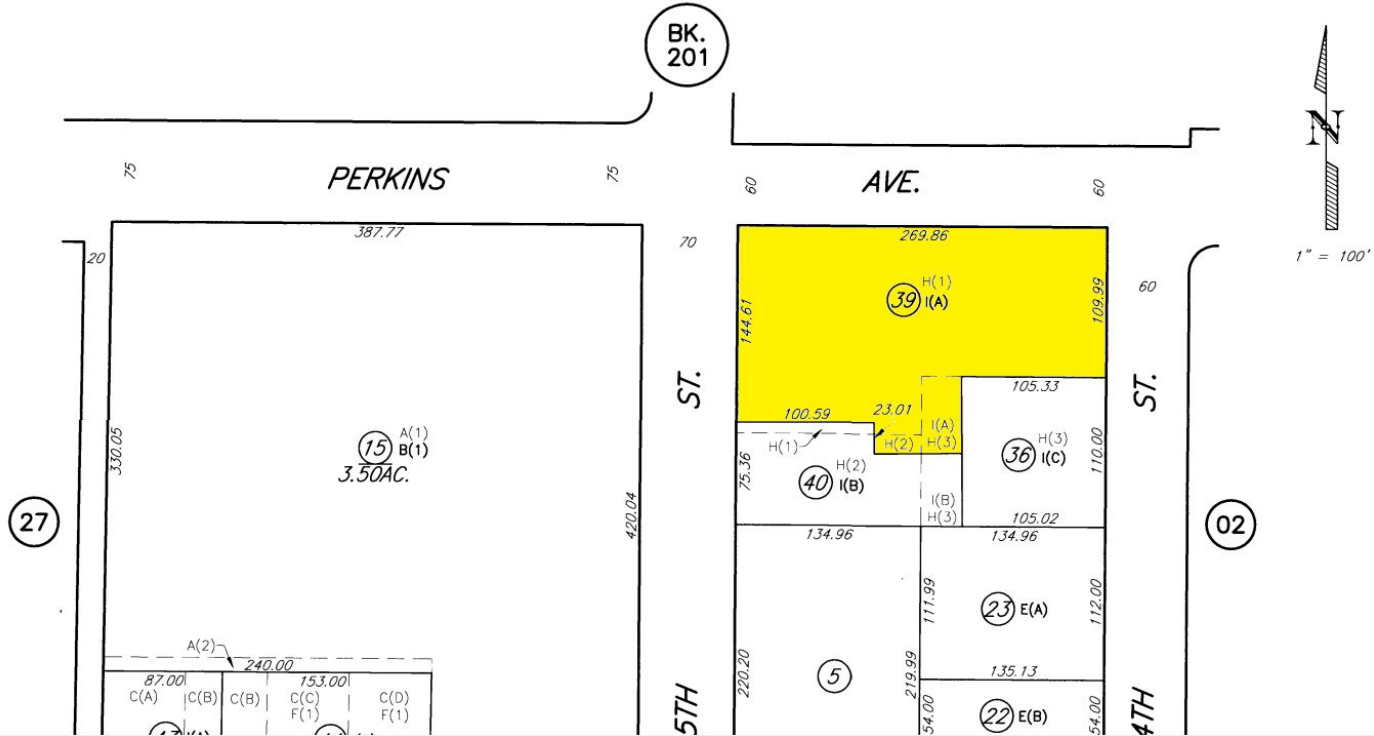


PLAT MAP

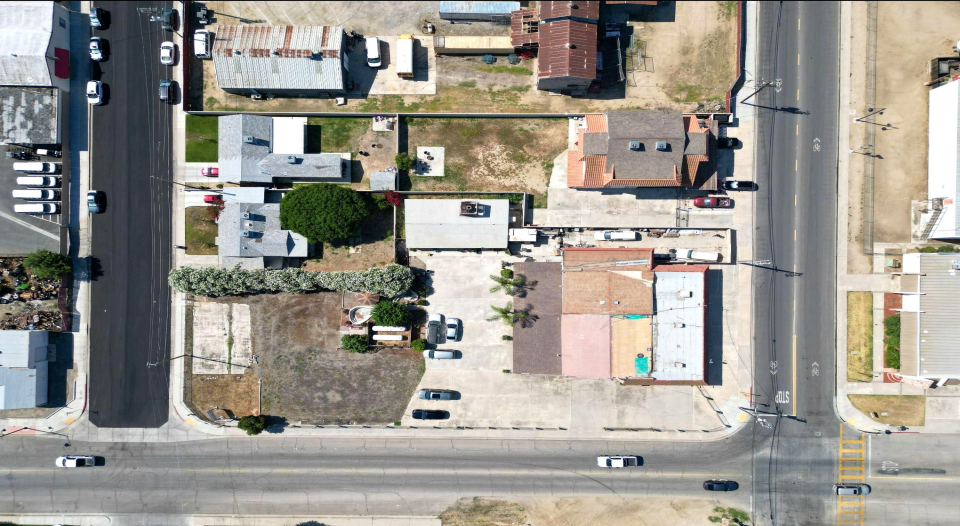
APN# 200-110-39-00-4

TOWNSITE OF MC FARLAND BLOCKS 6 & 7

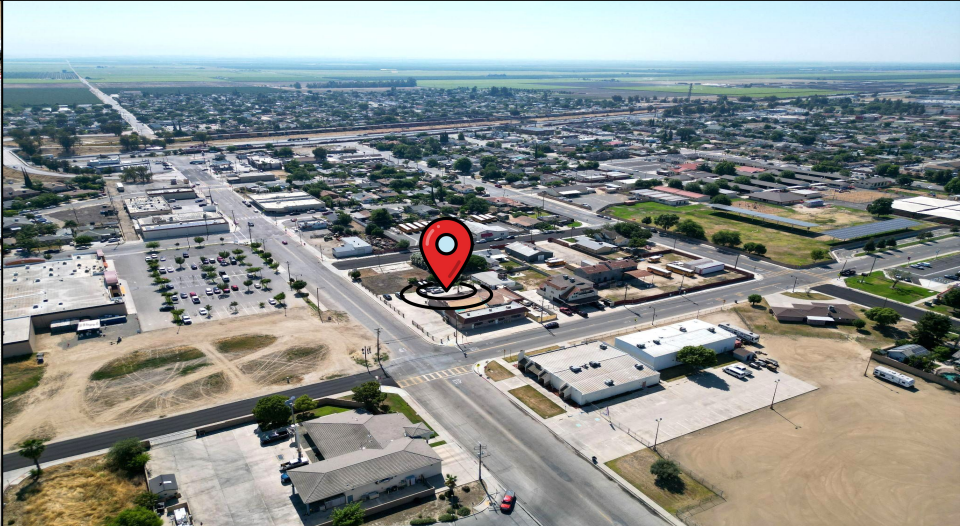
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AERIAL SHOTS



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BROKER CONTACT:

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**WELCOME
TO THE
CITY OF McFARLAND**
TRADITION * UNITY * EXCELLENCE

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