

FOR SALE

\$275,000 (\$191/PSF)

PRIME
RETAIL GROUP

±1,440 SF

C-2 ZONING

PYLON SIGN

\$191/PSF

CONTACT:

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Prime Retail Group

1005 Stine Rd.
Bakersfield, CA 93309

SITE OVERVIEW

Prime Retail Group is pleased to exclusively present for sale the SE corner of S. Chester Avenue and S. M Street in Bakersfield, California. The property features a Freestanding building with $\pm 1,440$ SF situated on an approximately 8,813 SF lot, with C-2 (General Commercial) zoning, County of Kern. The property offers excellent street visibility, pylon signage, left-in access from S. Chester Ave, and a fully fenced perimeter—providing a strong combination of accessibility, privacy and exposure. The building was previously operated as a Laundromat (still an allowed use-by-right) and is now an open-canvas for the investor or owner-operator.

The property is strategically positioned in a Central area of Bakersfield which improves logistics, including a high density of surrounding rooftops, and just a 5-minute drive to Highway 58. The subject property presents an attractive opportunity to acquire a unique Retail building, offered at just \$191/SF!

PROPERTY HIGHLIGHTS:

- Building SF: $\pm 1,440$ SF
- Attractive Pricing – \$191/PSF
- Year Built: 1959
- Masonry Structure
- Pylon Signage
- Fully-fenced perimeter/Private Parking
- C-2 Zoning, County of Kern:

<https://psbweb.kerncounty.com/planning/pdfs/KCZOFeb2026.pdf>

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\$275,000



AERIAL OVERVIEW



MING AVE

MING AVE

MING PLAZA



VALLEY PLAZA

- 9.3 MILLION ANNUAL VISITS (PLACER.AI) -
- TOP 5% REGIONAL MALLS NATIONWIDE (PLACER.AI) -



WILSON RD

WILSON RD

SUBJECT SITE

TRADE AREA

PRIME
RETAIL GROUP

S. CHESTER AVE – 15,340 CPD

S. M ST

SUBJECT SITE





PRIME
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GALLERY



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