

LAND FOR SALE

(2) PARKING LOT PARCELS FOR SALE IN TAFT, CA

601 & 609 Center St, Taft, CA 93268



OFFERING SUMMARY

SALE PRICE:	\$150,000
LOT SIZE:	0.29 Acres
ZONING:	DC - Downtown Commercial
APN'S:	031-200-05-00-9 & 031-200-04-00-6
CROSS STREETS:	Center St & 6th St
SUBMARKET:	South Taft

PROPERTY HIGHLIGHTS

- (2) Paved Parking Lots On A Hard Corner
- Excellent Presence Surrounded with Quality Tenants
- ±20,480 Residents Within 10-Mile Radius
- Convenient Location Between CA-33 & CA-119
- (3) Adjacent Properties Also Available
- Flexible Zoning That Allows Many Uses
- Secure, Private, Established Location
- Visibility & Access From 3 City Streets

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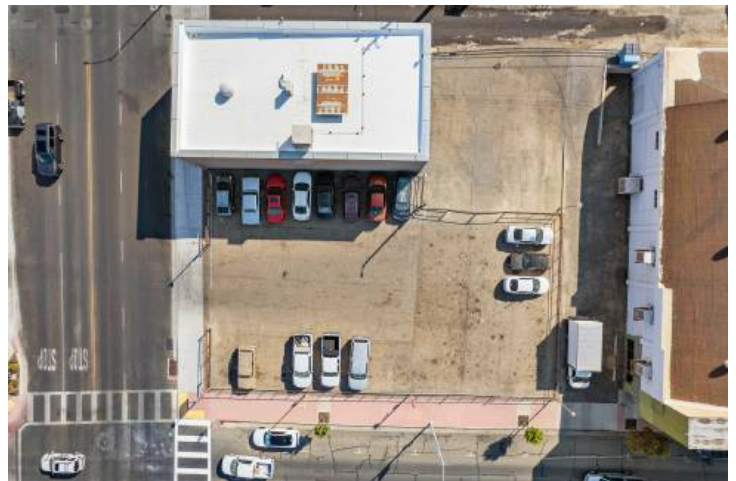


PROPERTY OVERVIEW

High exposure paved parking lots totaling ± 0.29 acres located in Taft, CA. Sitting off a hard corner at the convergence of the Center St corridor, providing unmatched visibility and access from two major arterials in the trade area. (3) additional properties adjacent to property are also available.

LOCATION OVERVIEW

This property is located on the Southwest corner of Center St & 6th St in Taft, CA. The property is North of Main St, South of North St, west of 5th St and East of 7th St. Taft is a city in the foothills at the extreme southwestern edge of the San Joaquin Valley, in Kern County, California. Taft is located 32 miles west-southwest of Bakersfield, CA.



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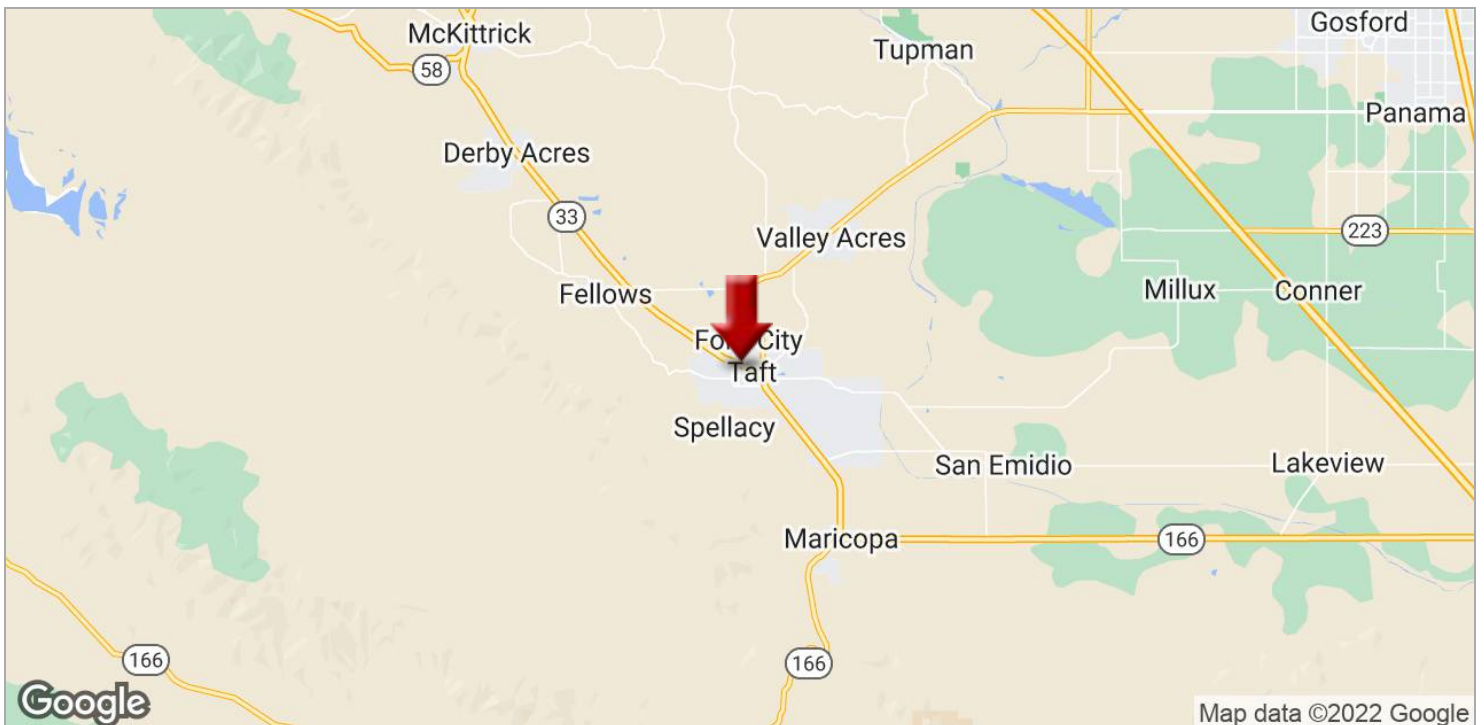
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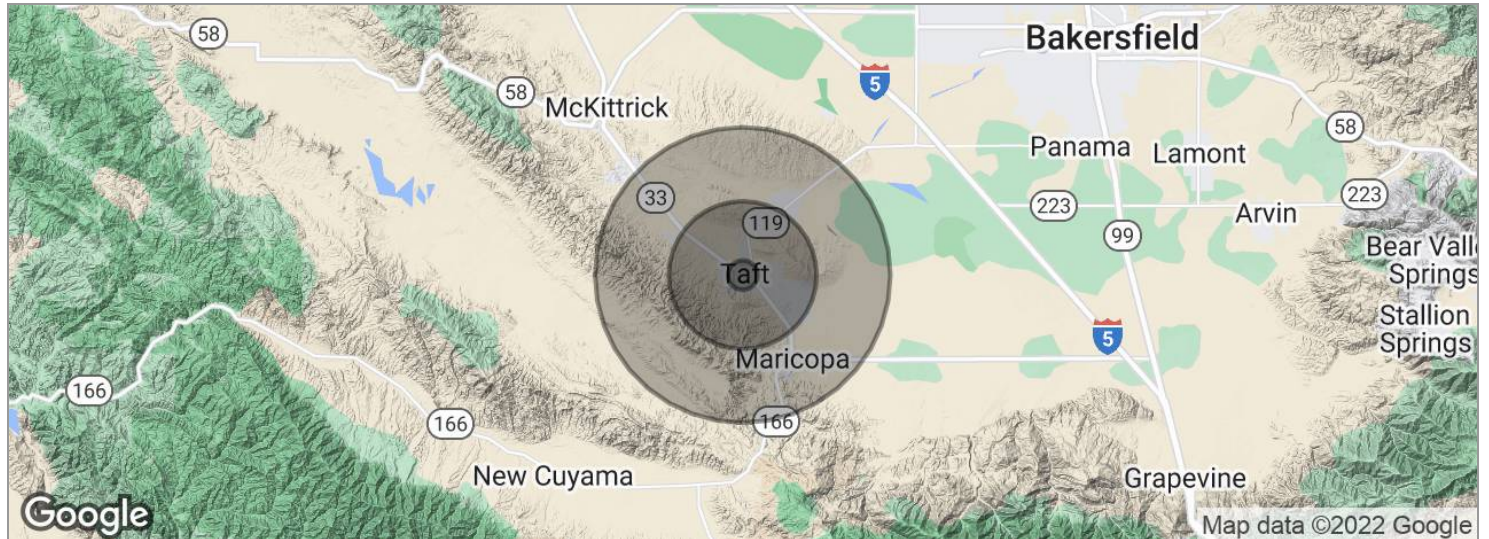
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,645	18,442	20,483
Median age	36.2	34.0	34.3
Median age (male)	35.5	34.1	34.4
Median age (Female)	35.1	33.8	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,087	7,247	8,006
# of persons per HH	2.4	2.5	2.6
Average HH income	\$47,534	\$50,603	\$51,178
Average house value	\$139,098	\$144,897	\$143,236
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	36.8%	41.1%	40.7%
RACE (%)	1 MILE	5 MILES	10 MILES
White	82.7%	80.3%	80.7%
Black	1.3%	0.8%	0.9%
Asian	2.1%	2.0%	1.9%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.2%	0.3%	0.4%
Other	7.0%	9.8%	9.4%

* Demographic data derived from 2020 ACS - US Census

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