

AVAILABLE FOR SALE

108 N Chester Avenue

Bakersfield, California 93308

\$329,000

Sale Price

±1,932 SF

Building Size

±3,920 SF

Lot Size

Corner Lot

Lighted Intersection

108 N Chester Avenue

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RETAIL GROUP



Property Overview

108 N Chester Avenue · Bakersfield, CA

A well-located freestanding retail and service building available for sale at the northeast corner of N. Chester Avenue and Beardsley Avenue — a lighted intersection in North Bakersfield.

The ±1,932 SF building sits on a ±3,920 SF corner lot with flexible C-2 commercial zoning under the County of Kern, supporting a wide range of retail, service, or owner-user redevelopment uses.

The property offers quick access to Freeway 99 and Highway 58, connecting the site to greater Bakersfield, and benefits from an established, long-standing retail and service-shop presence in the surrounding North Bakersfield submarket.

Priced at roughly \$170 per square foot, this is an attractive opportunity for an owner-user or investor seeking a corner-visibility asset in a growing trade area.



Property Details & Investment Highlights

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PROPERTY SPECIFICATIONS

Address	108 N Chester Avenue
City / State	Bakersfield, CA 93308
Price	\$329,000 (±\$170 / SF)
Building Size	±1,932 SF
Lot Size	±3,920 SF (0.09 AC)
Year Built	1947
Zoning	C-2, County of Kern
APN	119-110-09-00-4
Location	NE Corner of N. Chester Ave & Beardsley Ave
Submarket	North Bakersfield

INVESTMENT HIGHLIGHTS

- Corner property at a lighted intersection — N. Chester Avenue & Beardsley Avenue
- Quick access to Freeway 99 and Highway 58, connecting the site to greater Bakersfield
- Flexible C-2 commercial zoning (County of Kern) supports retail, service, or owner-user redevelopment
- Long-standing retail / service-shop use with an established North Bakersfield location
- Attractively priced at roughly \$170 per square foot for an owner-user or investor

Location & Demographics

108 N Chester Avenue · Bakersfield, CA

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Aerial view — N. Chester Avenue frontage

TRADE AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 Population	17,631	97,670	231,779
2025 Households	6,365	33,788	76,942
Median HH Income	\$33,482	\$48,373	\$55,115
Avg Household Size	2.60	2.80	2.90
Median Home Value	\$138,768	\$280,834	\$302,081
Pop. Growth (2025–30)	+2.33%	+1.41%	+1.06%

Source: County/public property records and third-party demographic estimates.

Prime Retail Group

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108 N CHESTER AVENUE · BAKERSFIELD, CALIFORNIA 93308

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