

COMMERCIAL LAND

FOR LEASE

\$0.23/Sq Ft/MO

2.18 ACRES

METTLER, CA

Mettler Frontage Rd, CA 93313

Property Highlights:

- Zoned C-2 PD Commercial in Kern County, CA
- Hard Rock Hotel & Casino Open Date December 2025
- Traffic volume 44,500 AADT



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METTLER FRONTAGE RD. 2.18 ACRES | KERN COUNTY, CA

PROPERTY INFORMATION



Prime commercial site, ideally situated at the southbound exit of Highway 99.

Key Features include:

- Excellent Corner Location.
- High Traffic Volume: Benefit from consistent vehicle traffic off Highway 99, with easy access from both east and westbound Highway 166.
- Proximity to Major Attractions: Just minutes from the upcoming Hard Rock Hotel & Casino (opening December 2025) and the bustling Tejon Industrial Complex and Tejon Outlets, this site is perfectly positioned to attract both locals and visitors.



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