



Colliers

Subject Property

Breckenridge Rd - 7,035 AADT

Morning Dr - 15,794 AADT

For Sale | +/- 6.88 AC

Vacant Commercial Land

SEC Hwy 184 & Breckenridge Rd | Bakersfield, CA

Hwy 58 - 43,757 AADT

Contact Us:

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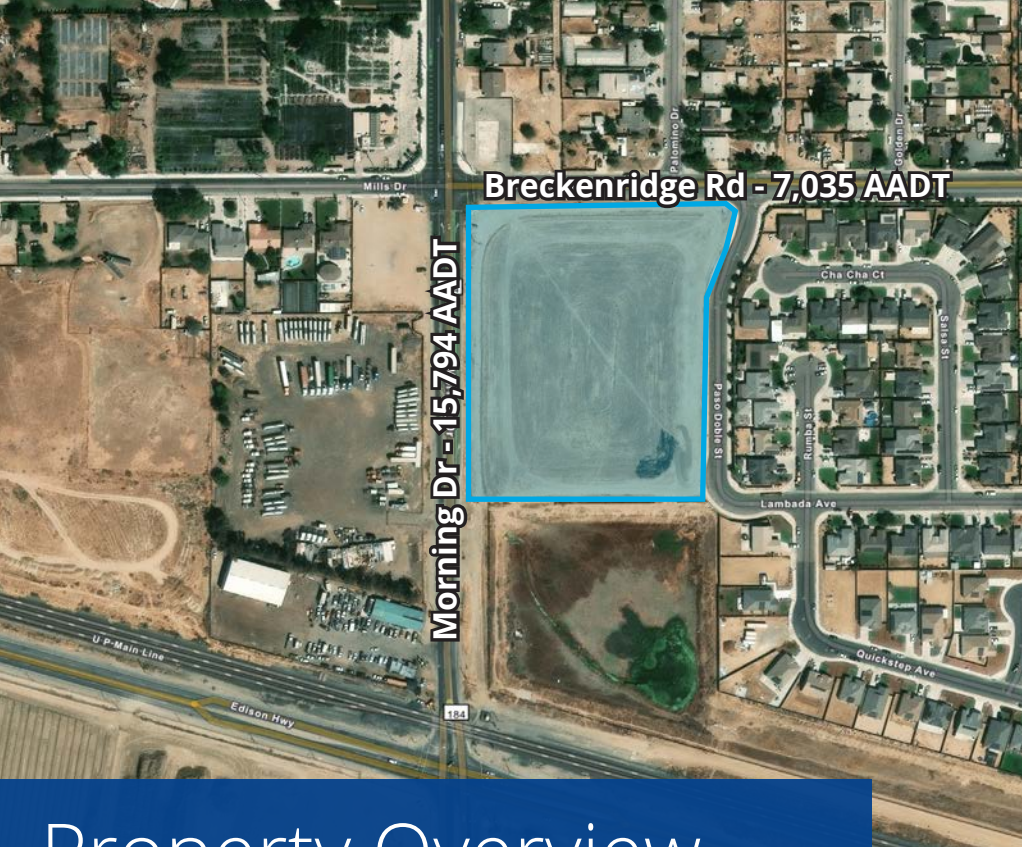
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Property Overview

The subject site is +/- 6.88 acres located at the southeast corner of Highway 184 and Breckenridge Road. It offers an excellent corner location near planned residential development and Highway 58 access from Highway 184.

Asking Price:

\$8.50/SF

Available:

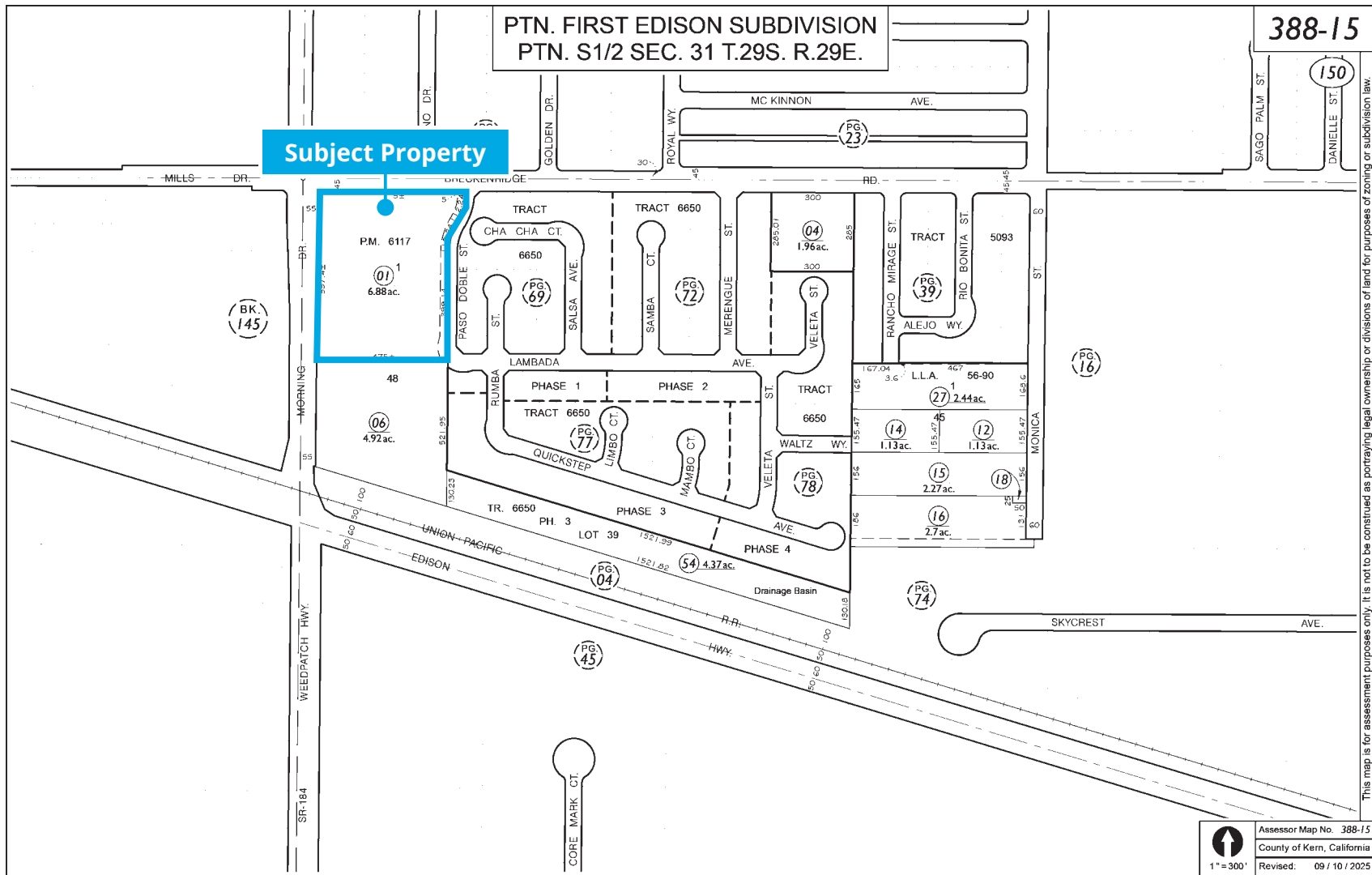
Land Size: +/- 6.88 AC

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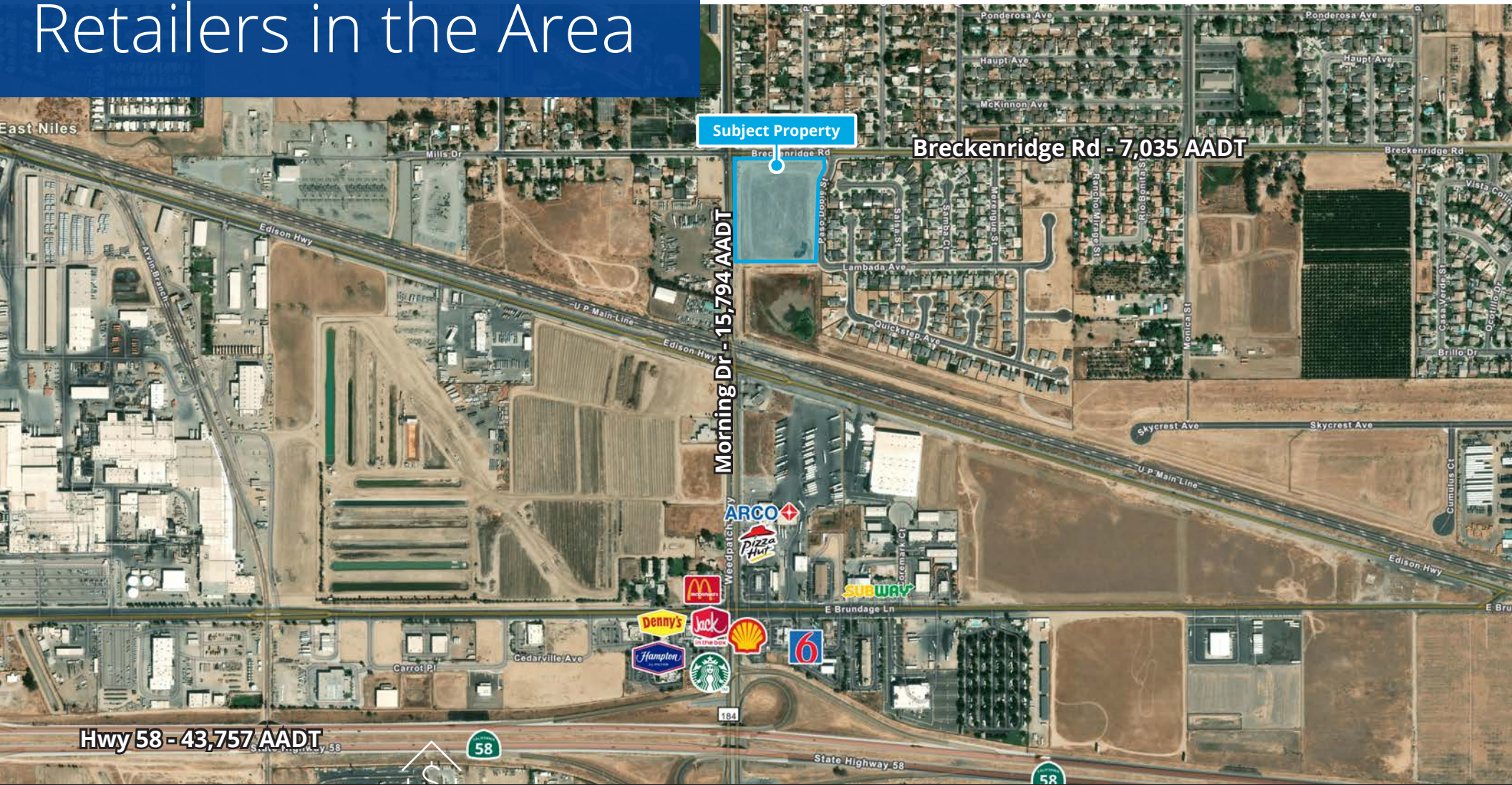
Property Highlights:

- Seller will carry.
- Zoned C-2 PD Commercial in the County of Kern.
- Hard corner opportunity on heavily traveled Highway 184.
- Total traffic volume of 22,829 AADT along Breckenridge Rd & Morning Dr.
- Major Arterial for travel to Highway 58 & Highway 178.
- Excellent location for a grocery store, gas station, fast food, or other neighborhood retail uses.
- APN #388-150-01

APN Map



Retailers in the Area



Population

1 Mile: 10,468
3 Mile: 64,635
5 Mile: 149,530



Daytime Population

1 Mile: 9,178
3 Mile: 50,751
5 Mile: 126,789



Median Age

1 Mile: 29.9
3 Mile: 31.1
5 Mile: 31.2



Businesses

1 Mile: 159
3 Mile: 951
5 Mile: 2,664



Average HH Income

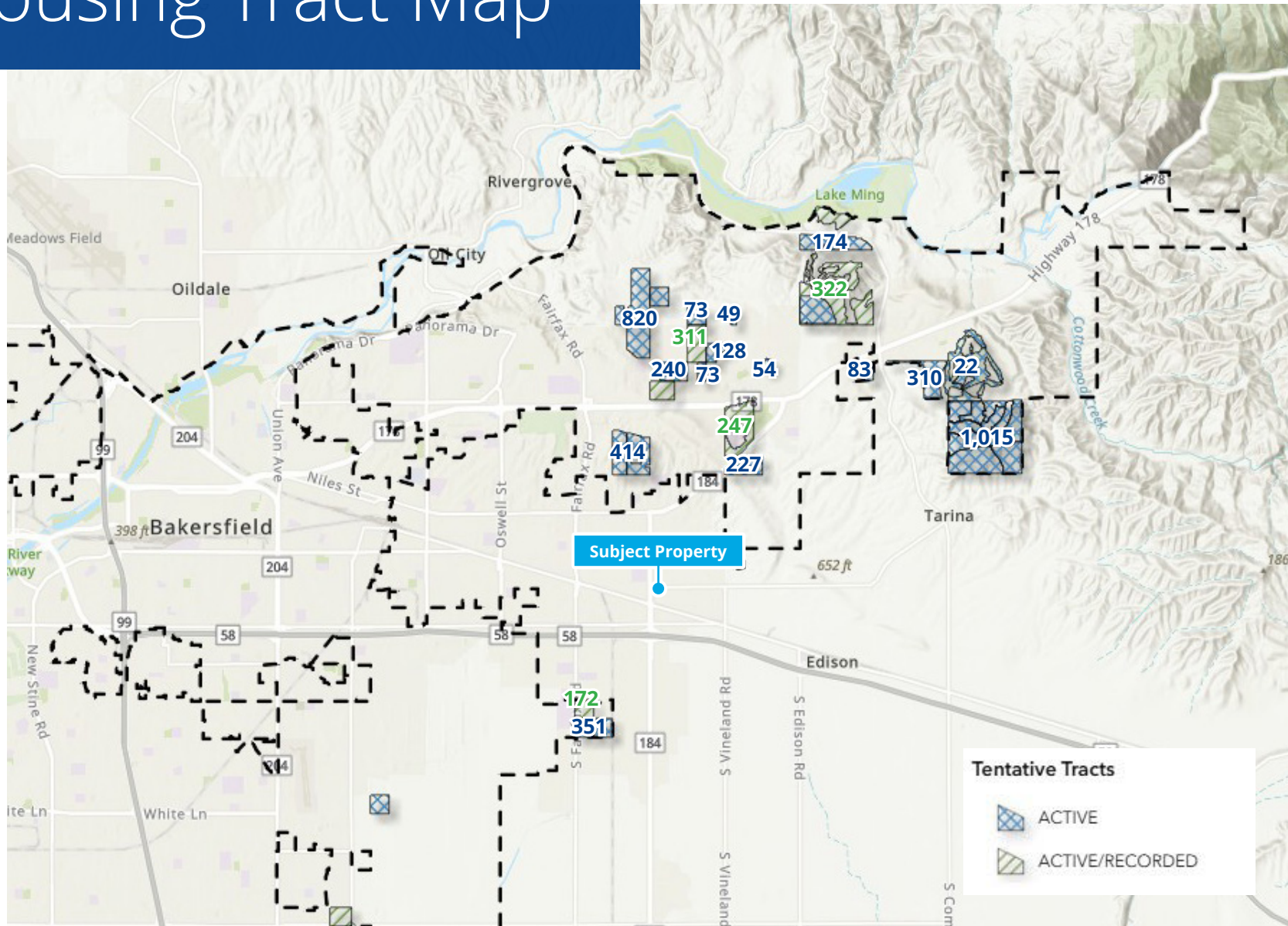
1 Mile: \$71,729
3 Mile: \$64,476
5 Mile: \$81,473



Households

1 Mile: 2,813
3 Mile: 18,749
5 Mile: 44,565

Housing Tract Map



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