



# For Lease Auto Dealership

4608 Rudnick Court | Bakersfield, CA

# Property Overview

Rare opportunity to lease a fully improved, move-in ready automotive dealership facility in the Bakersfield Auto Mall. The property offers immediate occupancy, excellent Highway 99 visibility, dedicated service operations, expansive vehicle display areas, and prominent pylon signage, allowing users to avoid significant capital costs and accelerate market entry.

## Lease Rate:

\$1.45 NNN

## Available:

Total SF: +/- 20,371 SF  
Office: +/- 7,000 SF  
Land: +/- 2.19 AC  
APN #: 405-260-24  
Zoning: M-1 Zoning

## Property Highlights:

- ±20,371 SF automotive facility situated on ±2.19 acres
- Located within Bakersfield's established Auto Mall trade area
- Direct visibility to Highway 99 with exposure to approximately 150,000+ vehicles per day.
- Existing dealership improvements including showroom, offices, customer lounge, service facilities, parts storage, and vehicle display areas
- Multiple service bays with existing above-ground and in-ground lifts
- Fully secured and fenced site
- Prominent monument/pylon signage visible from Highway 99
- Immediate occupancy minimizes downtime and startup costs
- Existing automotive entitlement and infrastructure in place
- Convenient regional access serving Bakersfield and greater Central California



# Property Information



## Potential Uses:

- New vehicle dealership
- Used vehicle dealership
- RV dealership
- Powersports dealership
- Fleet sales and service
- Commercial truck sales
- Equipment sales
- Automotive service center
- Vehicle subscription or fleet operations
- Specialty automotive retailer

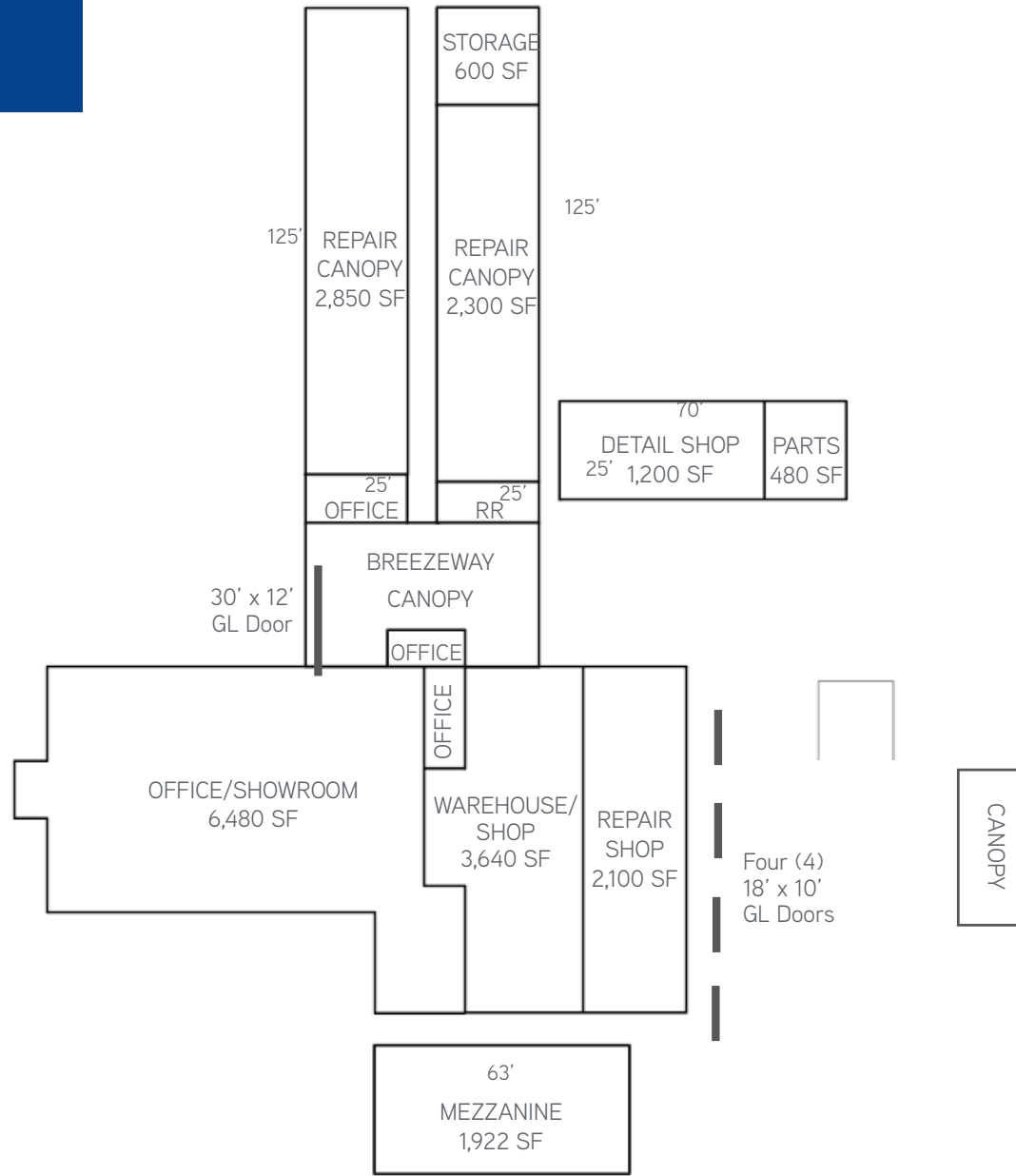
## Additional Highlights:

- Strong Hwy 99 Visibility (75,377 AADT)
- Prominent freeway-facing location
- Large pylon signage
- Exposure to northbound and southbound traffic
- Exceptional branding opportunity for dealership or automotive-related users

## Site Improvements:

- Modern glass showroom
- Customer reception area
- Executive and administrative offices
- Customer waiting lounge
- Parts department
- Service write-up areas
- Service bays with existing lifts
- Secured outdoor inventory storage
- Covered service areas
- Ample customer and employee parking
- Existing dealership branding infrastructure

# Floor Plan



# Interior Photos



# Interior Photos



# Interior Photos



# Interior Photos



# Exterior Photos



# Exterior Photos



# Aerial

## Demographics



### Population

1 Mile: 16,678  
3 Mile: 167,553  
5 Mile: 281,230

### Daytime Population

1 Mile: 15,575  
3 Mile: 141,814  
5 Mile: 290,042



### Employees

1 Mile: 3,975  
3 Mile: 32,983  
5 Mile: 105,109

### Median Age

1 Mile: 32.7  
3 Mile: 31.8  
5 Mile: 32.6



### Households

1 Mile: 5,063  
3 Mile: 50,625  
5 Mile: 88,695

### Average HH Income

1 Mile: \$89,794  
3 Mile: \$87,056  
5 Mile: \$92,199



# About Kern County

## KERN COUNTY At A GLANCE

**#2 LARGEST ECONOMY**  
IN THE SAN JOAQUIN VALLEY

**#1** in Agricultural  
Production Nationwide



**#3** in Economic  
Diversity  
Nationwide



**#4** in STEM  
Jobs  
Nationwide



**OVER 50** MAJOR DISTRIBUTION  
CENTERS



**THE ENERGY CAPITAL OF CALIFORNIA**  
Largest Provider of Oil & Renewable Energy in the State

**75%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.



**#1** Largest Battery  
Energy Storage  
System in the World



**#14** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1ST** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR & SPACE  
PORT AT RUTAN  
FIELD



**1ST** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



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