

Prime Corner Commercial Property Offering

18 S. Chester Avenue & 1428 Richland Street

Bakersfield, CA 93304

INDIVIDUAL PRICING: \$349,950 EACH
COMBINED PACKAGE PRICE: \$699,950

Combined Land: ~0.22 Acres (Primary Value) | Existing Buildings: ~2,879 SF

Zoning: C-2 Regional Commercial (strong retail/service potential)

Signalized High-Visibility Corner | Excellent Traffic & Synergy with Dutch Bros / McDonald's



1400 Easton Drive, Suite 135, 93309

Established 1980

EXECUTIVE SUMMARY & PRICING

This offering includes **two adjacent corner properties** at the signalized intersection of S. Chester Avenue and Richland Drive in Bakersfield. They can be purchased individually at **\$349,950 each** or together as a package for **\$699,950**. The combined site offers approximately 0.22 acres of land, which is the primary value driver is the land, although the buildings are usable.

The location features excellent visibility, strong traffic flow, and proven commercial synergy with nearby national tenants (Dutch Bros, McDonald's, AutoZone). The primary parcel is zoned **C-2 Regional Commercial**, supporting a wide range of retail, restaurant, service, and auto-related uses.

PRICING OPTIONS

Option	Price	Includes
Individual — 18 S. Chester Ave	\$349,950	~0.12 ac land + 1,216 SF dwelling building zoned C-2
Individual — 1428 Richland St	\$349,950	~0.10 ac land + 1,663 SF office building zoned C-2
COMBINED PACKAGE	\$699,950	~0.22 ac total land + both buildings — best value for redevelopment

INVESTMENT HIGHLIGHTS

- **Land Value Focus:** Combined ~9,583+ SF corner lot at high-traffic signalized intersection — significant redevelopment upside
- **C-2 Regional Commercial Zoning:** Supports retail, restaurants, auto services, larger stores, and broad commercial uses
- **Proven Location Synergy:** Directly benefits from high-volume Dutch Bros, McDonald's, and AutoZone traffic
- **Flexible Acquisition:** Buy one or both — package pricing offers best per-acre value for developers/investors
- **Development Potential:** Older improvements (1925-1928) ideal for ground-up or adaptive reuse to maximize C-2 potential
- **Interim Cash Flow:** Existing buildings can generate income while planning entitlements/redevelopment
- **Strong Bakersfield Growth:** South Bakersfield corridor continues to see commercial demand and population growth

ZONING & HIGHEST & BEST USE ANALYSIS

Primary Parcel (18 S. Chester Ave): Zoned **C-2 Regional Commercial** — designed for concentrated large-scale retail and service uses serving the broader metropolitan area. Allows a wide range of by-right and conditional retail, restaurant, auto, and commercial service uses (including many C-1/C-O uses plus larger format retail, supermarkets, apparel, restaurants, auto accessory stores, etc.).

Adjacent Parcel (1428 Richland St): Currently C-2 area influence. Combined assembly creates stronger redevelopment sites with more land for parking and building footprint under C-2 or with rezoning support.

TOP 3 HIGHEST & BEST USES (C-2 FOCUS)

Rank	Highest & Best Use	Rationale & Feasibility
1	Retail / QSR / Drive-Thru Redevelopment	Corner visibility + proven demand from existing Dutch Bros & McDonald's. C-2 supports restaurants and drive-thru concepts. High traffic counts and consumer draw make this financially strong. Newer construction would command premium rents or owner-user appeal.
2	Medical / Professional Office or Small Mixed-Use	C-2 permits many professional/medical uses (via C-O overlap). Corner location serves local community and commuters. Smaller building footprint fits lot size; parking can be accommodated. Strong demand for medical/professional space in Bakersfield.
3	Auto-Related / Service Commercial	C-2 explicitly supports auto accessory stores, parts, and limited repair (with conditions). Existing auto services nearby create synergy. Good for owner-user auto business or investor leasing to service tenants. Lower intensity but stable demand.

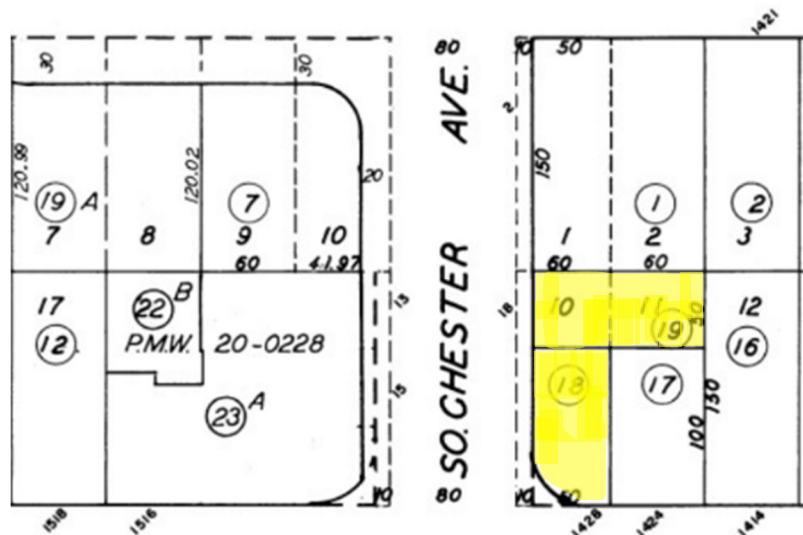
Note on HBU: Highest and best use considers legal (C-2 entitlements), physical (small lots but corner advantage), financial feasibility (strong retail demand in area), and maximum productivity. Ground-up redevelopment or substantial renovation of the corner parcel offers the greatest value creation. Combined purchase maximizes land assembly benefits for parking and scale.

LOCATION, MAP & SITE VIEWS

The properties occupy a prominent signalized corner with excellent visibility to high daily traffic. The area features strong commercial co-tenancy and easy access. The custom map below highlights key surrounding anchors that drive consumer traffic to the location.



Custom Location Map — Subject Properties + Surrounding Commercial Anchors (Dutch Bros, McDonald's, AutoZone, etc.)



Wider Aerial Context — Intersection & Commercial Neighbors





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DISCLAIMER: This Offering Memorandum is for informational purposes only and does not constitute an offer to sell. All information is believed to be accurate but not guaranteed. Buyers must conduct independent due diligence on zoning, entitlements, environmental surveys, and financials. Properties offered individually at \$349,950 each or combined at \$699,950.

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