

+/- 7,500 SF Available

614 Kentucky St, Bakersfield, CA 93305

APN: 014-270-16-00-7, County of Kern

PROPERTY DETAILS

- **ASKING PRICE:** ~~\$899,000.00~~ \$700,000.00
- **BUILDING SIZE:** +/- 7,500 Sq Ft
 - Multiple gallery & exhibit areas designed for flexible installations
 - Dedicated studio/workspace supporting production & display
 - 18' exposed ceilings with skylights for natural light & volume
 - Catering kitchen, office, & full restroom with shower for events
 - Integrated art storage & racking for large-format pieces
- **LOT SIZE:** +/- 0.26 Acres
 - +/- 2,000 sq ft covered, enclosed rear yard ideal for secure storage OR fabrication
- **CMU Construction with High-Quality Finishes**
 - Two exterior roll-up doors for easy loading & installation
 - Polished concrete floors
 - HVAC distribution for year-round comfort
- **Strategic Old Town Kern Location**
 - Minutes from Downtown Bakersfield
 - Convenient access to CA-178 & CA-204
- **ZONING:** M-1 (Light Industrial)
 - Supports a range of creative, gallery, studio, & flex industrial uses

**MAJOR PRICE REDUCTION!
ART GALLERY/STUDIO FOR SALE!**



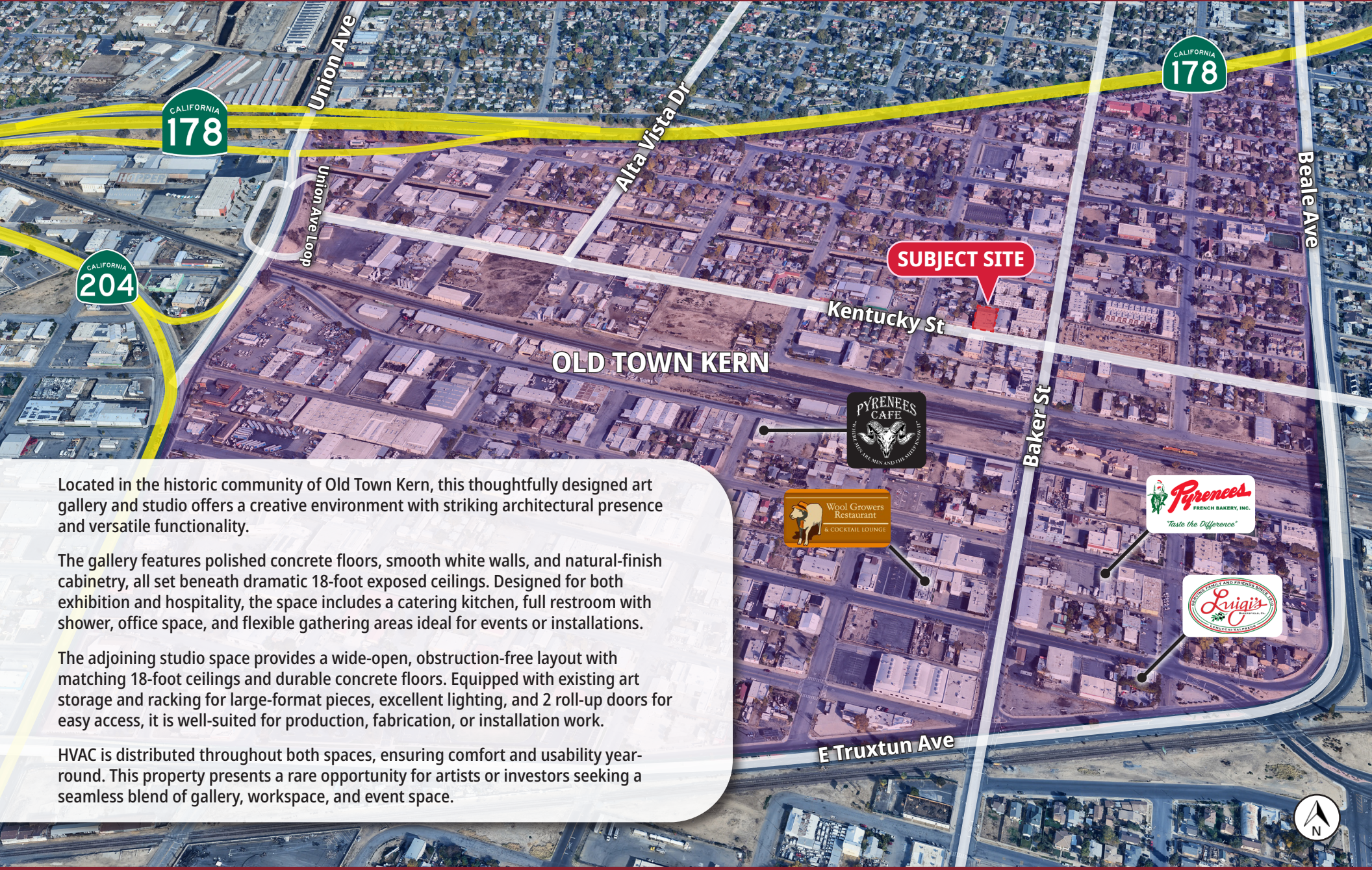
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OLD TOWN KERN

SUBJECT SITE

Located in the historic community of Old Town Kern, this thoughtfully designed art gallery and studio offers a creative environment with striking architectural presence and versatile functionality.

The gallery features polished concrete floors, smooth white walls, and natural-finish cabinetry, all set beneath dramatic 18-foot exposed ceilings. Designed for both exhibition and hospitality, the space includes a catering kitchen, full restroom with shower, office space, and flexible gathering areas ideal for events or installations.

The adjoining studio space provides a wide-open, obstruction-free layout with matching 18-foot ceilings and durable concrete floors. Equipped with existing art storage and racking for large-format pieces, excellent lighting, and 2 roll-up doors for easy access, it is well-suited for production, fabrication, or installation work.

HVAC is distributed throughout both spaces, ensuring comfort and usability year-round. This property presents a rare opportunity for artists or investors seeking a seamless blend of gallery, workspace, and event space.



HISTORY

Old Town Kern, located just east of Downtown Bakersfield, has evolved from the homeland of the Southern Valley Yokuts into a culturally rich district shaped by Basque settlement, early railroad expansion, and the late-19th-century oil boom. Originally known as Kern City or Sumner, the area was incorporated into Bakersfield in 1912 and developed into a key transportation and industrial hub, with remnants of this legacy still visible today.

LAND USE FRAMEWORK

Old Town Kern's land use vision builds on its established mix of dining, arts, and entertainment destinations, including local favorites such as Luigi's Restaurant, Arizona Cafe, and Pyrenees Bakery, alongside cultural venues like Tejon Theater and Noriega House. The district is positioned for revitalization that balances economic growth with preservation, promoting walkable, pedestrian-oriented development and a cohesive community identity. A mix of housing options will support long-term residency and neighborhood vitality, while adaptive reuse and flexible commercial spaces encourage small business growth, creative industries, and local entrepreneurship.

ARTS DISTRICT

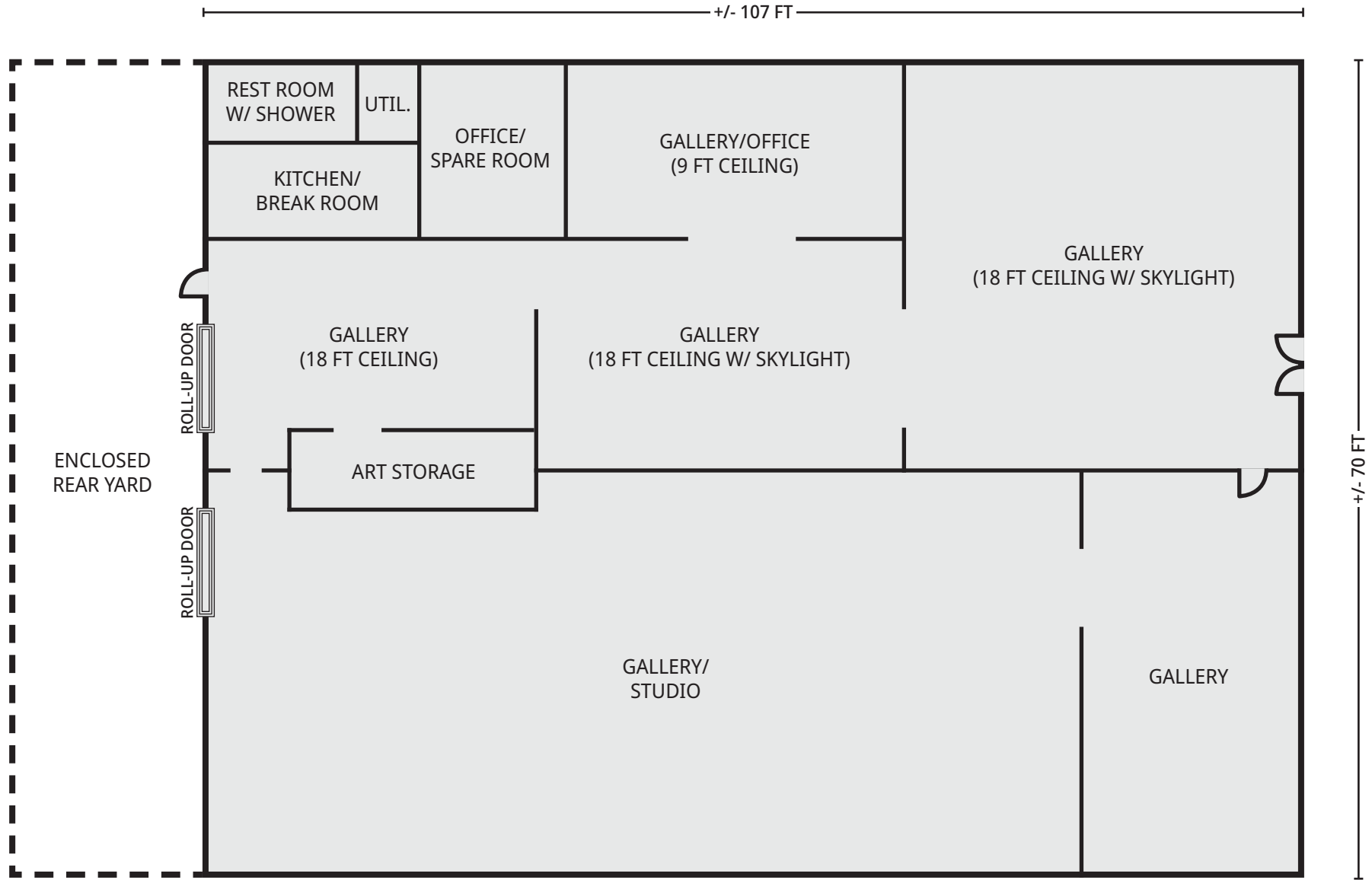
Building on this foundation, Old Town Kern is now the focus of a forward-looking Arts District initiative. Spanning roughly from E 21st Street to Lake Street, the district is envisioned as a vibrant cultural corridor that celebrates local creativity while honoring its historic roots. Planned improvements include pedestrian- and bike-friendly connections, pocket parks, paseos, and curated art walks, all designed to enhance accessibility, community engagement, and visual appeal.

Central to this vision is a land use strategy that supports artists through affordable studio space, live/work housing, and the adaptive reuse of vacant and underutilized buildings. Former industrial structures are being reimaged as galleries, studios, and collaborative maker spaces, fostering a dynamic environment for artistic production and cultural exchange.

Together, these elements position Old Town Kern as an emerging arts destination, offering a compelling backdrop for creative investment opportunities.



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*Floor Plan not to scale



PHOTOS

Gallery Space | Office | Catering Kitchen

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PHOTOS

Studio Space | Enclosed Rear Yard

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