



Subject Property



Taft Hwy - 15,700 AADT



CA-99 - 71,000 AADT



FWY 99 & Hwy 119 Pad Available | 1.83 AC Vacant C2 Land

9524 & 9600 Michele St | Bakersfield CA 93313

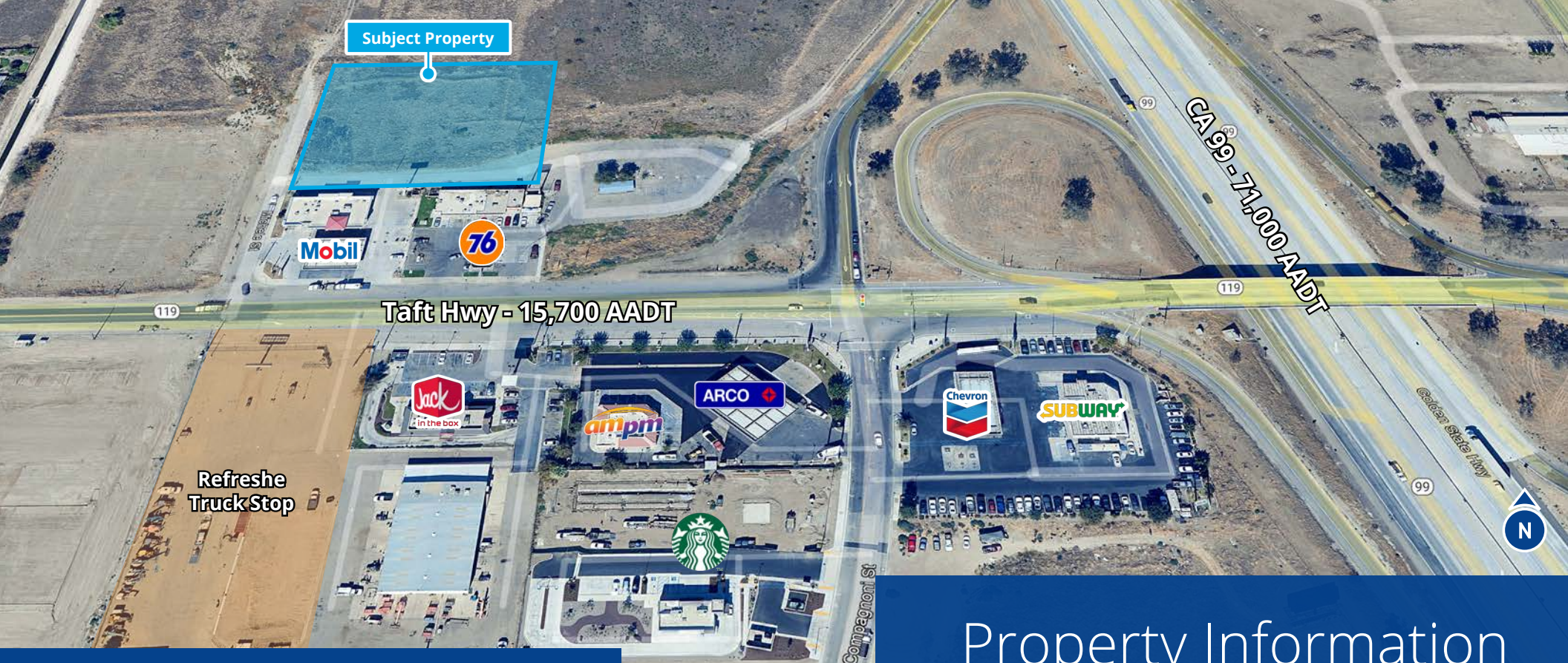
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Property Information

9524 & 9600 Michele St is C2-zoned commercial land located at the busy interchange of Highway 99 and Highway 119. This high-visibility location benefits from a steady flow of commuter and commercial traffic, making it ideal for a wide range of business or development opportunities.

Available:

Total Lot Size	± 1.83 AC
9524 Michele St	± 30,056 SF
9600 Michele St	± 1.14 AC

Sale Price:

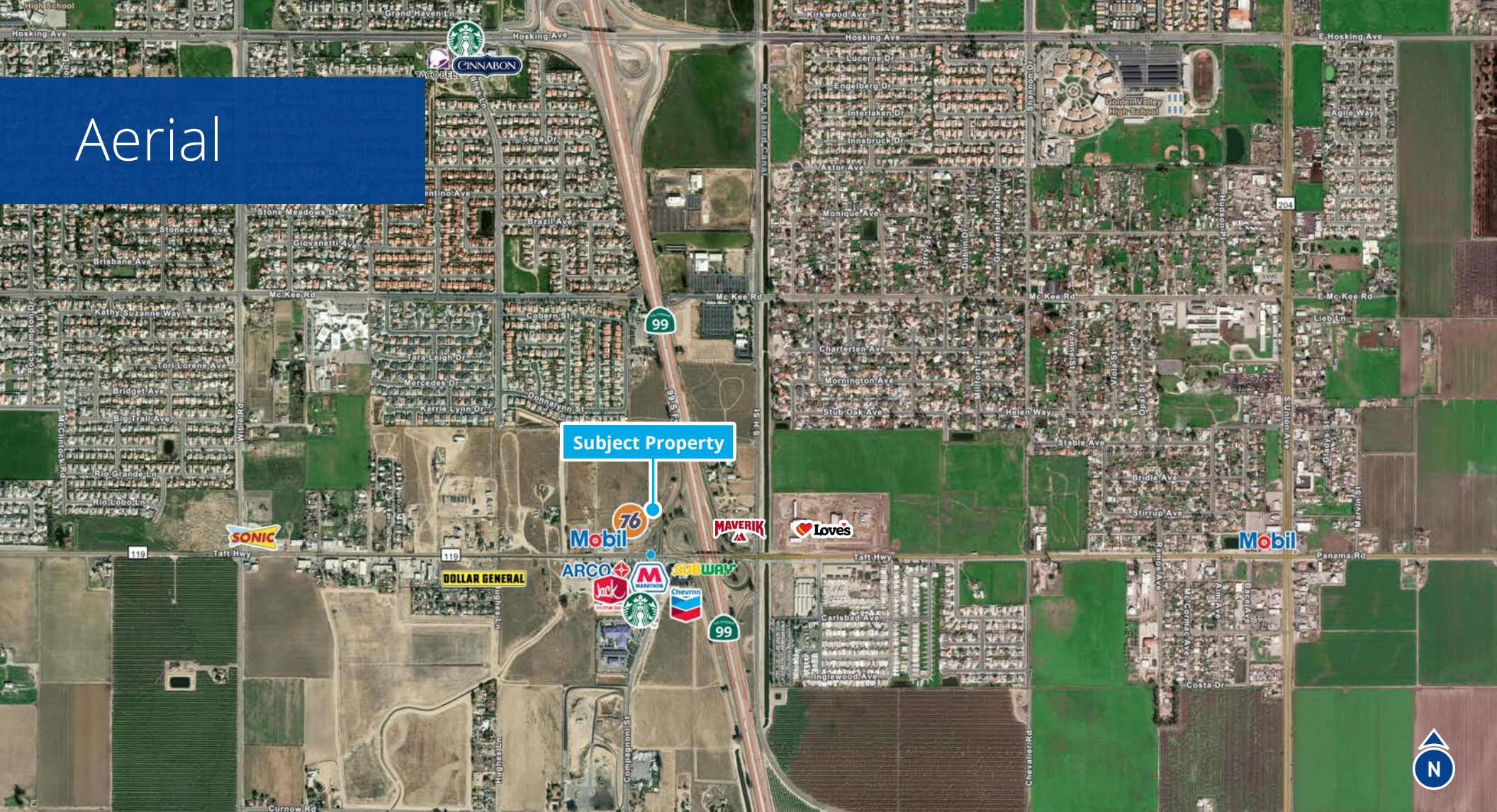
Contact agent for pricing

Property Highlights:

- Highly traveled interchange
- Visible from Hwy 99 (71,000 AADT)
- Excellent Fast food Pad
- Zoned C-2
- APN's 514-060-18 and 514-060-19

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Aerial



Subject Property



Demographics



Population
 1 Mile: 7,475
 3 Mile: 76,760
 5 Mile: 156,206



Daytime Population
 1 Mile: 5,038
 3 Mile: 55,864
 5 Mile: 127,318



Average HH Income
 1 Mile: \$102,095
 3 Mile: \$101,422
 5 Mile: \$89,226



Median Age
 1 Mile: 33.3
 3 Mile: 31.6
 5 Mile: 31.8



Households
 1 Mile: 2,091
 3 Mile: 20,340
 5 Mile: 44,467



Businesses
 1 Mile: 139
 3 Mile: 1,175
 5 Mile: 3,486