

1701 23rd Street

PRIME
RETAIL GROUP

HARD-CORNER RETAIL OPPORTUNITY

Available For Lease

Bakersfield, California 93301

±16,320 SF

Building Size

±69,696 SF

Parcel Size

35,308 ADT

Combined Traffic

19,000+

Employees Within 1 Mile

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Concept Only - Not To Scale

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Property Overview

1701 23rd Street (SR-178) · Bakersfield, CA

A rare opportunity to acquire a highly visible free standing retail building at the signalized southeast corner of 23rd Street / SR-178 and H Street — one of Bakersfield's most prominent hard-corner positions.

State Highway 178, the region's primary east-west corridor connecting Highway 99 directly to Northeast Bakersfield, runs in front of the site — delivering sustained exposure to approximately 35,308 vehicles per day. Four convenient points of ingress and egress along 23rd Street, H Street, and Eye Street ensure effortless access from every direction.

Zoned C-C Commercial Center and positioned near Bakersfield's major hospitals and medical offices, the location is surrounded by a robust daytime population exceeding 19,000 employees within one mile. Dual pylon signage on both SR-178 and H Street delivers unmatched branding visibility day and night.

With its scale, access, and established corridor presence, this former Rite Aid offers an exceptional canvas for retail, medical, pharmacy, discount, specialty, or service-oriented users.



Property Specifications

Address	1701 23rd Street (SR-178)
City / State	Bakersfield, CA 93301
Building Size	±16,320 SF
Parcel Size	±69,696 SF (±1.6 Acres)
Zoning	C-C Commercial Center
Building Type	Freestanding Single-Tenant
Corner	Signalized Hard Corner
Traffic Count	±35,308 ADT (Combined)
Ingress / Egress	4 Points of Access
Pylon Signage	SR-178 & H Street
Daytime Population	19,000+ Employees (1-Mile)
Lease Price	\$1.25 plus NNN

Investment Highlights

- Freestanding single-tenant building on a hard corner of a signalized intersection — maximum exposure and identity
- High traffic volume with superior street visibility and four convenient ingress/egress points along 23rd Street, H Street, and Eye Street
- 23rd Street is State Highway 178 — the primary east–west route connecting Highway 99 traffic directly to Northeast Bakersfield
- Dense daytime population with over 19,000 employees within one mile, supporting strong customer demand throughout the week
- Close proximity to Bakersfield's major hospitals and medical office corridor — ideal for healthcare, pharmacy, or wellness tenants
- Dual pylon signage on SR-178 and H Street delivers exceptional branding visibility to thousands of passing motorists daily

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