

FOR SALE

DRIVE THRU
CAR DEALERSHIP
AUTOMOTIVE REPAIR
FUEL STATION

C-2 ZONING

** Conceptual Rendering Only,
Not To Scale*

\$325,000

PRIME
RETAIL GROUP

**NEC-Stockdale Hwy @
Garnsey Ave Bakersfield, CA
+/-15,250 SF (0.35 ACRES)**



Felix C. Diaz
Prime Retail Group
1005 Stine Rd.
Bakersfield, CA 93309
Cal DRE# 01981655
Felix@kernretail.com
(661) 889-3201 Cell
(661) 836-5015 Office

LEFT-IN ACCESS

3730 STOCKDALE HWY BAKERSFIELD, CA 93309
Vacant Land | C-2 Zoning | Corner Location



Site Overview:

Stockdale Hwy @ Garnsey Ave (NEC)

Prime Retail Group is pleased to present this vacant land opportunity that offers great visibility, high traffic volume, and convenient access from 4-existing curb cuts. This site is the LAST C-2 pad along the Stockdale Highway Corridor, allowing for a wide range of uses such as a convenience store, fuel station, drive-thru restaurant, drive thru QSR, pharmacy, medical, dental, car wash, auto repair, auto dealer – or get creative and park your FOOD TRUCK here!

Property Highlights:

- C-2 Zoning, City of Bakersfield
- +/- 15,250 SF Lot
- APN# 020-180-07-00-0
- Monument Sign Available
- 4-Curb Cuts, Stockdale Hwy & Garnsey Ave
- Previous Structure, Utilities Stubbed to Site
- Adjacent Property N.A.P – available separately w/ +/-6,100 SF (R-3 Zoning–APN# 020-180-06-00-7)
- Billboard Income: \$200/Mo.
- <https://bakersfield.municipal.codes/Code/17>

PRICE: \$325,000 (\$21.00/PSF)



Trade Area Overview



SUBJECT SITE
Stockdale Hwy @ Garnsey Ave

CPD 38,202

Centennial Corridor

CPD 64,500

CPD 53,000

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	17,870	118,635	345,751
Households	12,764	57,310	136,343
Average HH Income	\$56,554	\$59,219	\$69,579

HWY 99, SB EXIT: STOCKDALE HWY



OAK ST

BRUNDAGE LN

CALIFORNIA AVE

STOCKDALE HWY

STOCKDALE HWY

CALIFORNIA AVE

LEFT-IN ACCESS, STOCKDALE HWY, EASTBOUND

GARNSEY AVE

N.A.P. AVAILABLE SEPARATELY
+/- 6,100 SF | R-3 ZONING
APN# 020-180-07-00-0

+/- 15,250 SF
C-2 ZONING
APN# 020-180-06-00-7

STOCKDALE HWY

CPD 38,202

STOCKDALE HWY



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CONCEPTUAL RENDERING:
Convenience Store



CONCEPTUAL RENDERING:
Food Truck



CONCEPTUAL RENDERING:
Pharmacy



CONCEPTUAL RENDERING:
Coffee Shop



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