

Retail Land AVAILABLE

SEQ Comanche Dr & Hwy 58 Bakersfield, CA

Distance to Next Truck/Gas Station

Shell Station East of Site 50 Miles

Shell Station West of Site 4.7 Miles

Distance For Eastbound Traffic from Highway 58

Tehachapi 40 Miles

Mojave 60 Miles

Barstow 150 Miles

Las Vegas 285 Miles

Phoenix, Arizona 430 Miles

Distance For Westbound Traffic from Highway 58

State Route 99 10 Miles

Interstate 5 29 Miles

Property Highlights

- Prime Freeway-Oriented South-East Corner Located at the Off-Ramps of Highway 58 & Comanche Drive
- 5.00 Gross Acres
- Zoned C-2 per County of Kern
- High Visibility & Exposure to Highway Traffic with Immediate Freeway Access
- Excellent Site for National Travel Plaza, Convenience Retail, QSR or Truck Parking Development
- Positioned Near the Planned South Beltway Corridor Enhancing Long-Term Regional Connectivity & Growth Potential

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

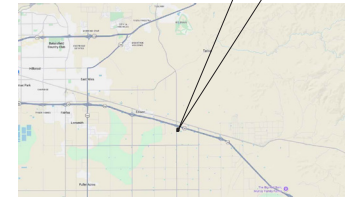
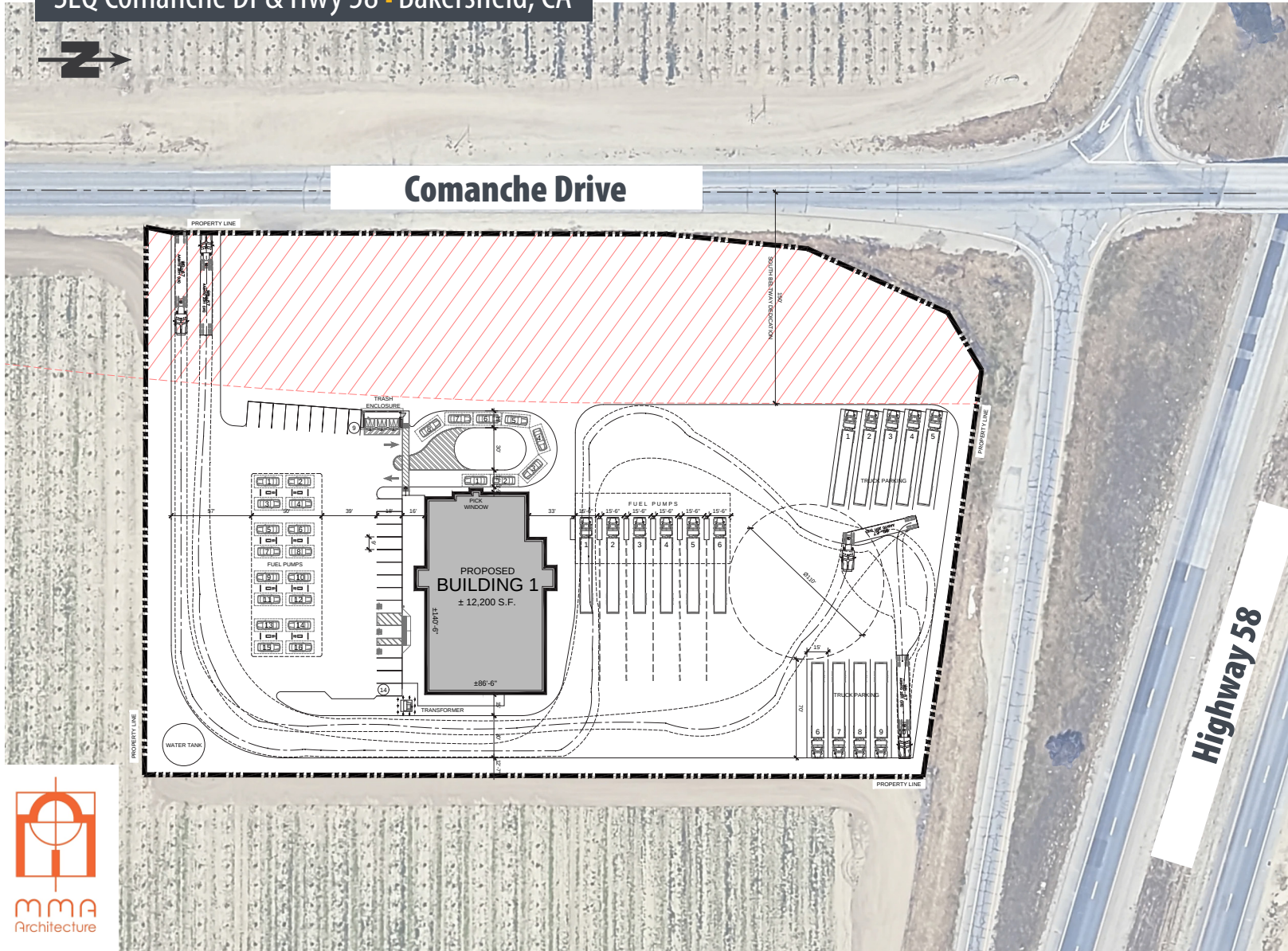


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Retail Land Available

Proposed Site Plan 1

SEQ Comanche Dr & Hwy 58 - Bakersfield, CA



VICINITY MAP
NOT TO SCALE



SITE DATA

ZONING APN	177-220-17 (VERIFY)
PROPOSED USE	FUEL CENTER & RETAIL
ZONING GENERAL PLAN	HC (HIGHWAY COMMERCIAL)
SITE AREA	± 217,200 SF or 4.99 AC
BUILDING DATA BUILDING 1	± 12,200 SF
F.A.R.	0.05

PARKING DATA	
PARKING REQUIRED: BUILDING 1 (Convenience Market with Fueling Service)	61 STALLS (1/200 SF)

PARKING PROVIDED:	
STANDARD:	20 STALLS
DISABLED:	3 STALLS
TRUCKS:	10 STALLS
FUEL PUMP CREDIT	
CARS (8 PUMPS)	16 STALLS (2/PUMP)
TRUCKS (6 PUMPS)	12 STALLS (2/PUMP)
EV CHARGING	xx STALLS
PER CAL GREEN TABLE 5.106.5.2 & 5.106.5.3.3	
REQUIRED EV CHARGING	xx STALL
CAPABLE WITH CHARGER (EVCS)	xx STALL
EV VAN ACCESSIBLE	xx STALL
EV STANDARD ACCESSIBLE	xx STALL
AMBULATORY	xx STALL

PARKING PROVIDED	61 STALLS
PARKING RATIO:	5.0 /1000 SF

REQUIRED SETBACK	BUILDING	LANDSCAPE
FRONT	0'-0"	0'-0"
STREET SIDE	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
REAR	0'-0"	0'-0"

SITE LAYOUT DATA	
MINIMUM DRIVE AISLE	25'-0"
STANDARD PARKING STALL	9' x 18'-0"
PARKING STALL OVERHANG	0'

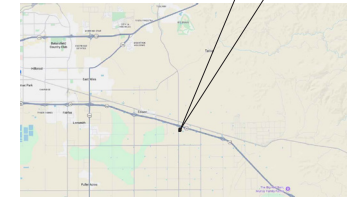
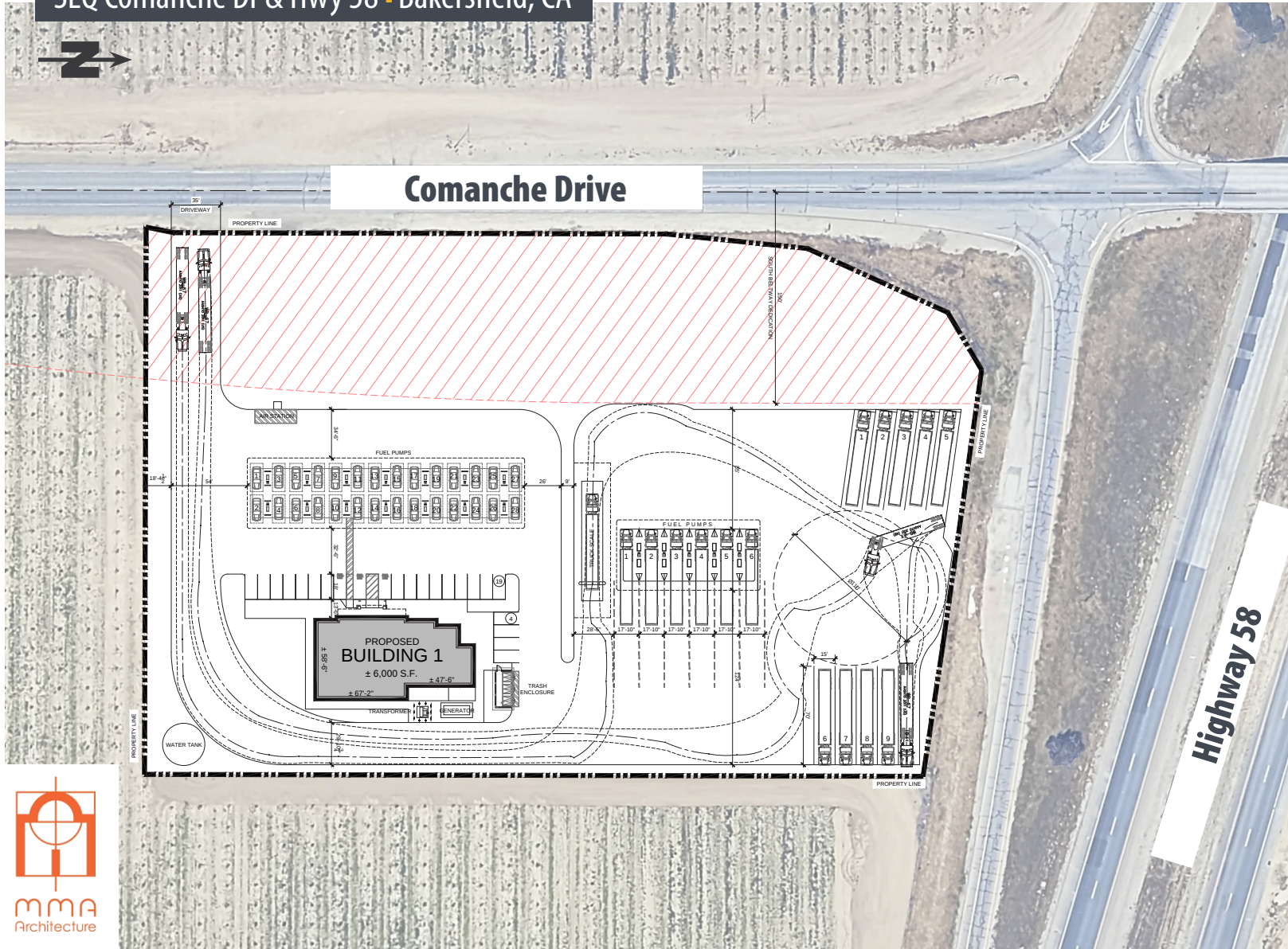


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Retail Land Available

Proposed Site Plan 2

SEQ Comanche Dr & Hwy 58 - Bakersfield, CA



VICINITY MAP
NOT TO SCALE

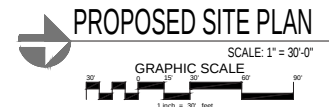


SITE DATA

ZONING	177-220-17 (VERIFY)
APN	
PROPOSED USE	FUEL CENTER & RETAIL
ZONING	
GENERAL PLAN	HC (HIGHWAY COMMERCIAL)
SITE AREA	
GROSS SITE AREA	± 217,200 SF or 4.99 AC
BUILDING DATA	
BUILDING AREA	
BUILDING 1	± 6,000 SF
F.A.R.	0.02
PARKING DATA	
PARKING REQUIRED:	
BUILDING 1	
(Convenience Market with Fueling Service)	30 STALLS (1/200 SF)
PARKING PROVIDED:	
STANDARD:	20 STALLS
DISABLED:	3 STALLS
TRUCKS:	10 STALLS
FUEL PUMP CREDIT	
CARS (14 PUMPS)	28 STALLS (2/PUMP)
TRUCKS (6 PUMPS)	12 STALLS (2/PUMP)
EV CHARGING	xx STALLS
PER CAL GREEN TABLE 5.106.5.2 & 5.106.5.3.3	
REQUIRED EV CHARGING	xx STALL
CAPABLE WITH CHARGER (EVCS)	xx STALL
EV VAN ACCESSIBLE	xx STALL
EV STANDARD ACCESSIBLE	xx STALL
AMBULATORY	xx STALL
PARKING PROVIDED	73 STALLS
PARKING RATIO:	12.0 / 1000 SF

REQUIRED SETBACK		
	BUILDING	LANDSCAPE
FRONT	0'-0"	0'-0"
STREET SIDE	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
REAR	0'-0"	0'-0"

SITE LAYOUT DATA	
MINIMUM DRIVE AISLE	25'-0"
STANDARD PARKING STALL	9' x 18'-0"
PARKING STALL OVERHANG	0'



Retail Land Available

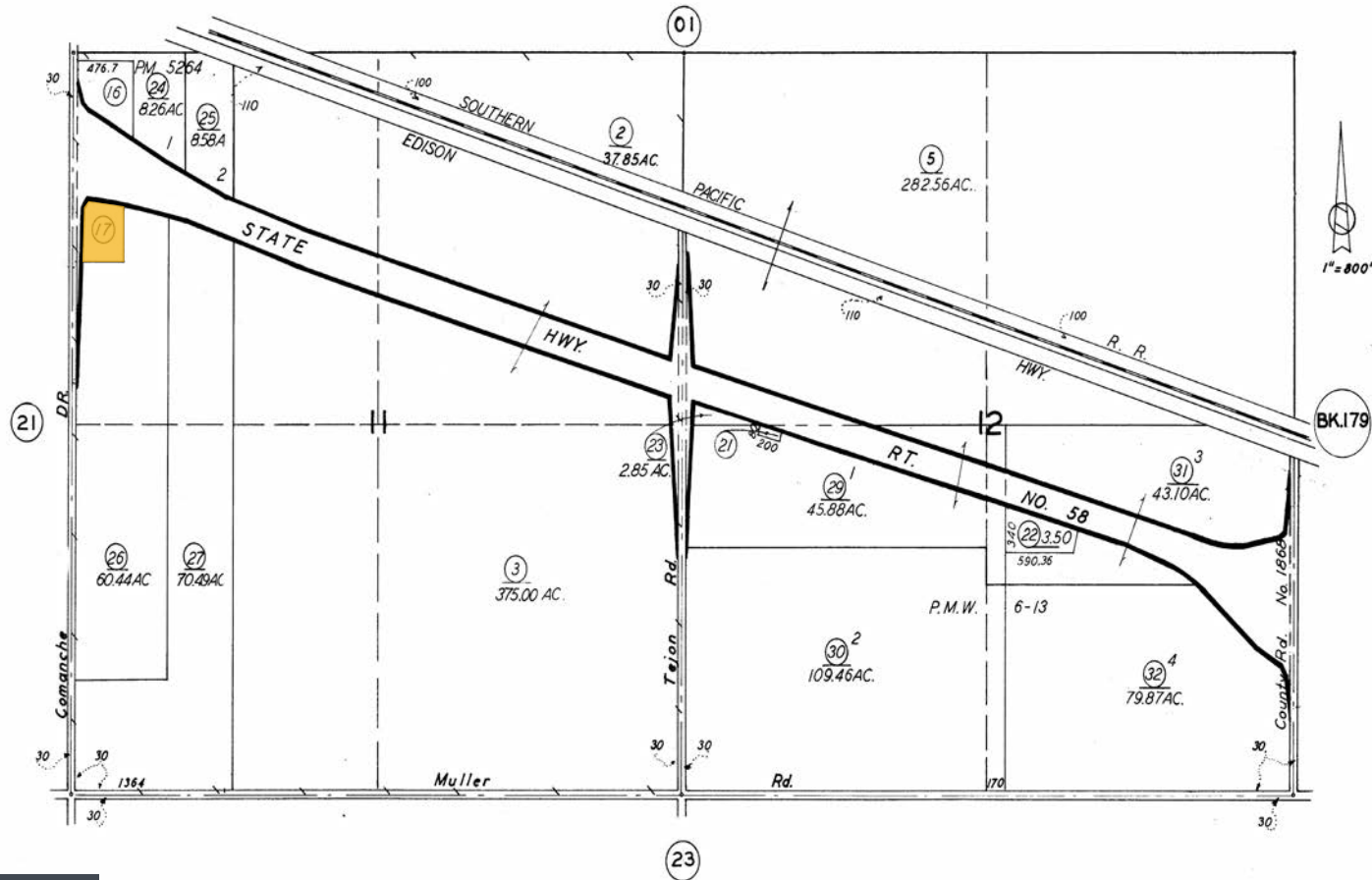
Parcel Map

SEQ Comanche Dr & Hwy 58 - Bakersfield, CA

T.30 S. R.29 E.

SCHOOL DIST. 66-3

177-22



Assessor's Parcel Number

177-220-17

Revised: 07/06/2022

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 177-22
COUNTY OF KERN

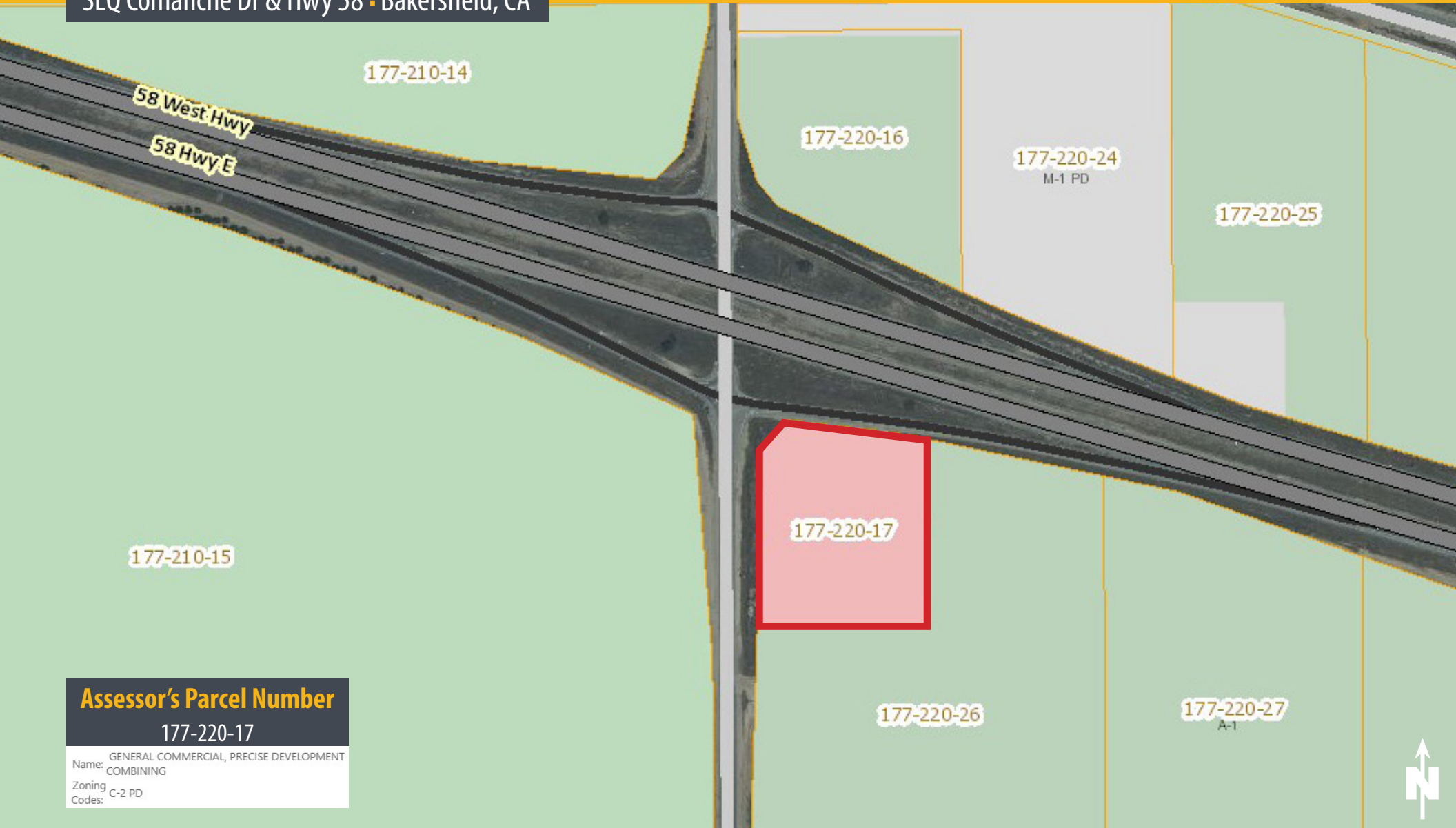


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Zoning Map

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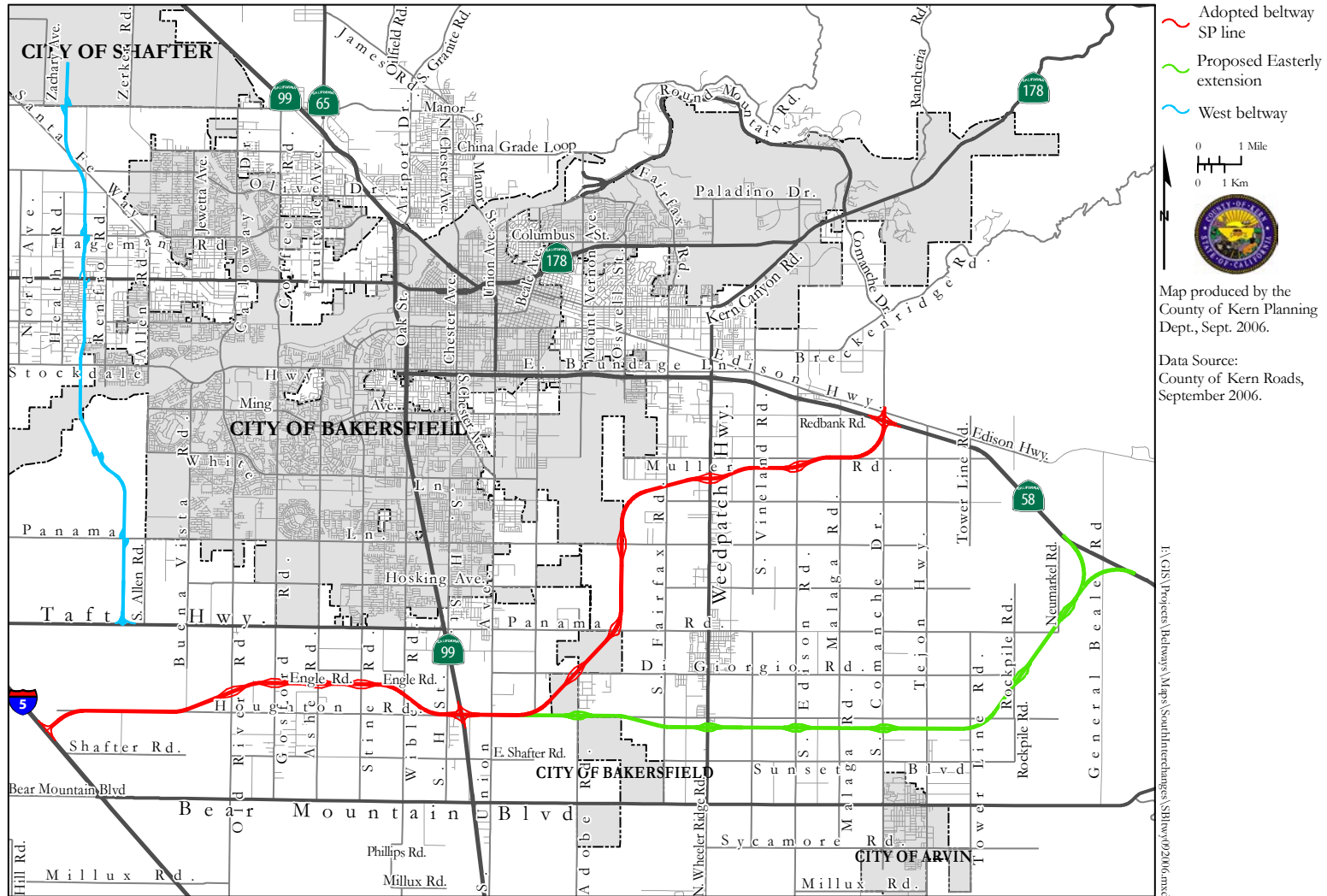


Retail Land Available

Proposed South Beltway Project

SEQ Comanche Dr & Hwy 58 • Bakersfield, CA

Proposed South Beltway, County of Kern



**Retail Land
Available**

Kern County At A Glance

SEQ Comanche Dr & Hwy 58 • Bakersfield, CA

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#3 in Agricultural
Production Nationwide



#3 in Economic
Diversity
Nationwide



#4 in STEM
Jobs
Nationwide



**OVER
50** MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest Wind
Project in the
Nation



#1 Largest Battery
Energy Storage
System in the World

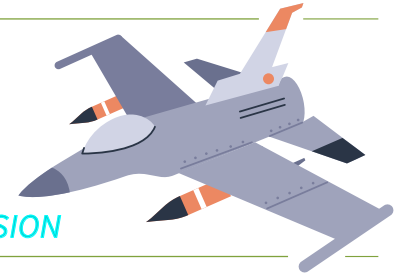


#13 Oil-Producing
County in the
the Nation

**OVER
50**

**WORLD'S TECH
"FIRSTS"**

NAVAL AIR WARFARE
CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT
IN U.S.

MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST SPACE SHUTTLE
LANDING

EDWARDS
AIR FORCE
BASE

