

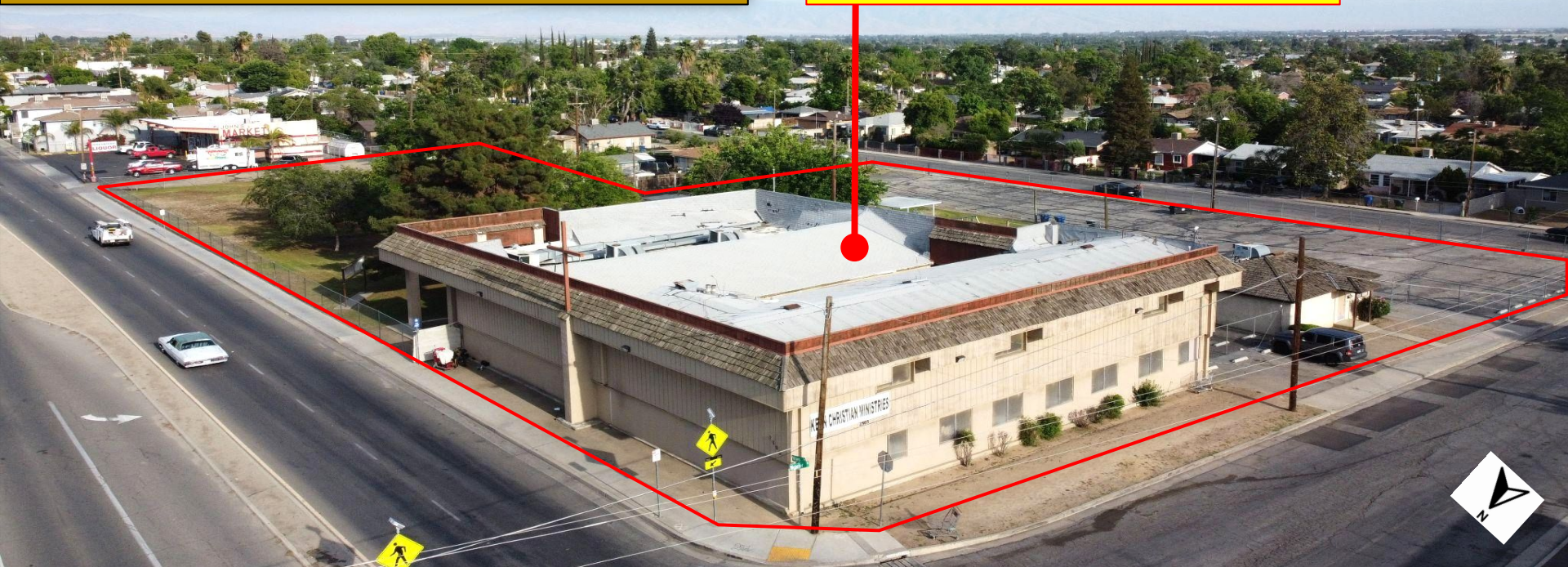
FOR SALE / LEASE

2503 NILES ST. BAKERSFIELD, CA 93306 (SEC) +/-1.76 ACRES

PRIME
RETAIL GROUP

PRICE IMPROVEMENT:

\$1.5M (\$174/PSF)



CONTACT:

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2503 NILES ST. BAKERSFIELD, CA 93306 (SEC)

FOR SALE OR LEASE

Prime Retail Group is pleased to exclusively present a rare opportunity to purchase or lease a highly visible commercial property located at the SEC of Niles Street and Webster Street in Bakersfield, California, County of Kern.

The property consists of approximately +8,617 square feet of rentable improvements, including a two-story building, a sanctuary, and a separate office building, all situated on approximately +1.76 acres. Benefiting from excellent demographics, multiple points of ingress and egress, and outstanding visibility from every direction, the site offers exceptional exposure and accessibility.

With a combination of C-1 (Neighborhood Commercial) and R-2 (Medium Density Residential) zoning, the property presents a compelling opportunity for adaptive reuse of the existing improvements or a future redevelopment. Potential uses may include a junior-anchor retail center with complementary retail and QSR pads, a fuel station with convenience store, Car Wash, or other commercial and mixed-use concepts, subject to municipal approvals.

Positioned along one of East Bakersfield's busiest and most established retail corridors, Niles Street experiences strong traffic volumes and serves a dense surrounding population. The subject site offers significant long-term upside and value add potential.

PRICE IMPROVEMENT
Asking Price: \$1,500,000 (\$174/PSF)
Lease Rate: Ground Lease



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	25,228	133,998	223,875
Households	6,678	39,007	68,266
Average HH Income	\$51,602	\$54,113	\$55,150

MONTEREY ST

+/- 251FT

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ZONING & FRONTAGE OVERVIEW

R-2 ZONING

+/- 246 FT

WEBSTER ST

+/- 114 FT

C-1 ZONING

+/- 378 FT

NILES ST



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PROPERTY HIGHLIGHTS

- +/- 1.76 Acres - SIX (6) PARCELS
- +/- 378 FT OF NILES FRONTAGE
- MULTIPLE ACCESS POINTS (6)
- CORNER LOCATION/HIGH VISIBILITY
- JR ANCHOR + QSR/RETAIL/GAS STATION
- IRREPLACEABLE INFILL REAL ESTATE
- ADAPTIVE REUSE OR REDEVELOPMENT
- COUNTY OF KERN
- PRICED BELOW REPLACEMENT COST

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NILES STREET (16,892 CPD)

WEBSTER STREET

TRADE AREA OVERVIEW

NEARBY ANCHOR TENANTS



- 222-Bed Hospital
- Only Trauma Center in the Area
- 3rd Busiest Trauma Center, Southern CA
- 49k Emergency Visits Per Year
- Facility on 22 Acres



MT. VERNON AVE:
24,035 CPD

CITY LIGHTS
DEVELOPMENT:
36 ACRES

HWY 178:
91,250 CPD

OSWELL ST:
27,796 CPD

NILES ST:
18,080 CPD

SUBJECT SITE



FAIRFAX RD

FAIRFAX RD



COLLEGE AVE

COLLEGE AVE

BERNARD ST

NILES ST

NILES ST

OSWELL ST

MT. VERNON AVE

COLUMBUS ST

COLUMBUS ST

SITE PHOTOS



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City in California. Bakersfield's population grew by 1.7% in 2019, which was more than 8 times greater than California's growth rate.



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391,700
Kern County Labor Force

352,000 Employed
39,700 Unemployed
10.1% Unemployment Rate

Drive Time Population

10 minutes | Population - 604,235

20 minutes | Population - 656,803

30 minutes | Population - 793,055

45 minutes | Population - 821,432

60 minutes | Population - 1,148,636



Transportation and Logistics

70m

Customers within
2-Day Turnaround



**BSNF Railway
& Union Pacific
Railroads**



FedEx and UPS Ground Hubs in Bakersfield



PORTS OF
San Francisco
Oakland



PORTS OF
Long Beach
Los Angeles



Geographic Population Center of CA
(40 Million People)



DRIVE TIME MAP

U.S. Drive Time From Kern County

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California Drive Time From Kern County



— Roads — Drive Time



— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

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BROKER CONTACT

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