

# Commercial Land For Sale

## 1850 Coffee Road

Bakersfield, CA 93308



California State University, Bakersfield

Town & Country Center

Crown Pointe Business Center

Calloway Dr

Brinhall Rd

Rosedale Village

Northwest Promenade

Riverview Marketplace

Rosedale Hwy

Coffee Rd

U-HAUL

**SITE**

Bakersfield COMMONS LOGISTICS PARK

Stockdale Hwy

Truxtun Ave

58



### Property Details

- Total Area 48.75 Acres (2,123,550 SF)
- Zoning C-2 PCD, City of Bakersfield
- APNs 368-040-01, 02 & 49
- Sale Price \$12,635,100 (\$5.95 PSF)

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.



Barry G. Hibbard ■ Senior Vice President ■ 661 616 3590 ■ bhibbard@asuassociates.com ■ CA RE #01054317  
Dylan J. Lym ■ Vice President ■ 661 885 6949 ■ dylan@asuassociates.com ■ CA RE #02103385  
Jared C. Lubatti ■ Associate ■ 661 885 6969 ■ jared@asuassociates.com ■ CA RE #02256059  
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax

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## Aerial Photo

1850 Coffee Road ▪ Bakersfield, CA 93308

### Property Highlights

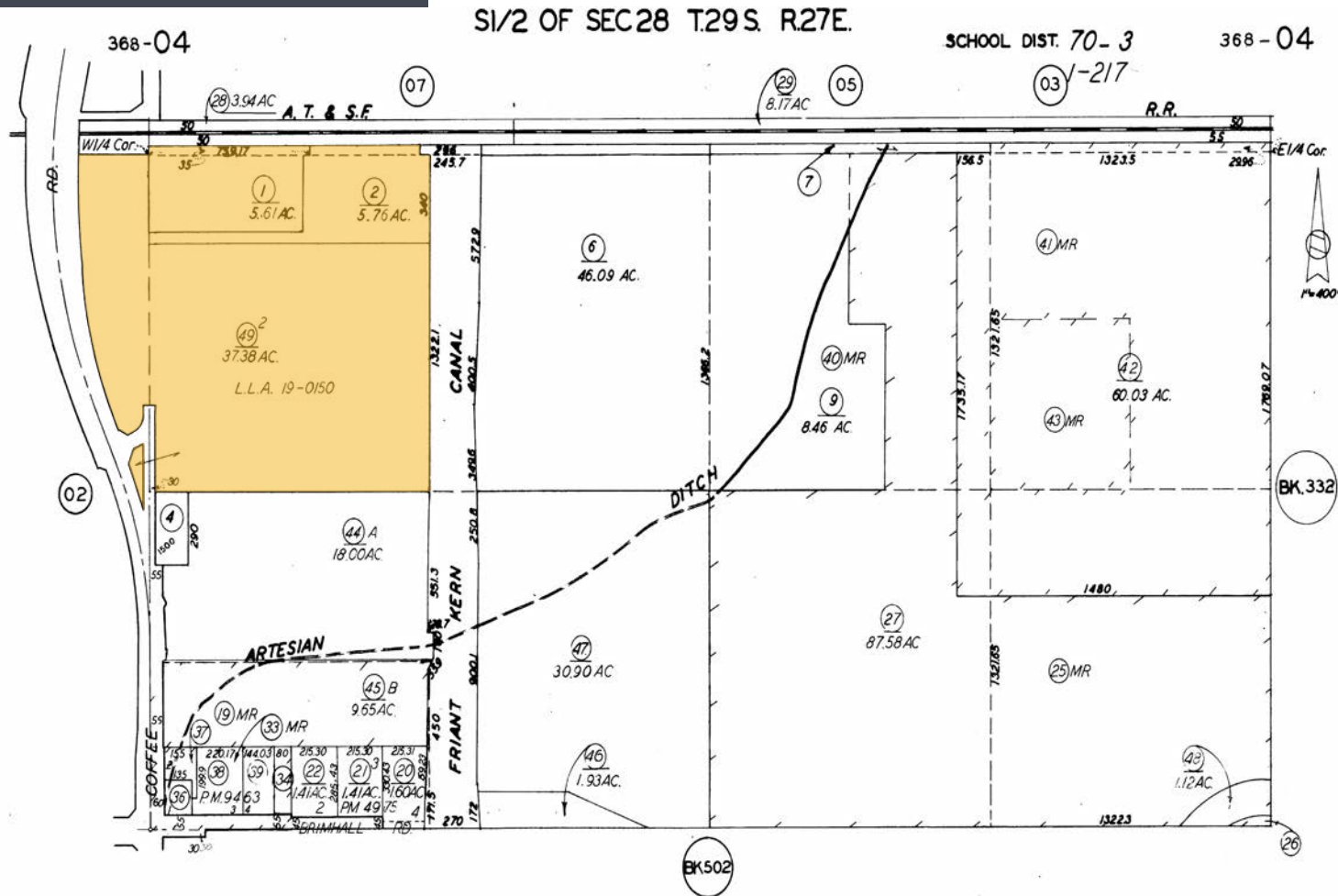
- Premier West Bakersfield location with access to over 570,000 consumers within a 10-mile radius. Nearly 68% of the population of Bakersfield resides within a 5-mile radius.
- Outstanding accessibility to major arterials including the Westside Parkway/Highway 58 with connection to Highway 99, allowing for ease of access to all areas of Kern County and Central California.
- Exceptional visibility on a high traffic corridor with nearly 40,000 cars per day on Coffee Road, providing excellent exposure and long-term value for commercial users, developers, and investors.
- Located within one of Bakersfield's primary growth corridors, surrounded by new residential, commercial, and industrial development.
- Located 1.5-miles south of the largest retail power center in Bakersfield with major tenants highlighted by Best Buy, Wal-Mart, Target, Home Depot, Office Depot, Target, Dick's Sporting Goods, Petco, Ross Dress for Less & Kohl's. A new 375,000 SF retail power center is planned immediately northwest of the site.
- Adjacent to the highly anticipated Bakersfield Commons and Riverview Market, two significant mixed-use developments planned for the area.
- Strong demographics and consumer Base with densely populated surrounding neighborhoods and continued residential expansion through Northwest and Southwest Bakersfield.
- Flexible development potential suitable for retail centers, entertainment, hospitality, office, medical, industrial, or mixed-use projects.
- One of the largest remaining infill development opportunities in West Bakersfield.
- A portion of the property is improved with a paved and fenced truck yard, including a 5,250 SF maintenance shop and a 1,050 SF office.



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## Assessor's Parcel Map

1850 Coffee Road ■ Bakersfield, CA 93308



APN	Lot Size
368-040-01	5.61 Acres
368-040-02	5.76 Acres
368-040-49	37.38 Acres

06/03/2020

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. 368-04  
COUNTY OF KERN

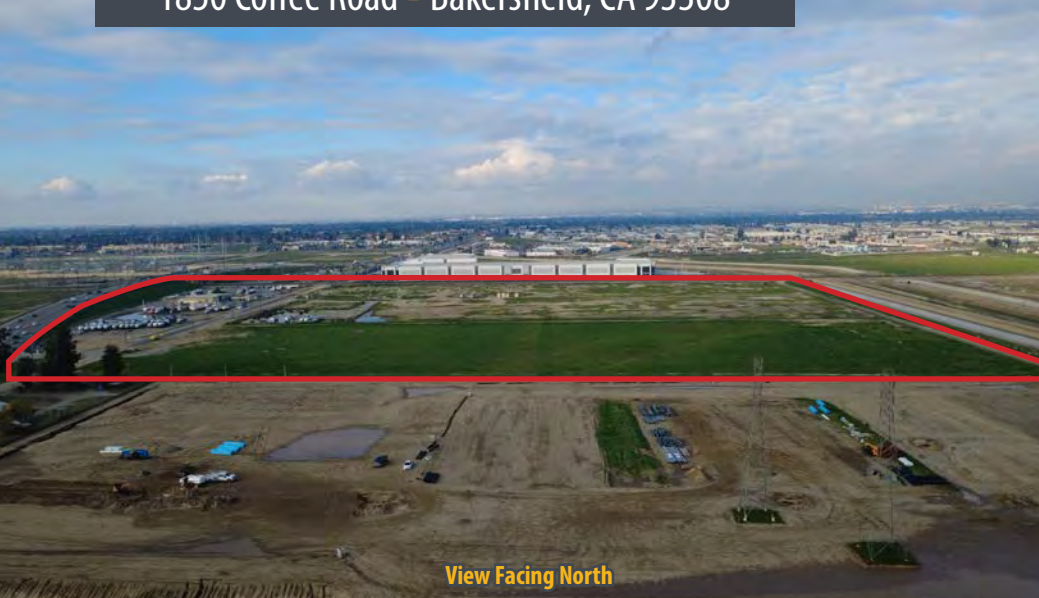
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## Property Photos

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View Facing North



View Facing Northwest



View Facing North from the Westside Parkway

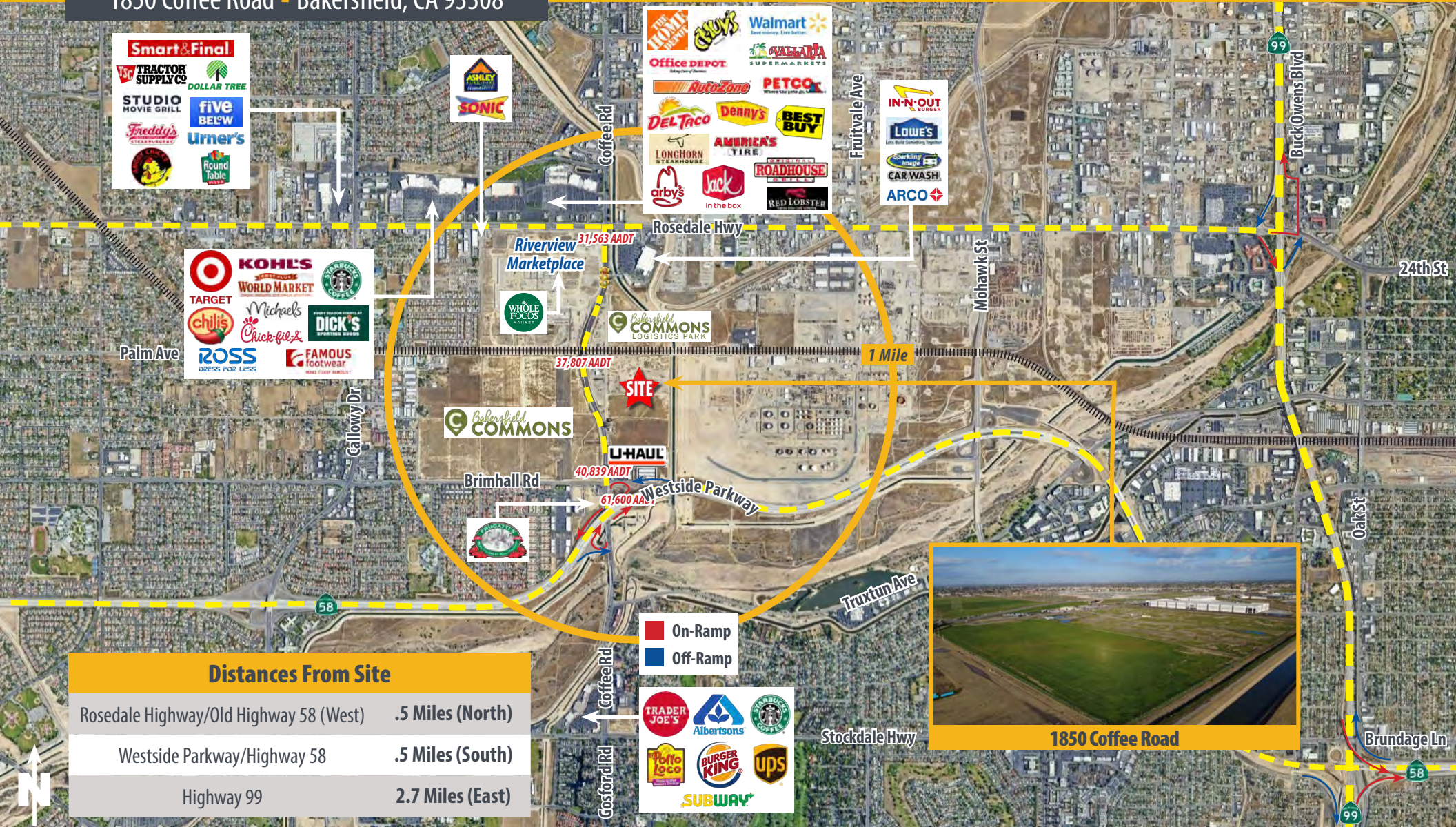


View Facing Southwest

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## Location Aerial

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Distances From Site	
Rosedale Highway/Old Highway 58 (West)	.5 Miles (North)
Westside Parkway/Highway 58	.5 Miles (South)
Highway 99	2.7 Miles (East)

■ On-Ramp  
■ Off-Ramp



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## Area Details

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,153	82,082	279,341
Total Households	1,552	30,208	99,054
Average Household Income	\$108,921	\$125,883	\$118,012
Total Businesses	423	5,185	12,905
Total Employees	5,070	60,379	134,926



### Area Utility Service Providers

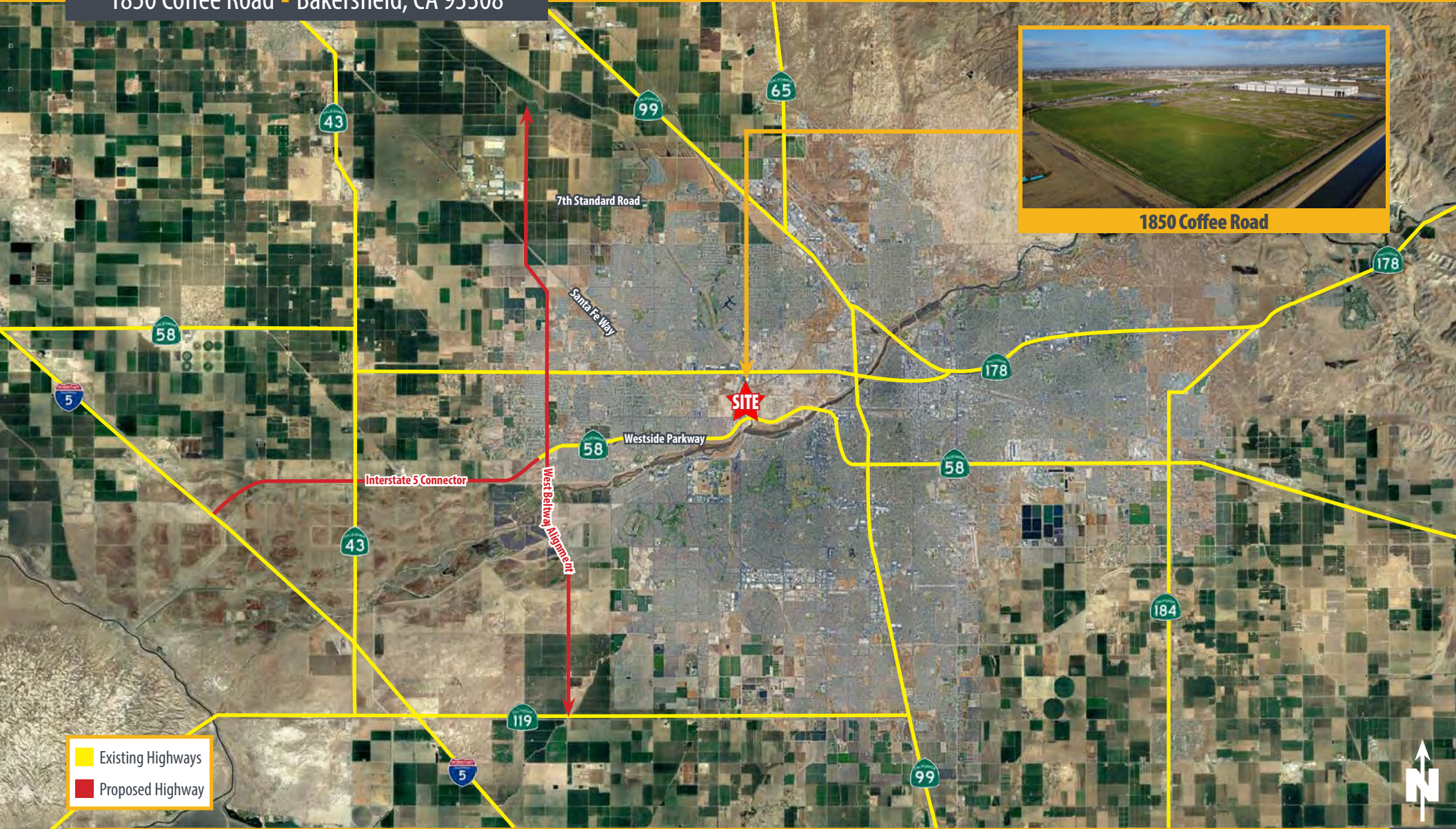
			
PG&E	PG&E	City Of Bakersfield	City Of Bakersfield

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## Roadway Aerial

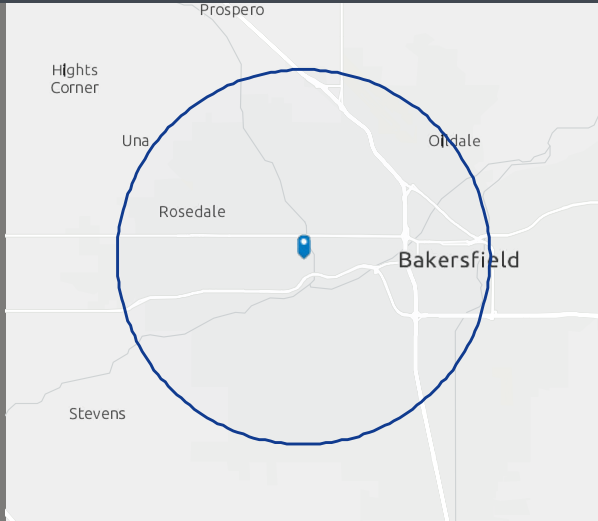
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# Commercial Land Available For Sale

## Population Trends & Key Indicators

1850 Coffee Road ■ Bakersfield, CA 93308



# Population Trends and Key Indicators

1850 Coffee Rd, Bakersfield, California, 93308  
Ring of 5 miles

279,341	99,054	2.80	35.8	\$86,898	\$414,254	93	83	85
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



**\$13,181**

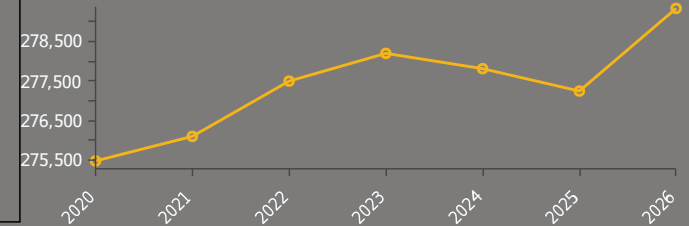
Avg Spent on Mortgage & Basics



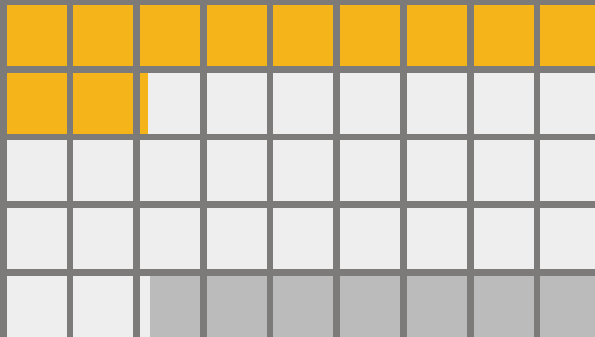
**28.0%**

Percent of Income for Mortgage

### Historical Trends: Population



### POPULATION BY AGE



■ Under 18 (24.7%) ■ Ages 18 to 64 (60.1%)  
■ Aged 65+ (15.2%)

### POPULATION BY GENERATION



**2.8%**

Greatest Gen:  
Born 1945/Earlier



**15.5%**

Baby Boomer:  
Born 1946 to 1964



**17.5%**

Generation X:  
Born 1965 to 1980



**25.9%**

Millennial:  
Born 1981 to 1998



**25.1%**

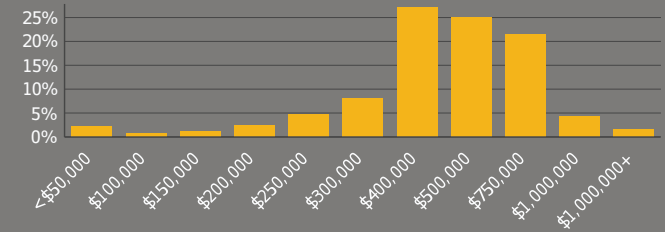
Generation Z:  
Born 1999 to 2016



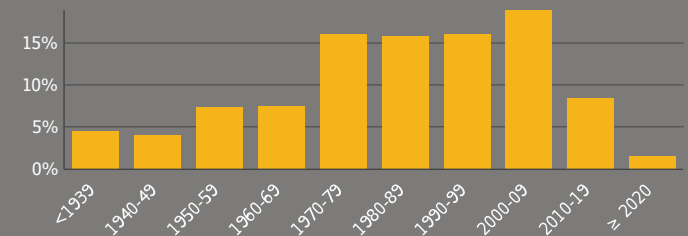
**13.2%**

Alpha: Born  
2017 to Present

### Home Value



### Housing: Year Built



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

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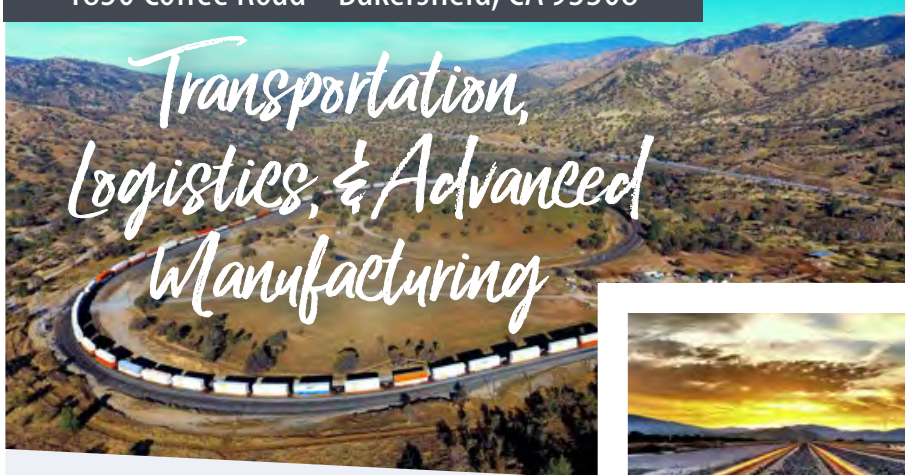


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## Transportation & Logistics

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*Transportation, Logistics, & Advanced Manufacturing*

### Kern County's Shovel-Ready Sites and Accessible Workforce

THE REGION IS HOME TO over 400 manufacturers and 50 distribution centers. The industry sector employs approximately 37,000 people with average annual wages of \$65,000.



#### KEY TRANSPORTATION INFRASTRUCTURE ACCESS

Including the Ports of Long Beach/Los Angeles and Oakland, and the major N-S and E-W highways and interstates in California.



#### STRENGTHS

Facilities support, specialized freight, trucking and logistics services for road and rail, rental, leasing, equipment repair, and wholesale trade.



#### EMPLOYMENT

Extremely low (single-digit) employee turnover rate at most of its centers and complementary workforce development programs.



#### DRIVE-TIME

Within a four-hour drive from 93% of the state's population.

### Transportation and Logistics

70m  
Customers within  
2-Day Turnaround

BSNF  
BNSF Railway  
& Union Pacific  
Railroads

FedEx  
UPS  
FedEx and UPS Ground Hubs in Bakersfield

4hr  
DRIVE

PORTS OF  
San Francisco  
Oakland

2hr  
DRIVE

PORTS OF  
Long Beach  
Los Angeles

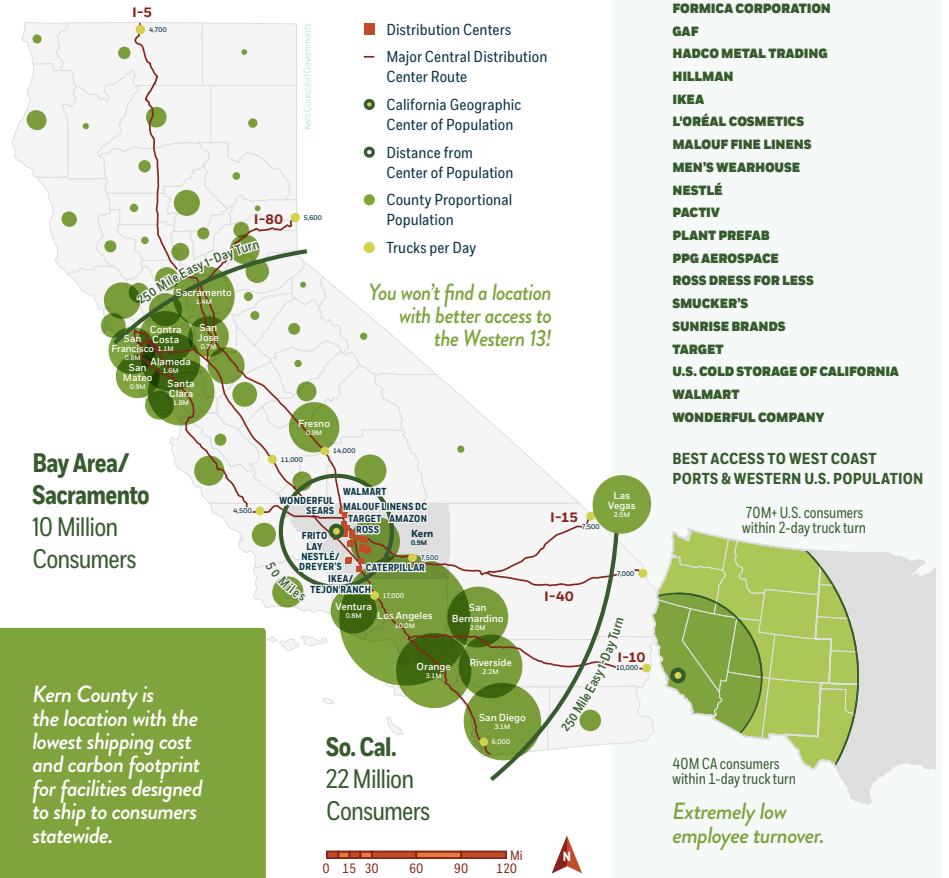
ACCESS TO  
LAX Los Angeles  
SFO San Francisco  
OAK Oakland  
ONT Ontario  
SCLA So. CA Logistics  
BFL Meadows Field

Geographic Population Center of CA  
(40 Million People)

40m

## California's Logistics & Distribution Hub

Over 50 Distribution Centers in Kern County



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## Kern County At A Glance

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# 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

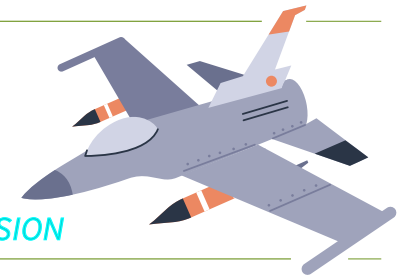


**#1** Largest Battery Energy Storage System in the World



**#13** Oil-Producing County in the 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



Source: <https://kernedc.com/market-overview/>