

FOR SALE

FREESTANDING OFFICE/RETAIL BUILDING

1818 BRUNDAGE LANE, BAKERSFIELD, CA 93304

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PROPERTY INFORMATION

1818 BRUNDAGE LANE, BAKERSFIELD, CA 93304

1818 Brundage Lane is an approximately 8,873 square foot freestanding building located on the highly trafficked office and retail corridor of Brundage Lane. The property enjoys excellent visibility, close proximity to Highway 58, and on site parking. Its favorable General Commercial zoning allows for a wide variety of uses, making this the perfect opportunity for an office owner/user or general retailer.

AVAILABLE

- › 8,873 square feet
- › APN: 008-343-26

SALE PRICE

- › Sale: \$595,000 (\$67.05/SF)

HIGHLIGHTS

- › Excellent visibility
- › High Traffic Volume: 14,144 ADT (www.kerncog.com)
- › Owner/User opportunity
- › Onsite parking
- › Rehabilitation cost is well below replacement cost

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	21,351	138,624	333,863
Employees:	3,951	69,199	131,024
Housing Units:	7,547	48,009	112,393
Avg HH Income:	\$49,532	\$48,618	\$58,656

2017 estimates, Alteryx.com



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APN MAP

1818 BRUNDAGE LANE, BAKERSFIELD, CA 93304

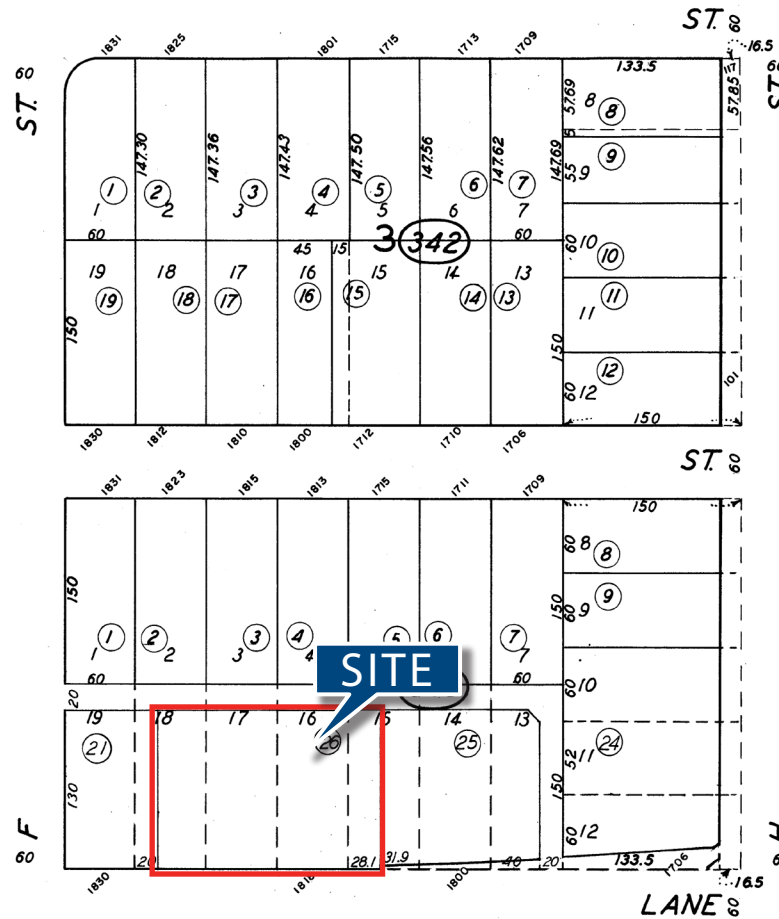
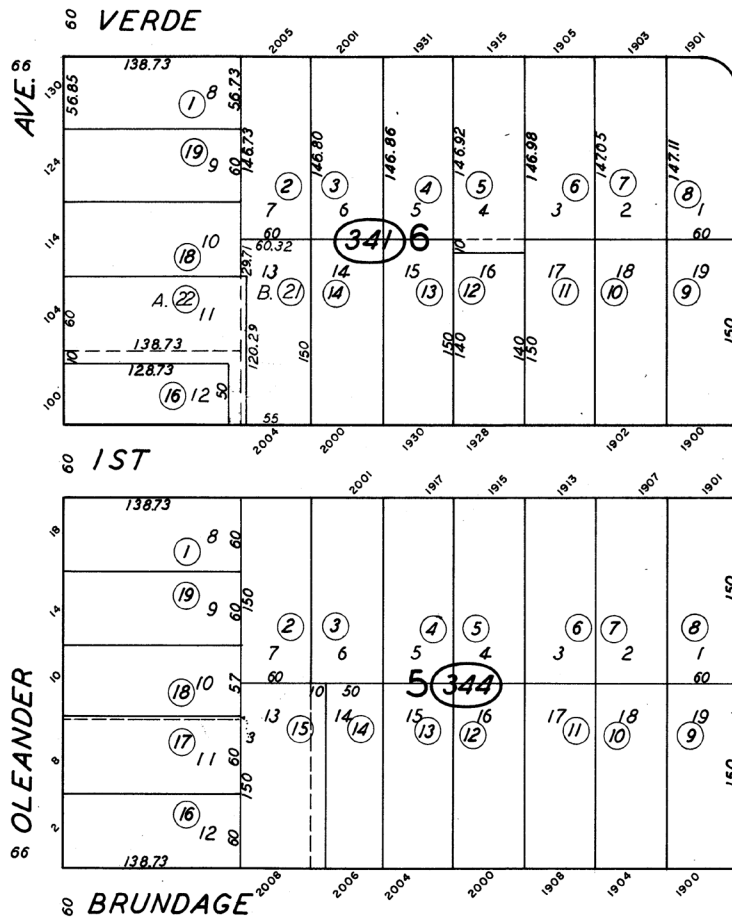
8-34

LAGUNA SQUARE

SCHOOL DIST. /-/

8-34

33



BK.10

BK.147

Revised: 5/08/02

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. 8-34
COUNTY OF KERN

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VICINITY MAP

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