

JJ Woods, CLS

Senior Vice President | Principal License No. 01420570 +1 661 631 3807 jj.woods@colliers.com

Garret Tuckness, CLS

Senior Vice President | Principal License No. 01323185 +1 661 631 3811 garret.tuckness@colliers.com

Colliers International

Central California License No. 00452468 10000 Stockdale Hwy, Suite 102 Bakersfield, CA 93311 colliers.com/bakersfield

Property Information

10615 Highway 178 is located along the highly-traveled Highway 178 just east of the intersection of Highway 184. It is situated in the rapidly growing Northeast Bakersfield with new housing construction and the newly completed highway widening project nearby.

Sales Price:

APN 533-012-30: \$850,000 (\$9.70 PSF)

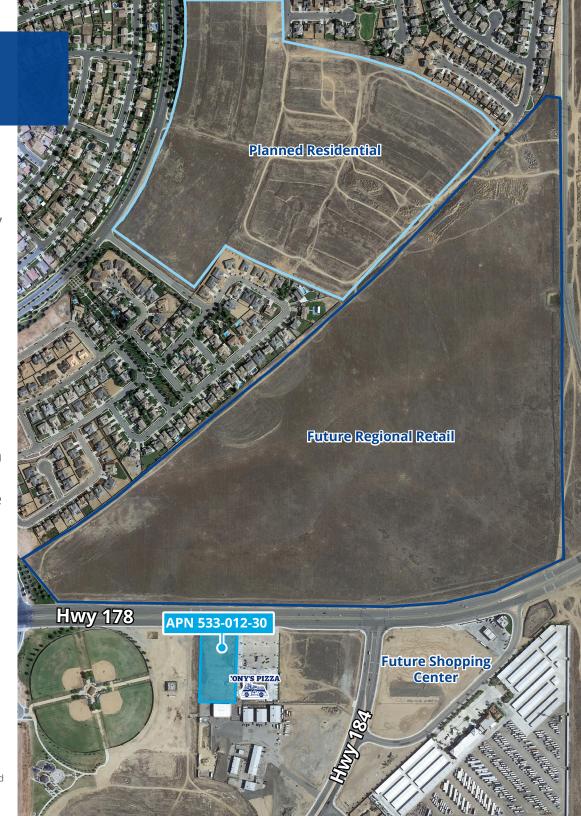
Highlights:

- ± 2.08 AC (APN 533-012-30)
- Excellent location along Highway 178
- Adjacent to Tony's Firehouse Grill and Pizza and Mesa Marin Sports Complex
- Approximately 9,424 Active Tentative Tract Lots in the immediate area (2018 City of Bakersfield)
- Estimated Daily Traffic: ± 32,900 vehicles (2016 Caltrans)

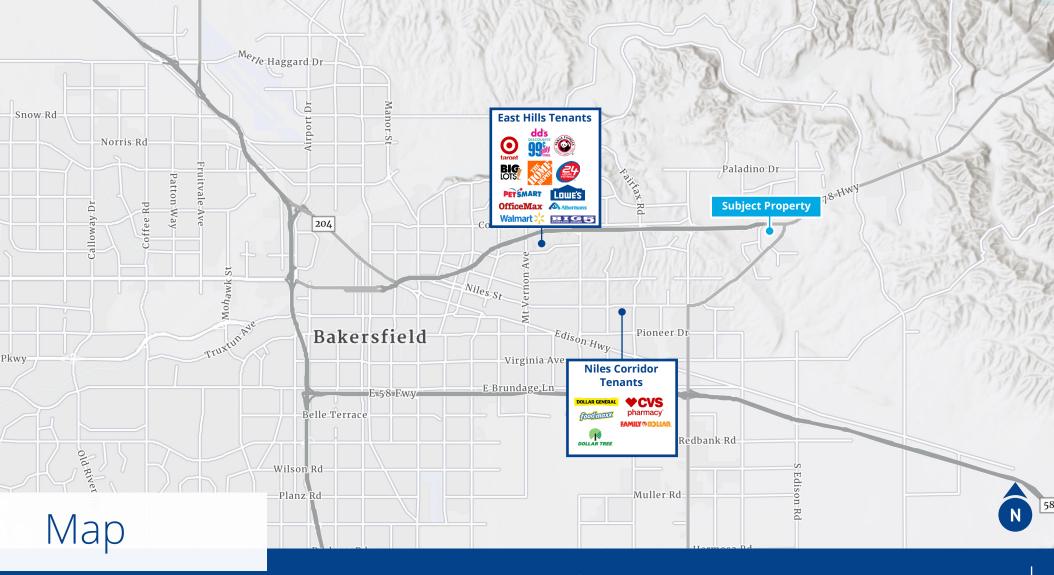
Availability:







Copyright © 2025 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



Demographics



Population

1 Mile: 4,701 3 Mile: 33,926 5 Mile: 94,207



Daytime Population

1 Mile: 3,464 3 Mile: 25,551 5 Mile: 81,949



Businesses

1 Mile: 327 3 Mile: 3,030 5 Mile: 19,743



Median Age

1 Mile: 35.7 3 Mile: 34.2 5 Mile: 31.7



Households

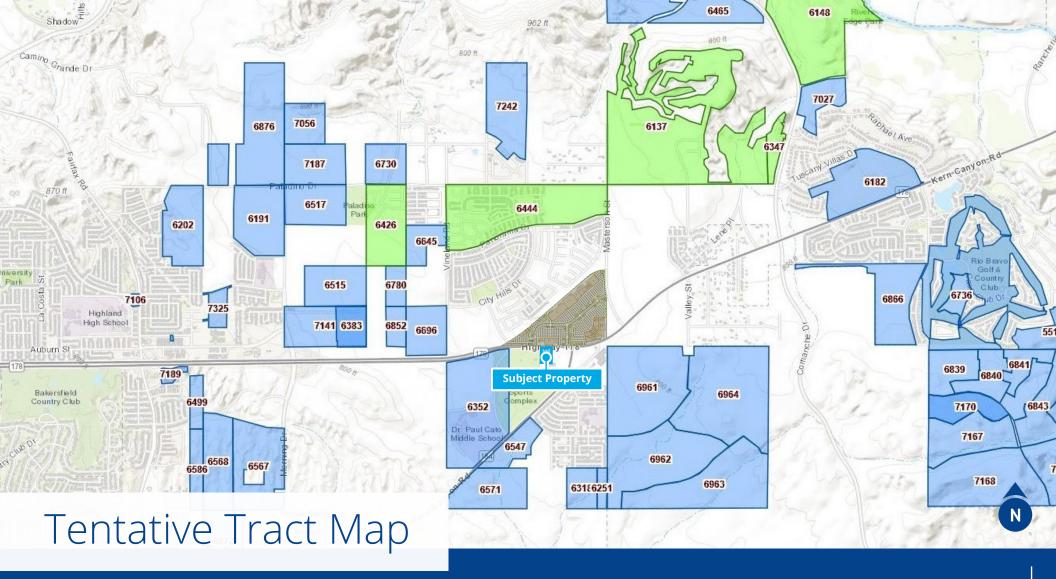
1 Mile: 1,446 3 Mile: 10,715 5 Mile: 28,448



Average HH Income

1 Mile: \$145,108 3 Mile: \$104,978 5 Mile: \$86,805

Accelerating success.



Demographics



Population

1 Mile: 4,701 3 Mile: 33,926 5 Mile: 94,207



Daytime Population

1 Mile: 3,464 3 Mile: 25,551 5 Mile: 81,949



1 Mile: 327 3 Mile: 3,030 5 Mile: 19,743

Businesses



Median Age

1 Mile: 35.7 3 Mile: 34.2 5 Mile: 31.7



Households

1 Mile: 1,446 3 Mile: 10,715 5 Mile: 28,448



Average HH Income

1 Mile: \$145,108 3 Mile: \$104,978 5 Mile: \$86,805

Accelerating success.

Parcel Map



JJ Woods, CLS

Senior Vice President | Principal License No. 01420570 +1 661 631 3807 jj.woods@colliers.com

Garret Tuckness, CLS

Senior Vice President | Principal License No. 01323185 +1 661 631 3811 garret.tuckness@colliers.com

Colliers International

Central California License No. 00452468 10000 Stockdale Hwy, Suite 102 Bakersfield, CA 93311 colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement