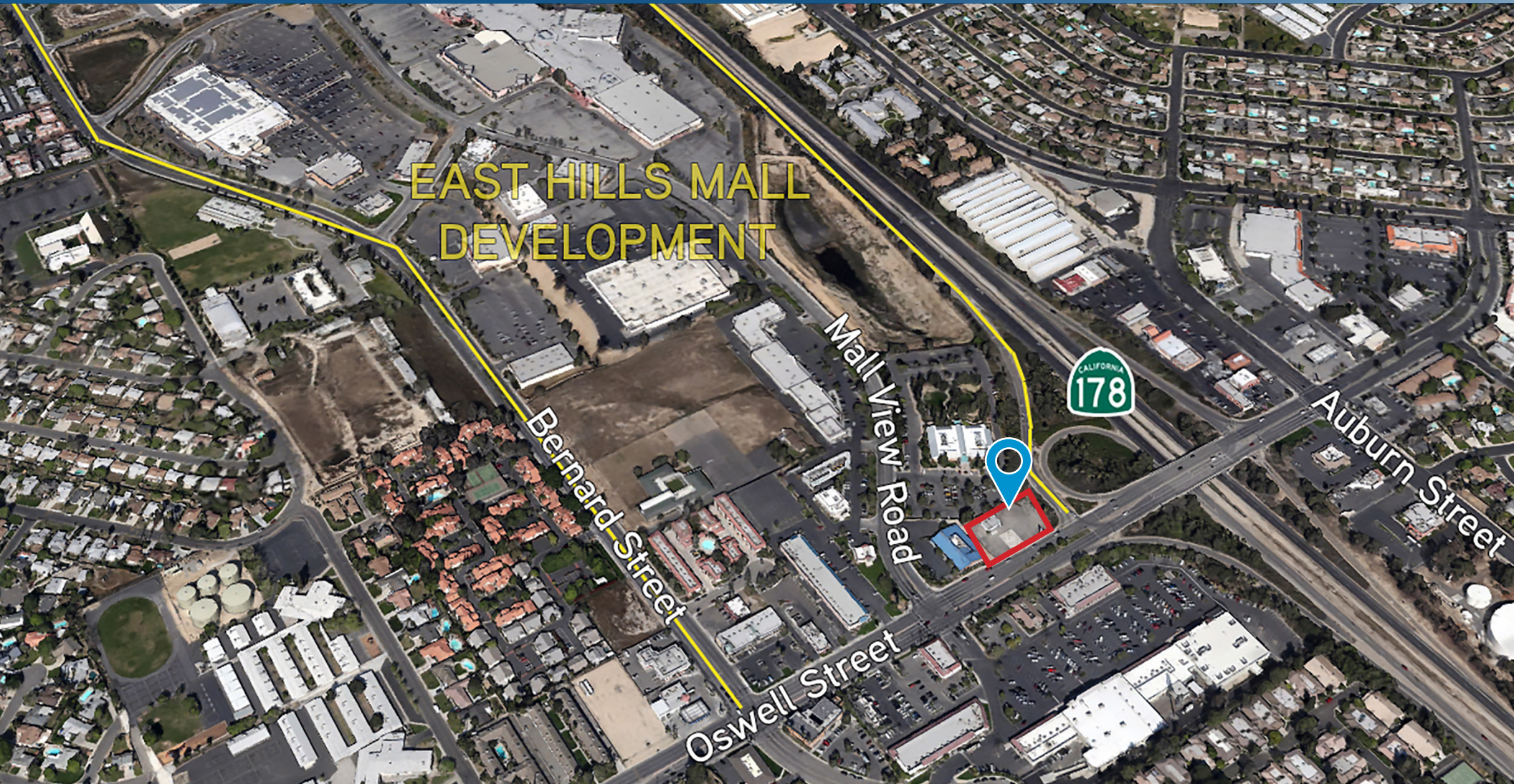


FOR LEASE > OR BUILD TO SUIT > FREEWAY PAD SITE

2688 OSWELL STREET, BAKERSFIELD, CA 93306



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## PROPERTY INFORMATION

2688 OSWELL STREET, BAKERSFIELD, CA 93306

**2688 Oswell Street** is located at the Oswell Street and the Highway 178 off/on ramps. It is situated on the Oswell Retail Corridor with Pier 1, In Shape, Petsmart, Target and Walmart.

## AVAILABLE

27,307 SF parcel available for ground lease or build to suit.

Ground Lease: \$85,000.00/Year NNN

Retail / Restaurant / Modified: Build up to 5,000 SF

## HIGHLIGHTS

- > Located at the off-ramp at Highway 178 and Oswell Street
- > Excellent visibility and exposure
- > One of the last remaining parcels to be developed in Northeast Bakersfield trade area.
- > Zoned C-1
- > Neighboring Tenants:



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	16,079	112,544	193,257
Total Households	5,640	32,967	59,467
Average Household Income	\$75,839	\$55,721	\$51,614

2017 statistics per [gallery.alteryx.com](http://gallery.alteryx.com)

Traffic Counts	
Oswell St. South of Hwy. 178:	33,180 ADT
Southbound:	17,084
Northbound:	16,095

2017 statistics per [kern.cog.org/data-center](http://kern.cog.org/data-center)

## CONTACT US

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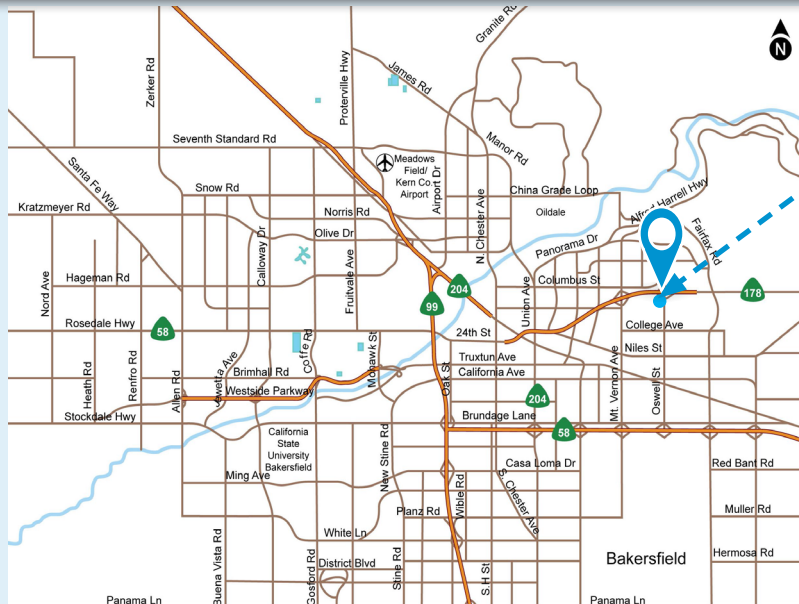
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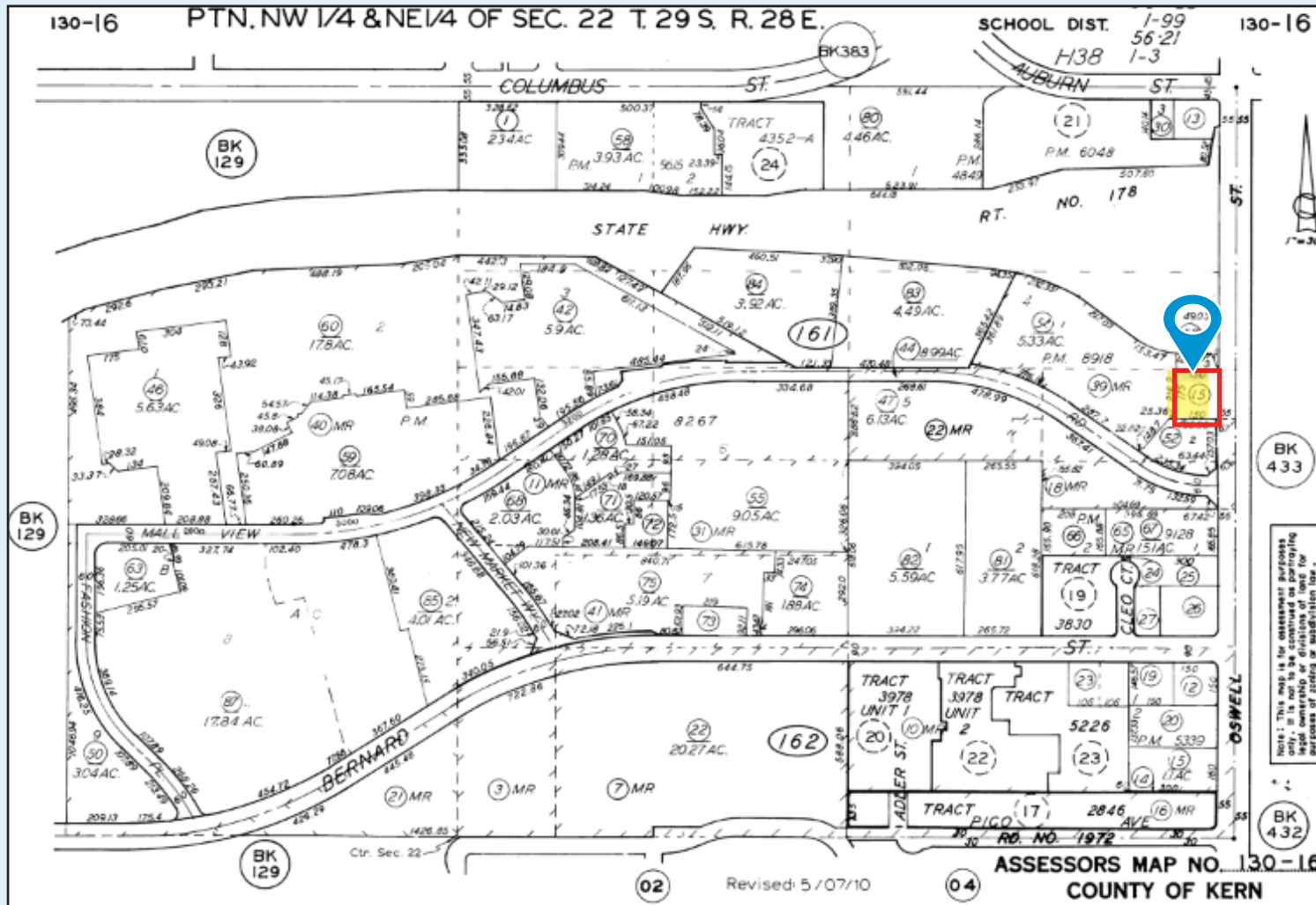




# FOR LEASE > OR BUILD TO SUIT > FREEWAY PAD SITE PARCEL MAP

2688 OSWELL STREET, BAKERSFIELD, CA 93306

178



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