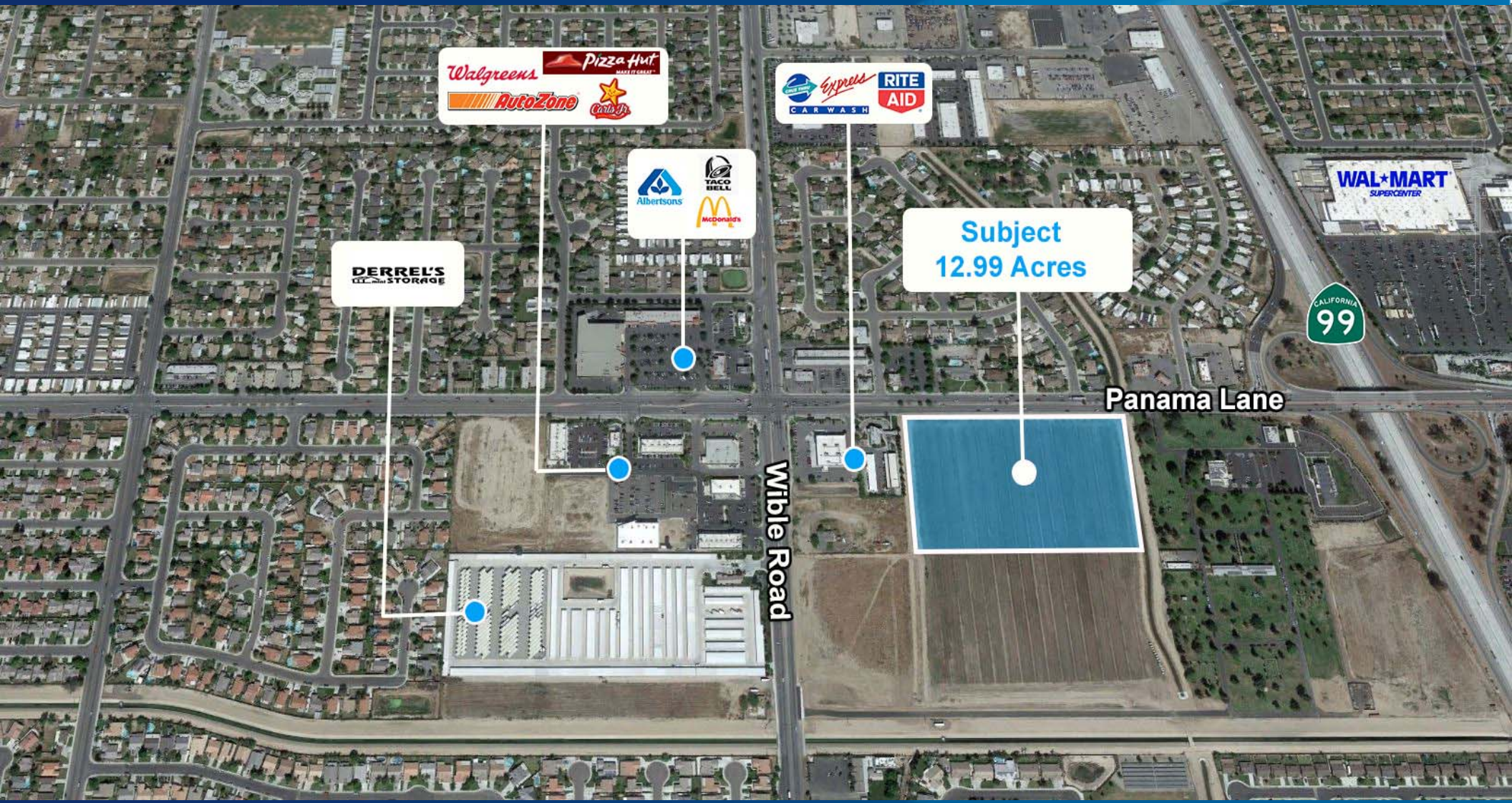
FOR SALE > 12.99 ACRES

RETAIL DEVELOPMENT LAND

SEC PANAMA LANE AND WIBLE ROAD, BAKERSFIELD, CA



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RETAIL DEVELOPMENT LAND

SEC PANAMA LANE AND WIBLE ROAD, BAKERSFIELD, CA

LAND FOR RETAIL DEVELOPMENT

Located near the southeast corner of Panama Lane and Wible Road in southwest Bakersfield. The subject land is close to Freeway 99, retail and banking and offers a prime location for commercial or office development.

SALE PRICE

$5,660,000 ($10.00/sf)

VICINITY MAP



SITE AMENITIES

- 12.99 acres newly rezoned C-2
- Fast growing area of southwest Bakersfield
- Wide frontage on Panama Lane
- Close proximity to Freeway 99

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Establishment	359	2,585	6,565
Employees	3,121	24,831	52,073
Population	19,239	128,633	233,529
Total Households	5,389	36,766	73,111
Average Household Income	$63,457	$58,804	$65,281

Source: Alteryx Demographics 2015(b)

TRAFFIC COUNT

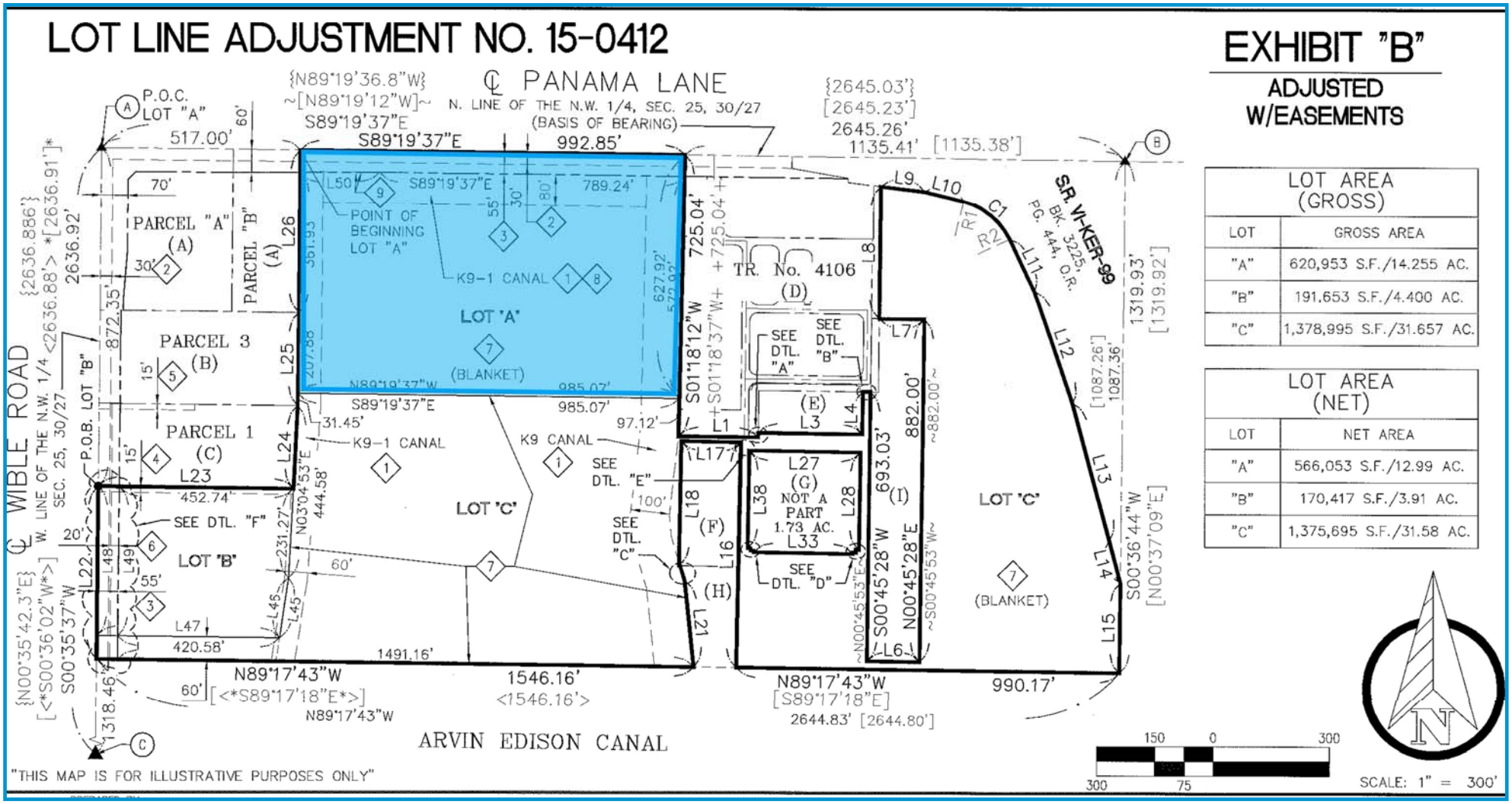
29,278 AADT

FOR SALE > 12.99 ACRES

RETAIL DEVELOPMENT LAND

SEC PANAMA LANE AND WIBLE ROAD, BAKERSFIELD, CA

LOT LINE ADJUSTMENT MAP



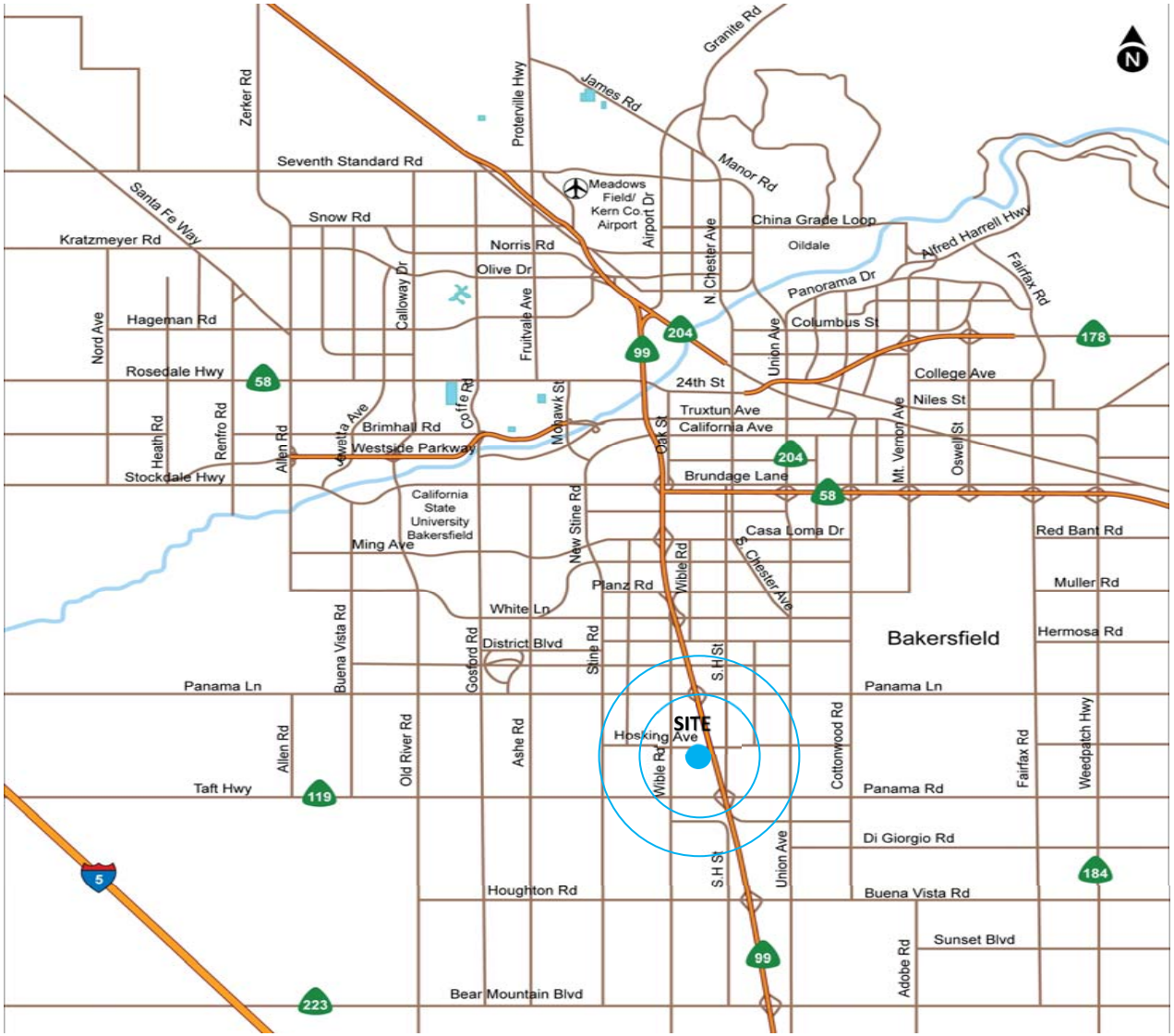
LOT AREA (GROSS)	
LOT	GROSS AREA
"A"	620,953 S.F./14.255 AC.
"B"	191,653 S.F./4.400 AC.
"C"	1,378,995 S.F./31.657 AC.

LOT AREA (NET)	
LOT	NET AREA
"A"	566,053 S.F./12.99 AC.
"B"	170,417 S.F./3.91 AC.
"C"	1,375,695 S.F./31.58 AC.

FOR SALE > 12.99 ACRES

RETAIL DEVELOPMENT LAND

SEC PANAMA LANE AND WIBLE ROAD, BAKERSFIELD, CA



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