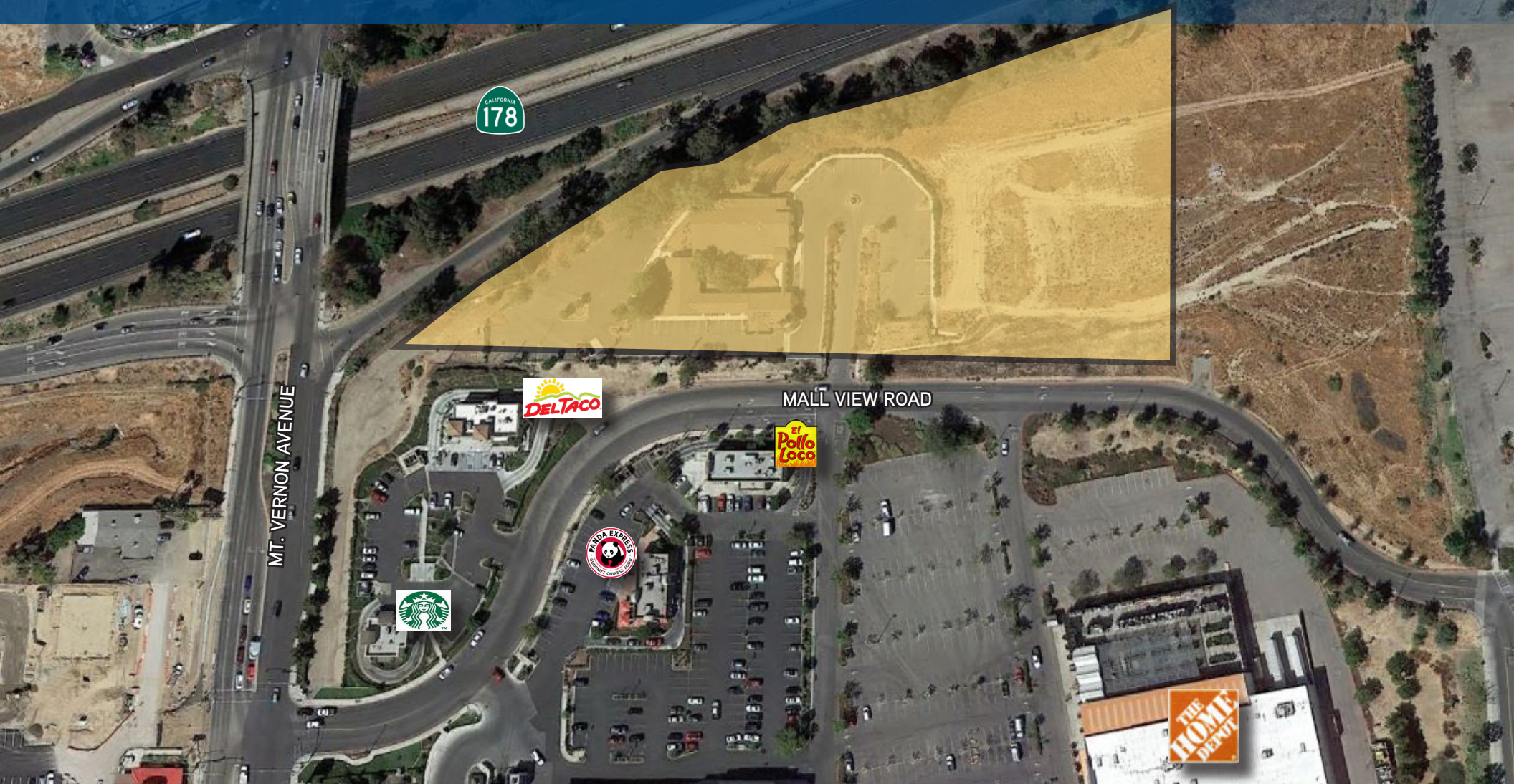


# FOR SALE > RETAIL REDEVELOPMENT OPPORTUNITY 4.69 ACRES COMMERCIAL LAND ZONED C-2 PCD

2730 MALL VIEW ROAD, BAKERSFIELD, CALIFORNIA



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# FOR SALE > RETAIL REDEVELOPMENT OPPORTUNITY 4.69 ACRES COMMERCIAL LAND, ZONED C-2 PCD PROPERTY INFORMATION

2730 MALL VIEW ROAD, BAKERSFIELD, CALIFORNIA

**2730 MALL VIEW ROAD** is located in the northeast quadrant of Bakersfield, California. It is situated along the major retail corridor between Mt Vernon Road and Oswell Street with neighboring tenants including The Home Depot, Del Taco, Panda Express and Starbucks. The site also offers excellent Highway 178 on/off ramp visibility and access at Mt. Vernon Avenue.

## HIGHLIGHTS

- > ± 4.69 Acres Retail Commercial Land
- > Pads and Shops Space Available
- > Adjacent to City Lights at East Hills Mall
- > Zoned C-2 PCD in the City of Bakersfield

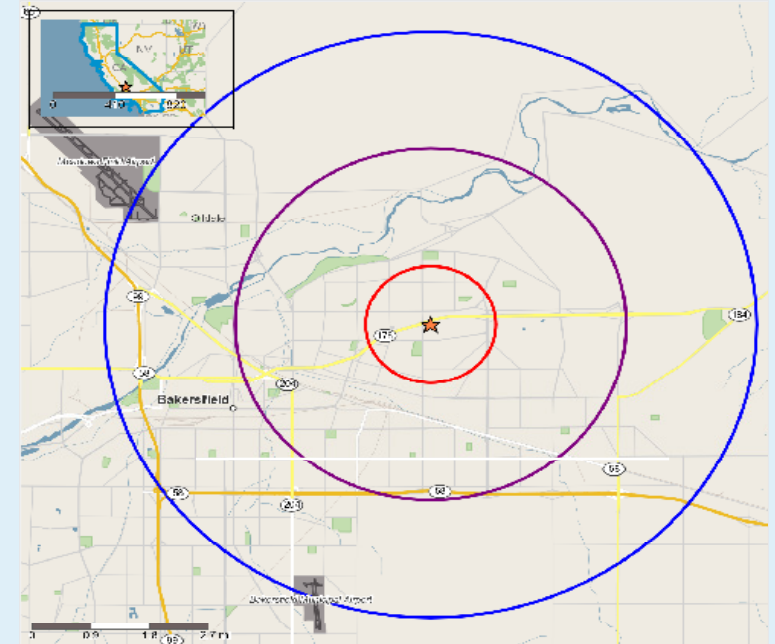
## AVAILABLE

±4.69 Acres Retail Commercial Land..... \$2,200,000

## TRAFFIC VOLUME

Highway 178 at Mt Vernon Ave	98,500 AADT
Mt Vernon Ave at Bernard St	25,685 ADT
Total Exposure:	124,185 ADT

Source: Kerncog.com, 2016; Caltrans, 2015



## DEMOGRAPHICS

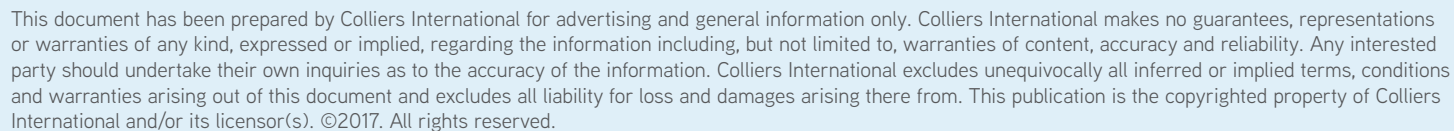
	1 Mile	3 Mile	5 Mile
Population:	19,138	121,271	217,573
Employees:	6,239	33,679	78,301
Households:	6,080	35,932	68,190
Avg HH Income:	\$55,508	\$52,012	\$51,580

2016 estimates, Alteryx.com

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2730 MALL VIEW ROAD, BAKERSFIELD, CALIFORNIA





# FOR SALE > RETAIL REDEVELOPMENT OPPORTUNITY 4.69 ACRES COMMERCIAL LAND, ZONED C-2 PCD COMPETITION AERIAL

2730 MALL VIEW ROAD, BAKERSFIELD, CALIFORNIA



Population:  
over 19,000  
within 1 mile

Subject Property:  
+/- 4.69 Acres

*City Lights*  
at EAST HILLS

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