

FOR SALE | RETAIL

5601 California Avenue, Bakersfield, California 93309



ICONIC BAKERSFIELD LOCATION



RESTAURANT BUILDING AND LAND

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PROPERTY DESCRIPTION

5601 California Avenue, commonly known as Mexicali West, is zoned C-2 (General Commercial) and is an approximately 7,480 square foot restaurant building on 1.95 acres of land. The building is located in the northeast quadrant of the signalized intersection of Stockdale Highway and California Avenue, both major traffic thoroughfares in the City of Bakersfield.

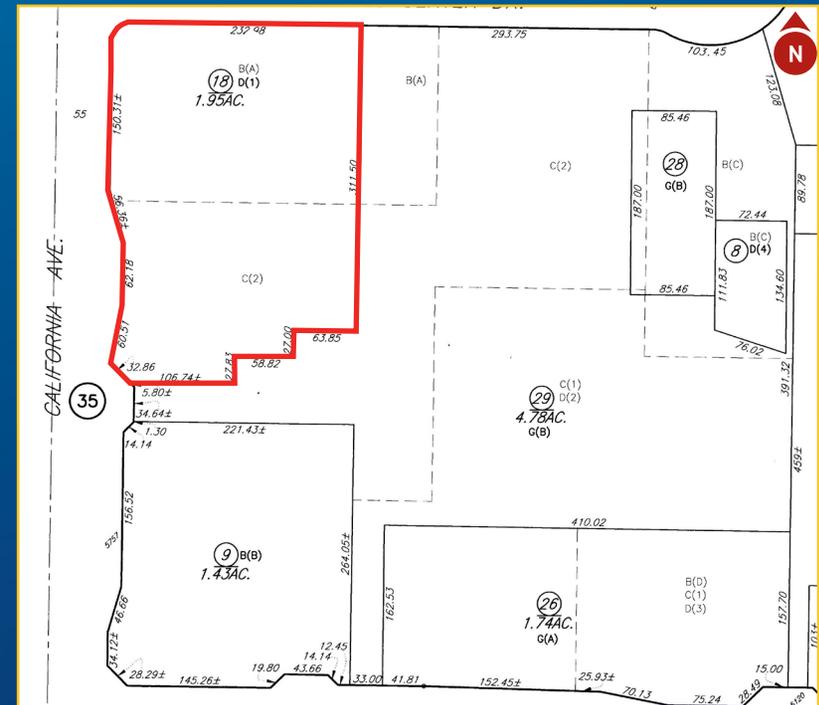
The subject also enjoys the benefits of being part of a larger regional shopping center, including visibility and ease of access from both major streets. As this intersection has a multitude of national retailers, office complexes, and high traffic counts, it is regarded as some of the most sought after real estate in the City.

- > Desired location in Bakersfield
- > Excellent visibility, signage, and ingress/egress
- > High traffic counts and strong demographics
- > Solid tenant mix within the neighboring regional shopping center
- > Flexible C-2 zoning allow for a wide range of uses
- > Possible additional buildable area (Buyer to verify)
- > Business not for sale. Real Estate Only
- > FF&E and Liquor License negotiated separately

\$3,850,000

*BUSINESS NOT FOR SALE, REAL ESTATE ONLY

PARCEL MAP



DEMOGRAPHICS

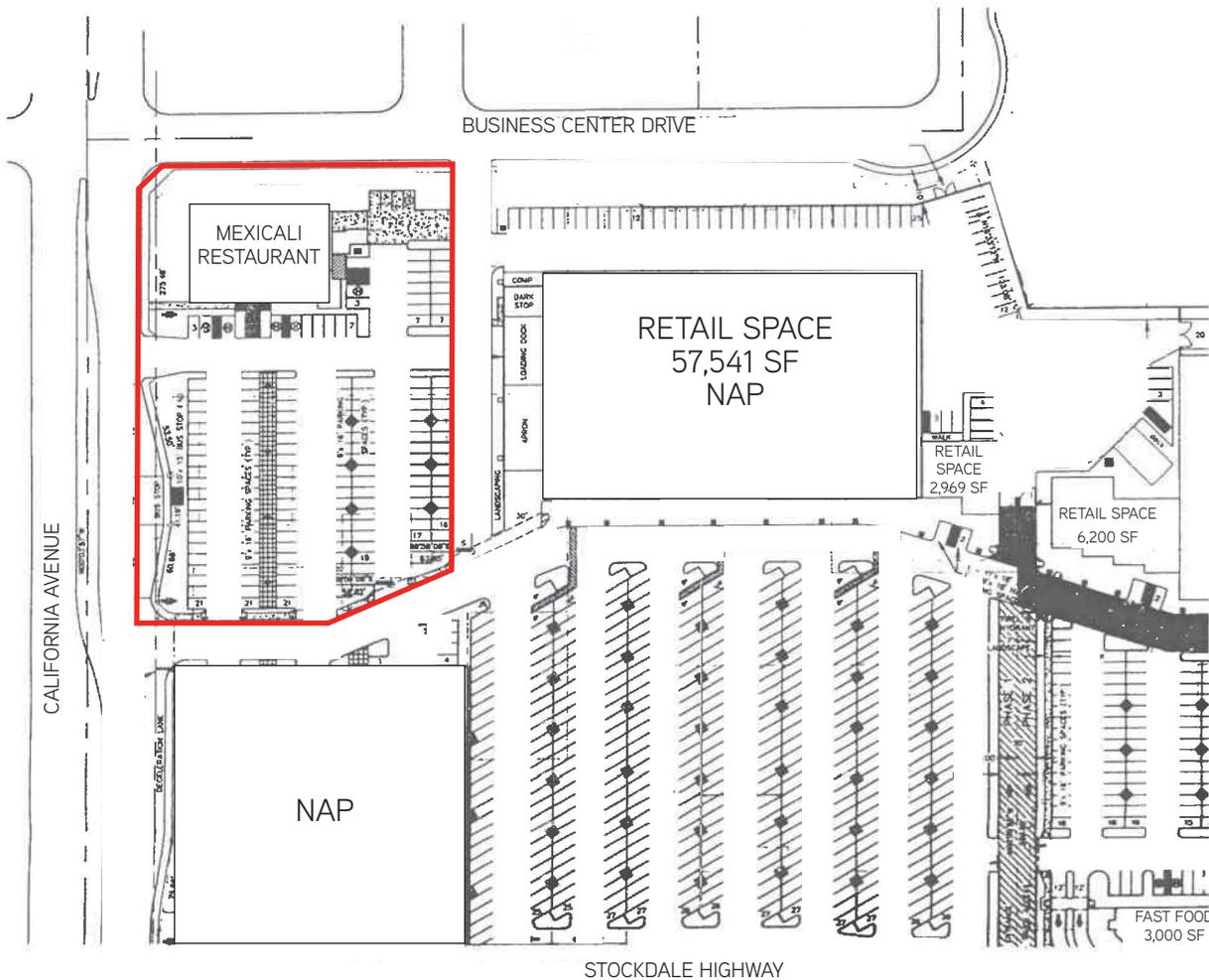
DESCRIPTION	1 MILE	3 MILES	5 MILES
POPULATION	17,047	112,976	334,618
HOUSEHOLDS	7,080	41,650	110,464
AVERAGE HH INCOME	\$59,358	\$68,655	\$71,785
PER CAPITA INCOME	\$25,027	\$25,627	\$23,944

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Building Specifications

> BUILDING SIZE: 7,480 SF

> ZONING: C-2

> YEAR BUILT: 1978

> LOT SIZE: 1.95 Acres

> APN: 331-440-18

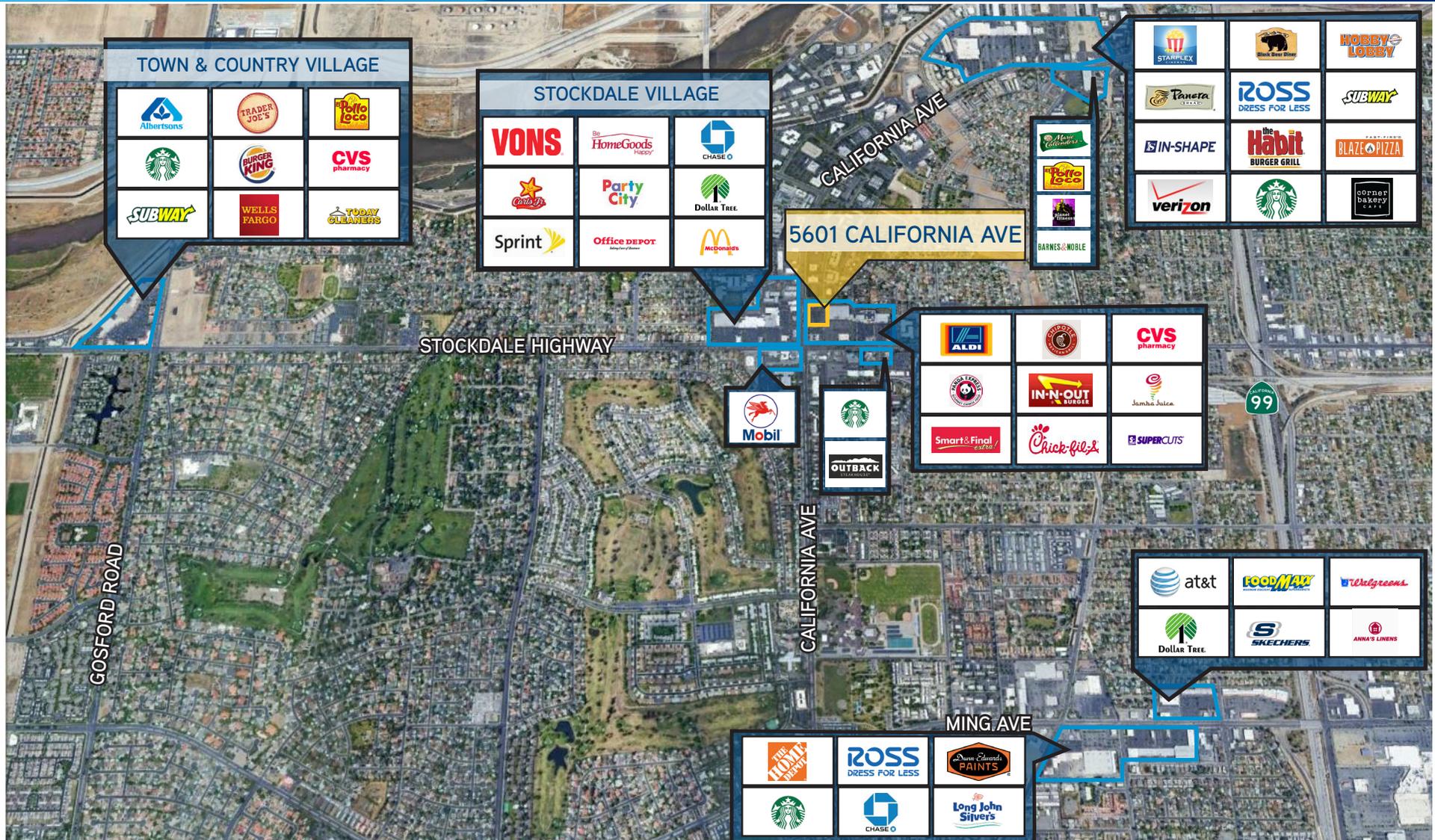
> TRAFFIC COUNTS: 35,419 AADT 2017

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