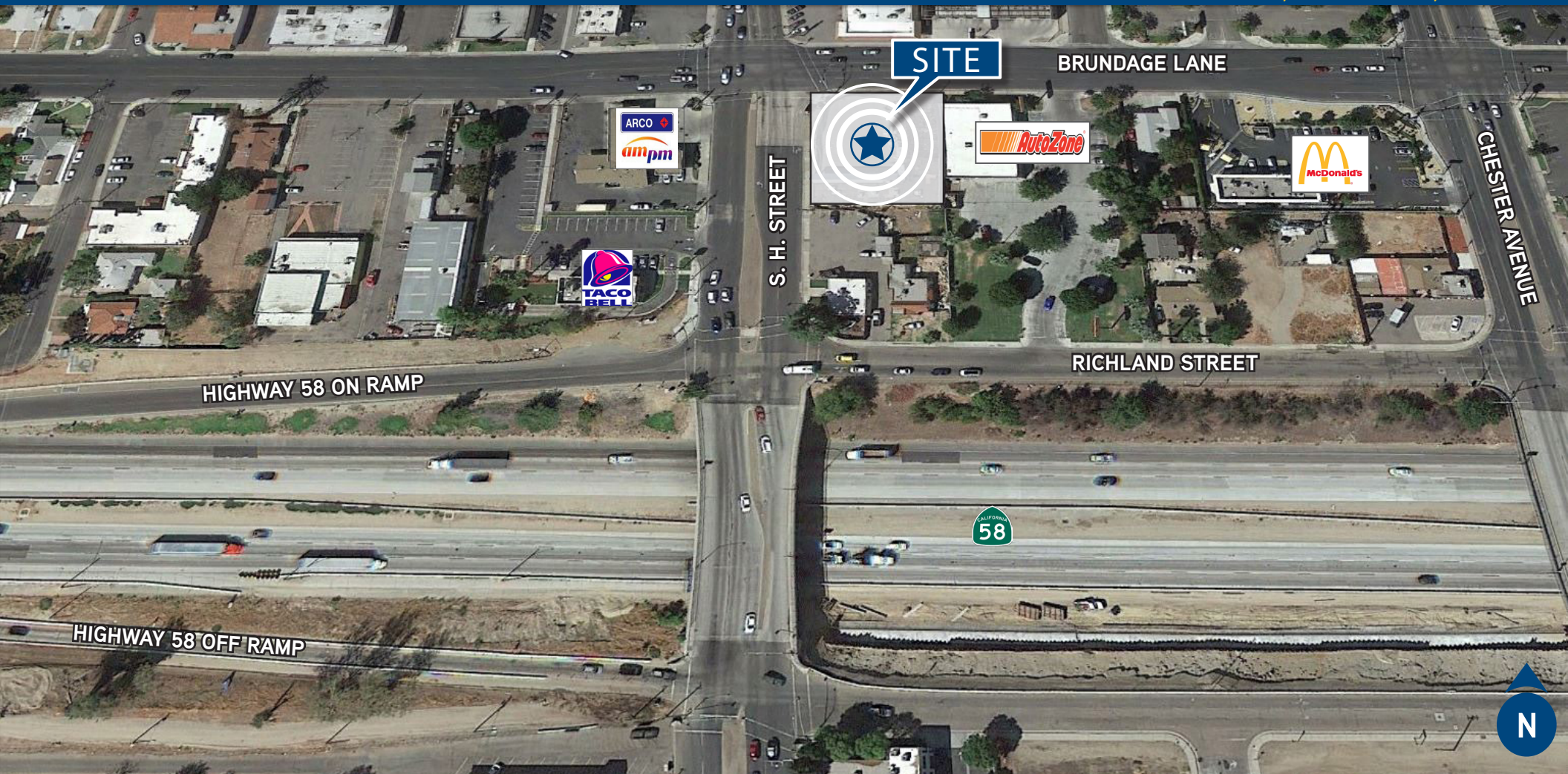


FOR GROUND LEASE IMPROVED RETAIL LAND

1631 BRUNDAGE LANE, BAKERSFIELD, CA 93304



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FOR GROUND LEASE IMPROVED RETAIL LAND PROPERTY INFORMATION

1631 BRUNDAGE LANE, BAKERSFIELD, CA 93304

1631 Brundage Lane is approximately 0.41 acres (+/-17,791 SF) of improved land located at the southwest corner of Brundage Lane and South H Street. This property is on the hard corner at a signalized intersection and enjoys proximity to Highway 58 on and off access. It also benefits from high traffic counts, ease of access, and excellent visibility.

AVAILABLE

- > 0.41 Acres (+/-17,791 SF)
- > APN: 011-101-01

GROUND LEASE RATE

- > \$80,000 Annual

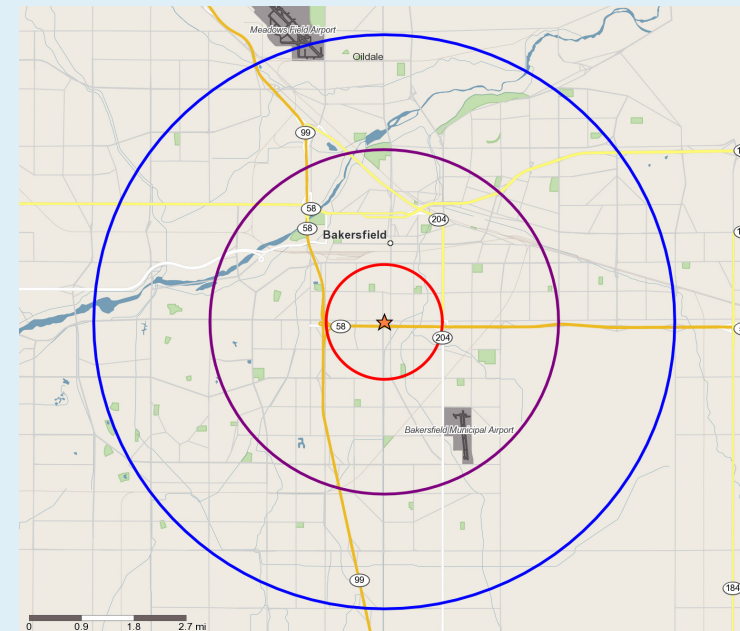
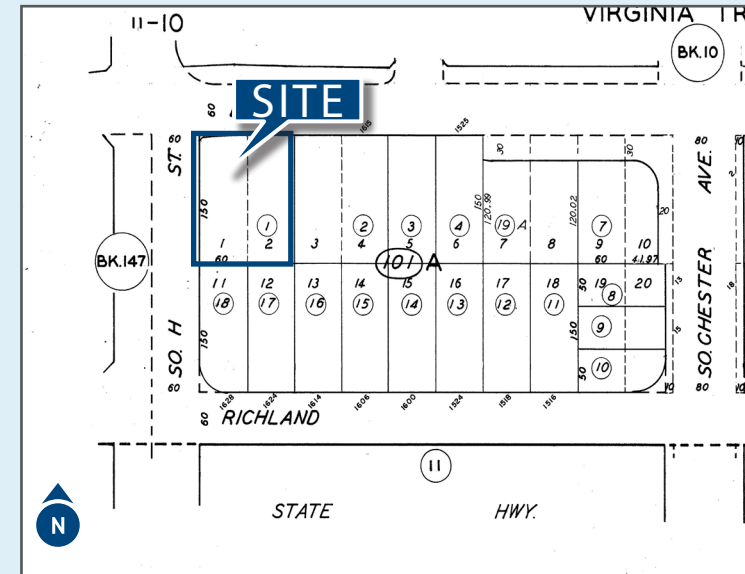
HIGHLIGHTS

- > Hard corner at a signalized intersection
- > High Traffic Volume Intersection: 14,144 AADT (www.kerncog.com)
- > Excellent visibility
- > Proximity to on/off access to Highway 58

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	20,134	140,231	331,189
Employees:	3,902	68,595	129,830
Housing Units:	7,029	48,307	111,019
Avg HH Income:	\$48,718	\$48,191	\$58,250

2017 estimates, Alteryx.com



FOR GROUND LEASE IMPROVED RETAIL LAND VICINITY MAP

1631 BRUNDAGE LANE, BAKERSFIELD, CA 93304

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