# FOR GROUND LEASE IMPROVED RETAIL LAND

1631 BRUNDAGE LANE, BAKERSFIELD, CA 93304

SITE **BRUNDAGE LANE** ARCO CHESTER AVENUE mpm STREET S. H. **RICHLAND STREET HIGHWAY 58 ON RAMP** R 0 58 and so Ø HIGHWAY 58 OFF RAMP

JOHN HALE

Senior Vice President | Principal Retail Properties Team Central California 661 631 3815 john.hale@colliers.com BRE License #00870084

#### STEPHEN HALE Associate

Associate Retail Properties Team Central California 661 631 3820 stephen.hale@colliers.com BRE License #01997969 KEVIN HALE Associate Retail Properties Team Central California 661 631 3825 kevin.hale@colliers.com BRE License #02044018

COLLIERS INTERNATIONAL 10000 Stockdale Highway, Suite 102 Bakersfield, CA 93311 661 631 3800 www.colliers.com/bakersfield



# FOR GROUND LEASE IMPROVED RETAIL LAND PROPERTY INFORMATION

**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			

(BK.10) **SITE** ₹FE 4 <sup>N</sup> (9) A 7 3 (2) 4 .3 CHESTER BK.147 12 (7) 13 (16 17 (2) 11 18 14 (15) 16 (3 18 (1) 20 (14) τ ŝ S. ะ "RICHLAND  $(\mathbf{II})$ STATE HWY. N 178 Bakersfield

BAKERSEIELD CA 9

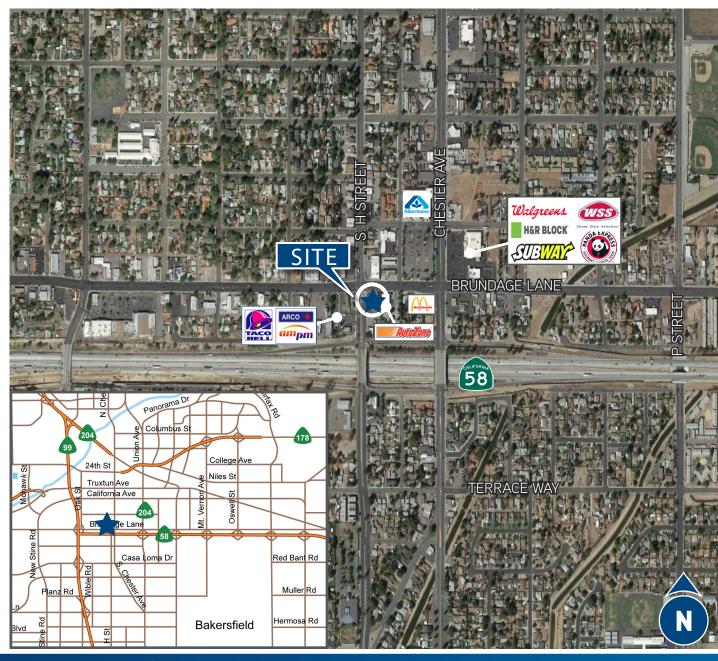
VIRGINIA I R

1631 BRUNDAGE I

u-10

2.7 mi

## FOR GROUND LEASE IMPROVED RETAIL LAND VICINITY MAP



#### 1631 BRUNDAGE LANE, BAKERSFIELD, CA 9330

#### CONTACT US

JOHN HALE SENIOR VICE PRESIDENT | PRINCIPAL RETAIL PROPERTIES TEAM CENTRAL CALIFORNIA BRE# 0087084 661 631 3815 john.hale@colliers.com

STEPHEN HALE ASSOCIATE RETAIL PROPERTIES TEAM CENTRAL CALIFORNIA BRE# 01997969 661 631 3820 steven.hale@colliers.com

KEVIN HALE ASSOCIATE RETAIL PROPERTIES TEAM CENTRAL CALIFORNIA BRE# 02044018 661 631 3825 kevin.hale@colliers.com

COLLIERS INTERNATIONAL 10000 STOCKDALE HWY, SUITE 102 BAKERSFIELD, CA 93311 www.colliers.com/bakersfield



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.