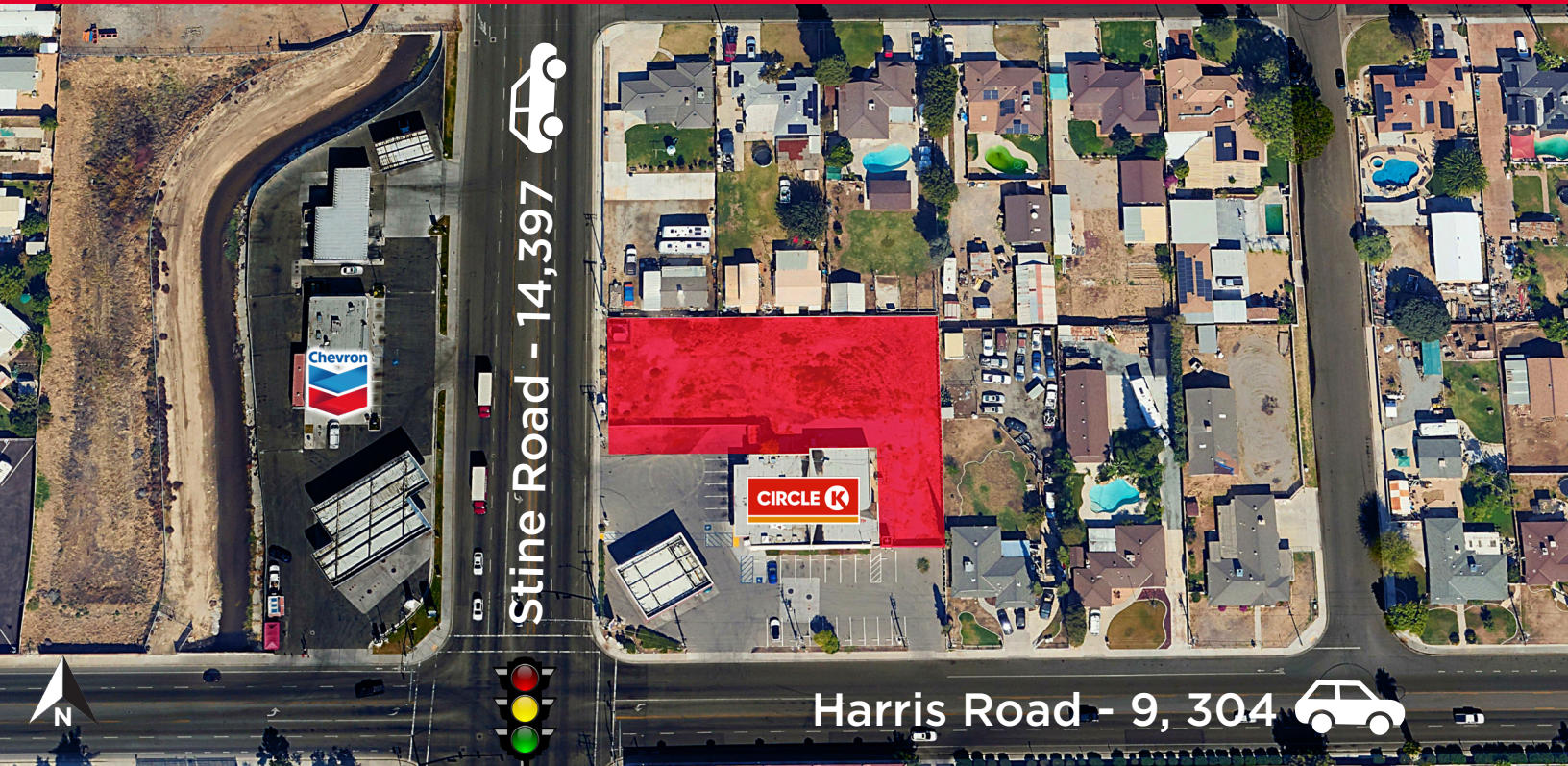


FOR SALE

NE Corner of Harris Road & Stine Road
Bakersfield, California 93313



PROPERTY HIGHLIGHTS

- Located adjacent to a signalized intersection next to operating Circle K
- Good 1-mile demographics surround site with 17,741 population and 6,309 employees
- Established residential around site
- Good traffic at intersection with over 24,000 cars per day
- Located near Costco (.5 mile), Bakersfield Auto Mall (1 mile), Highway 99 (2 miles)

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	25,000	1-MILE (POP.)	17,741
YEAR BUILT	N/A	3-MILE (POP.)	160,961
PARKING	N/A	MED. INCOME	\$73,833 (3 mile)
TRAFFIC COUNTS	26,000	SPACE USE	Retail, Medical, Service



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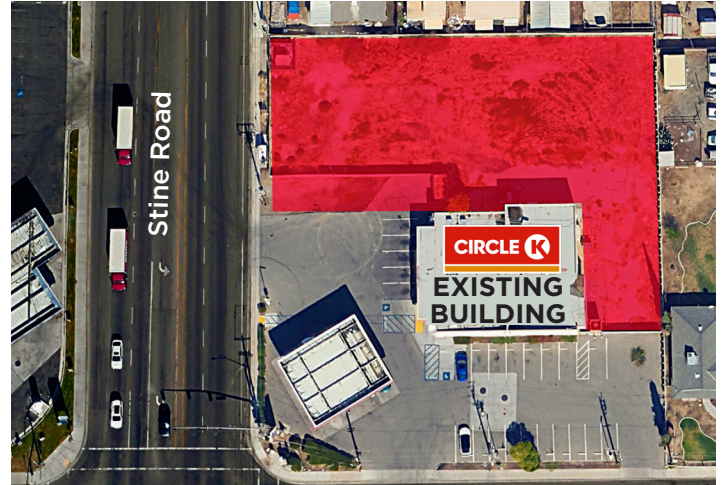
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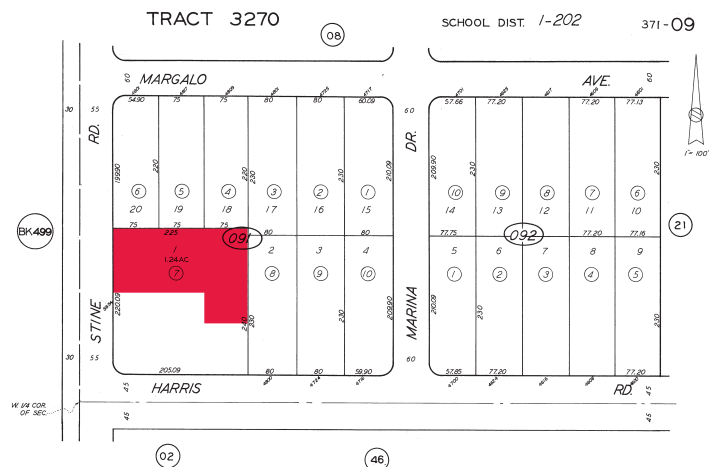
THE AREA

Located in Southwest Bakersfield, west of Highway 99. Over 160,961 people within a 3-mile radius of site. Established residential surrounds site. Located near Costco and has easy access to Highway 99 (less than 2 miles away). Located near Bakersfield Auto Mall and the District Boulevard business/industrial park area.



LEGAL INFORMATION

TAX PARCEL ID	371-091-07 (portion of)
2024 RE TAXES	\$9,994.00
ZONING	C-1



RESTRICTION

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact Information is below.

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