



TAFT28

Bakersfield, CA

Offered by

Michael D. Jordan, LEED AP
Senior Vice President, Shareholder
858.369.3039 | mjordan@kiddermathews.com
LIC #01215808

kiddermathews.com

Property Information

Kidder Mathews is offering Assessor Parcel Number 184-260-09, an approximately 28-acre parcel that is zoned R-2 Limited Multiple Family Dwelling Zone residential (1 unit/2,500 sq. ft.) (“Property”), for sale. The Property is located at the SWC of Taft Highway (119) and Ashe Road, in rapidly growing Southwest Bakersfield. The site is located just west of DR Horton’s Sera Vista single-family residential homes community that is currently under construction and adjacent south of the 170-acre Kaiser Permanente Sports Village. The Property is in close proximity to an abundant amount of retail and service amenities and just three miles from Highway 99.

Price	Market Pricing. Submit offer based on an “as is” condition
Location	SWC of Taft Highway (119) and Ashe Road in SW Bakersfield
Municipality	City of Bakersfield, County of Kern, California
Assessor Parcel Number	184-260-09
Property Condition	Raw, unimproved and relatively flat
Zoning	R-2 Limited Multiple Family Dwelling Zone (1 unit/2,500 sq. ft.)
School District	Lakeside Union School District and Kern High School District
Schools	Lakeside Elementary School (K-6) Donald E. Suburu Middle School (7-8) Independence High School (9-12)



Community Overview



2nd Most Affordable Housing in CA (CAR)

By Sophia Gilgoervic, Kern EDC

Kern County has been named the second most affordable housing market in California according to the California Association of Realtors.

[VIEW ARTICLE](#)

Bakersfield #9 Market to Watch

By Sophia Gilgoervic, Kern EDC

Bakersfield was listed as the number nine "Market to Watch" by Realtor.com. Data shows demand for these markets is being driven by relative affordability, inventory, and strong job markets.

[VIEW ARTICLE](#)

Kern County – Top 5 Affordable County in CA

By Sophia Gilgoervic, Kern EDC

In a recent study by California Budget & Policy Center, Kern County was found to be the #4 county for affordability for a two-parent-working family.

[VIEW ARTICLE](#)

Bakersfield #1 Most Affordable Big City in CA

By Sophia Gilgoervic, Kern EDC

Bakersfield was recently ranked as the #1 most affordable city in California by SmartAsset in their study "Most Affordable Big Cities in America."

[VIEW ARTICLE](#)

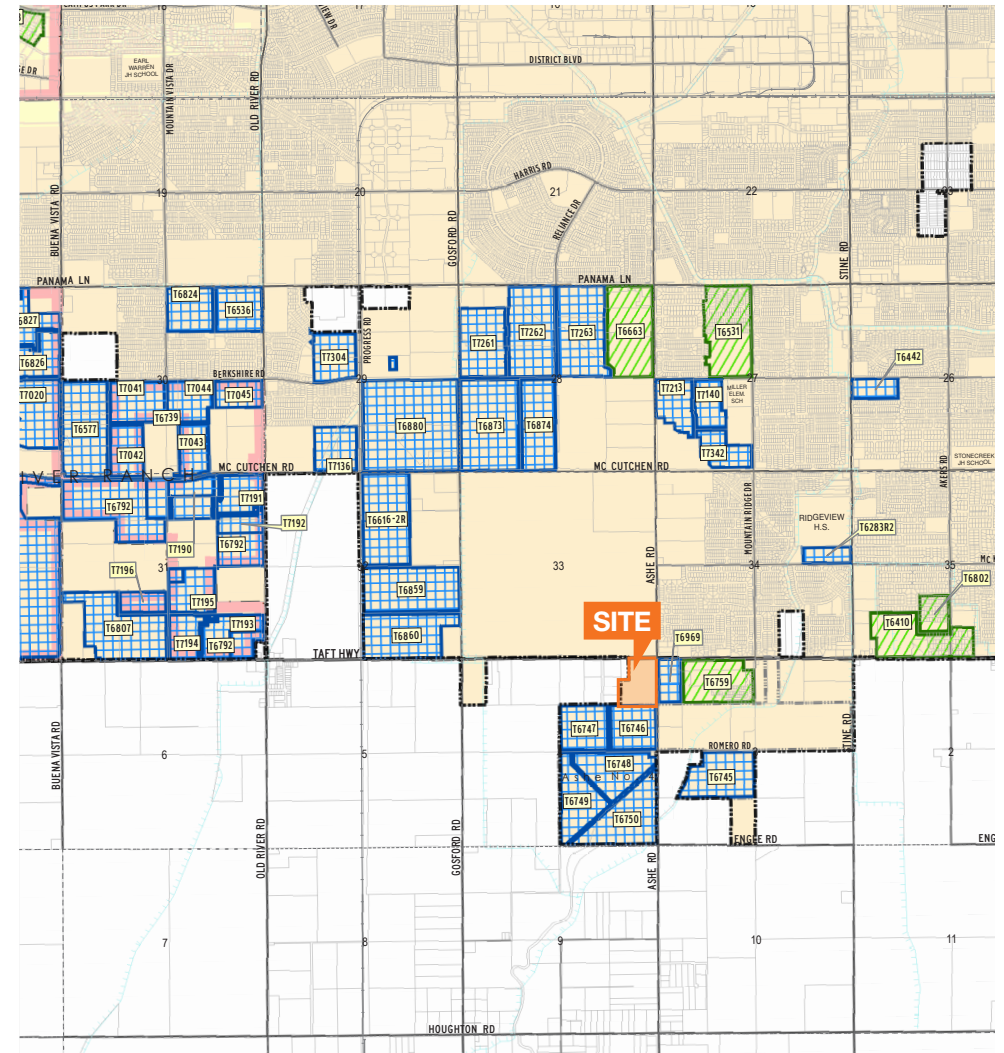
Bakersfield Named #4 Housing market to watch in 2019

By BakersfieldNow

Trulia, a real estate website, released the "Top 10 Markets & Neighborhoods to Watch in 2019" list on Thursday and identified Bakersfield as a metropolitan area "poised for takeoff."

[VIEW ARTICLE](#)

Area Active Tentative & Final Tract Maps

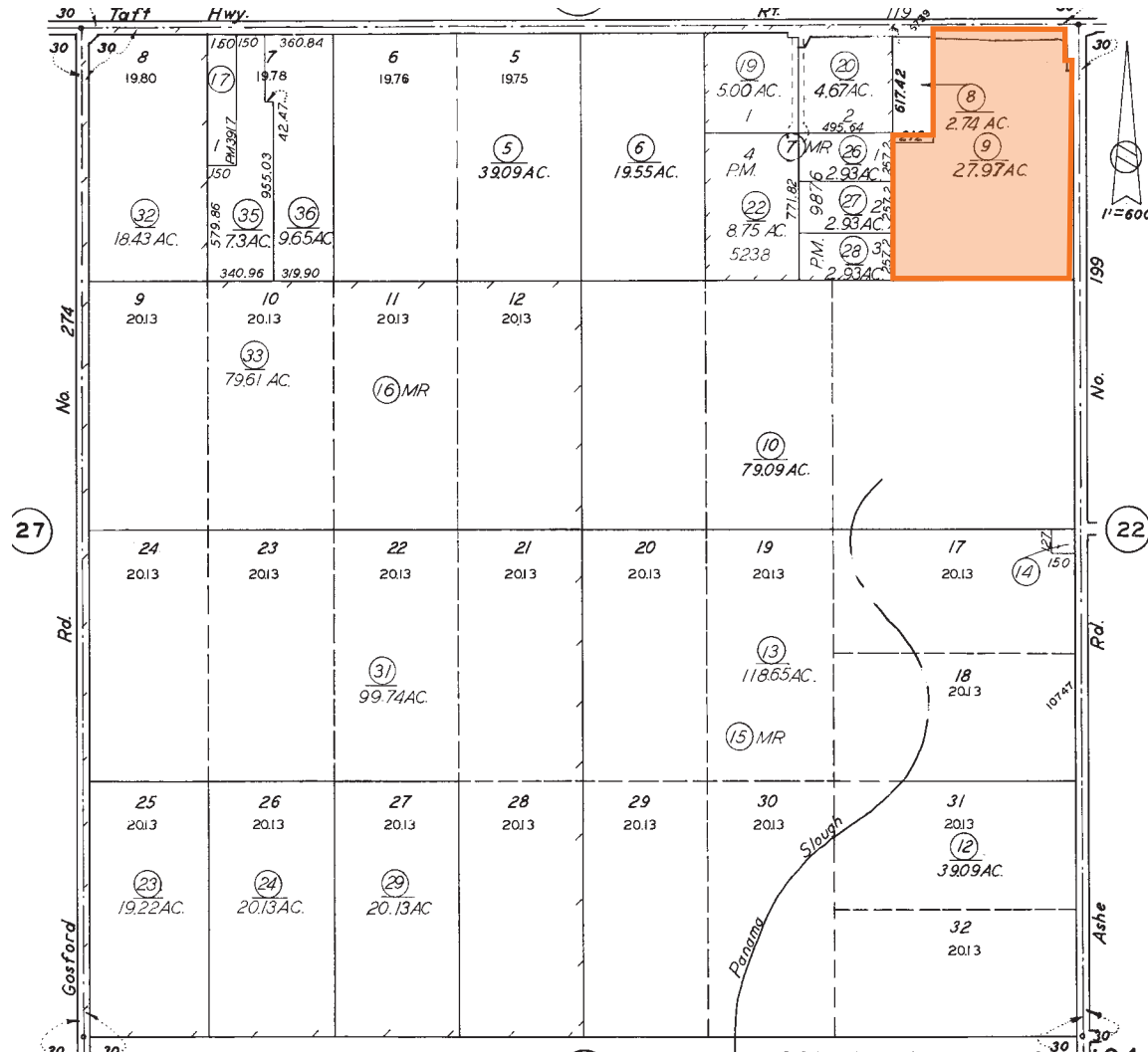


Site Aerial

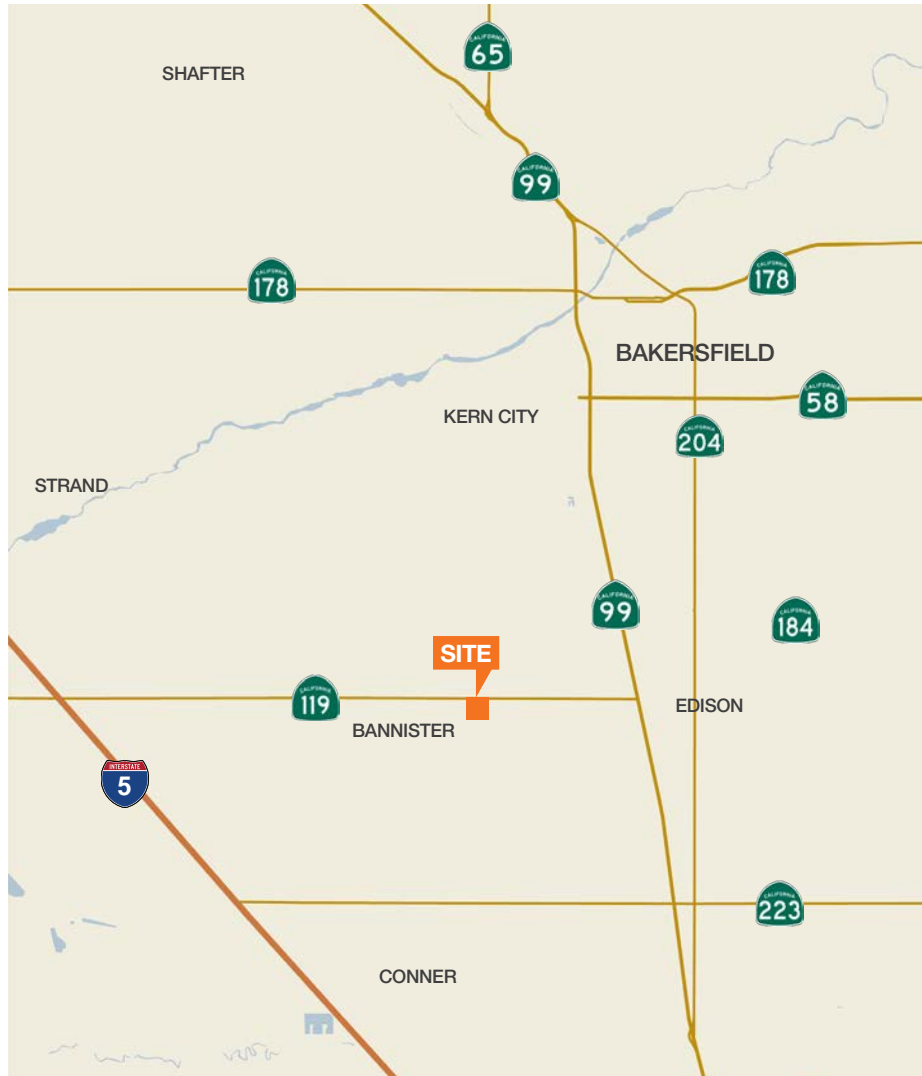


Offering Summary

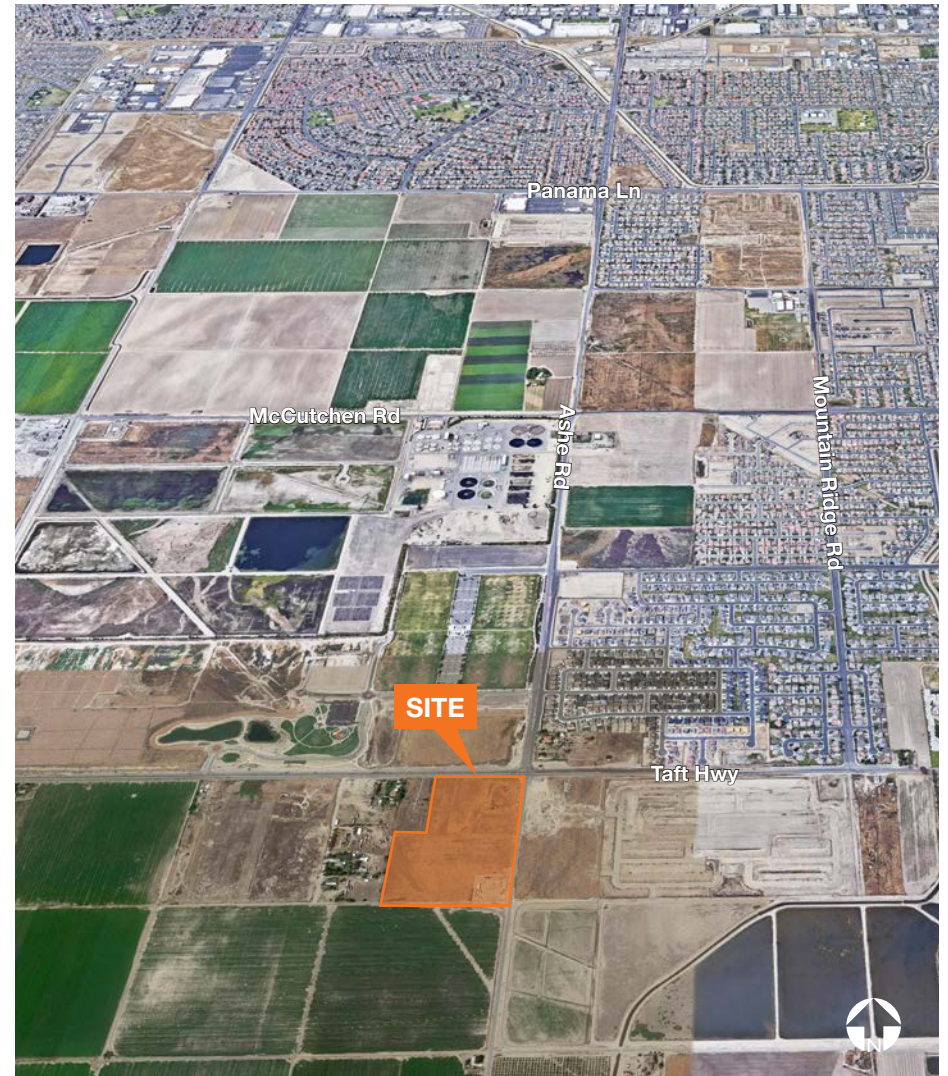
Parcel Map



Regional Map



Local Map



Area Amenities



COMMERCIAL BROKERAGE

Staff/Professionals	750+
Annual transaction total	\$7B
Annual sales	16.5M SF
Annual leases	34.6M SF

PROPERTY MANAGEMENT

Portfolio	50M SF
-----------	--------

VALUATION ADVISORY

Appraisals annually	1,500+
---------------------	--------

SERVICES

- Commercial Brokerage
- Property Management
- Valuation Advisory
- Consulting
- Project & Construction Management
- Development Management
- Sustainability Practices

Kidder Mathews is the largest independent commercial real estate firm on the West Coast, with more than 750 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt & equity finance services for all property types.

WASHINGTON

# Brokers	119
# Property Managers	22
# Appraisers	24

OREGON

# Brokers	34
# Property Managers	6
# Appraisers	2

CALIFORNIA

# Brokers	158
# Property Managers	19
# Appraisers	11

NEVADA

# Brokers	10
# Property Managers	1

ARIZONA

# Brokers	12
# Property Managers	1
# Appraisers	1



AWARD WINNING SERVICES
2001-2016

PSBJ Largest Commercial Real Estate Firms

19 times

San Diego Business Journal Largest CRE Firms

3 times

A Largest CRE Firm in San Francisco

13 times

Bay Area News Group Top Places to Work

6 times

A Largest CRE Firm in Silicon Valley

11 times



Contacts

Michael D. Jordan, LEED AP
Senior Vice President, Shareholder
858.369.3039
mjordan@kiddermathews.com
LIC #01215808

Kidder Mathews
12230 El Camino Real
San Diego, CA 92130

kiddermathews.com

Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements

thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.