



FOR SALE

COFFEE ROAD PRIME DEVELOPMENT LAND

BAKERSFIELD, CA

OFFERING

- \$9,000,000.00 (\$11.48 PSF)
- APN 368-040-44 - 18.00 gross acres (748,080 SF)
- Zoned M-2 (City of Bakersfield)
- Allows for commercial retail, office, industrial, etc.
- Coffee Road frontage improvements completed

Rare opportunity to acquire a prime infill development site prominently located near the new center of Bakersfield. The site is strategically located between Northwest, Southwest and Central Bakersfield with immediate proximity to Highway 58 and the Westside Parkway offering ease of access from all parts of Bakersfield.

Located next to a 250 acre master planned development, the Bakersfield Commons, which is zoned and entitled to include lifestyle retail, office, residential and a 200-bed hospital. This long awaited project is now pre-leasing and preparing for Phase 1 development.



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Aerial Legend

- Subject Property
- Retail
- Office



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PROPERTY HIGHLIGHTS & NEIGHBORING BAKERSFIELD COMMONS RENDERING

PROPERTY HIGHLIGHTS

- Approximately 18 gross acres of commercial land
- Highly visible location near the intersection of Coffee Road and Brimhall Road
- Immediate access to the Westside Parkway
- Zoned M-2, City of Bakersfield - Appropriate zoning for an extensive amount of commercial uses
- Vesting Tentative Parcel Map, including engineering plans to be delivered with the sale of the Property



SITE

**Proposed rendering of the Bakersfield Commons, a 250 acre mixed use, master planned development which may include lifestyle retail, office, residential and a 200 bed hospital.*

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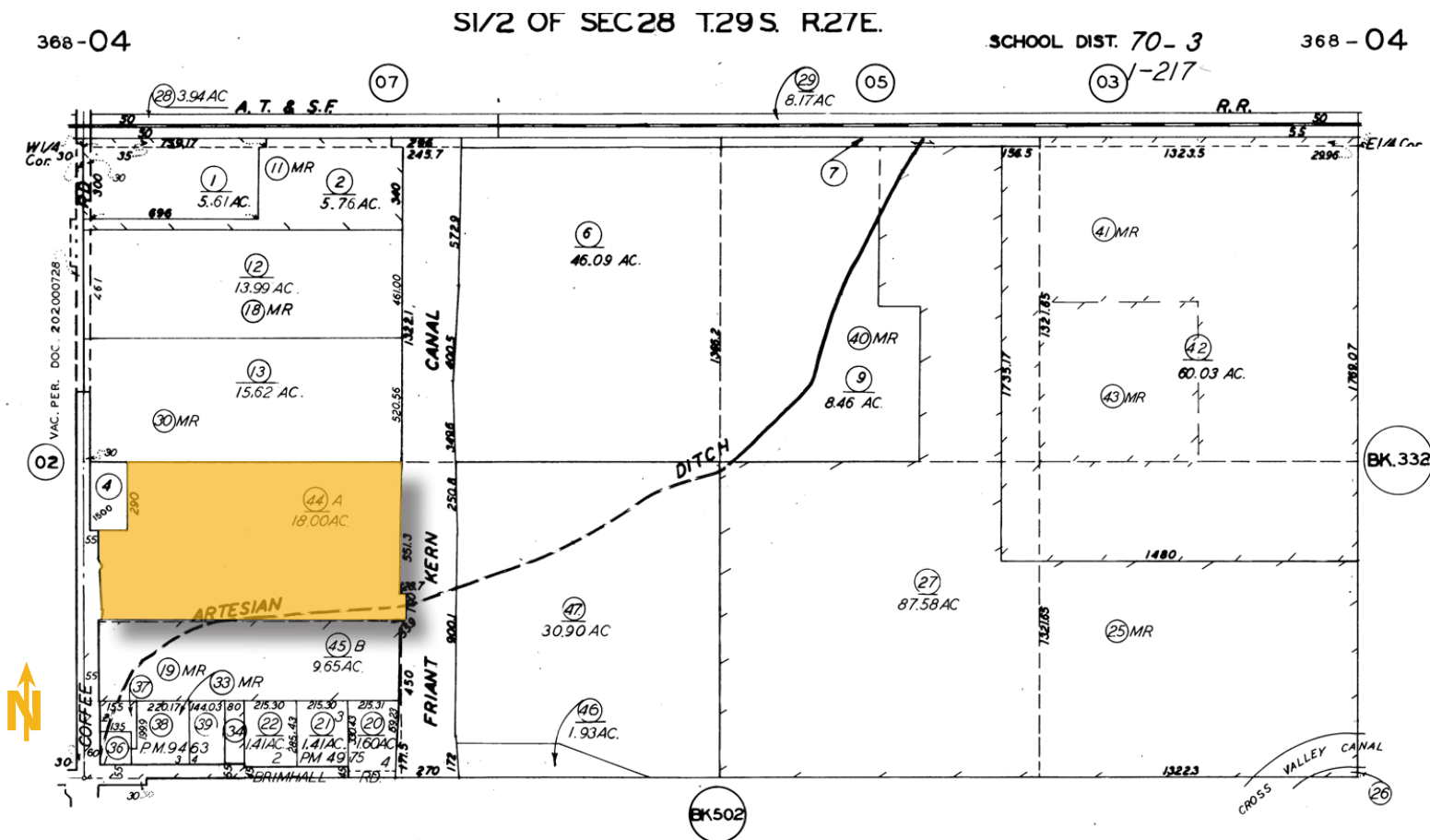


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PARCEL MAP

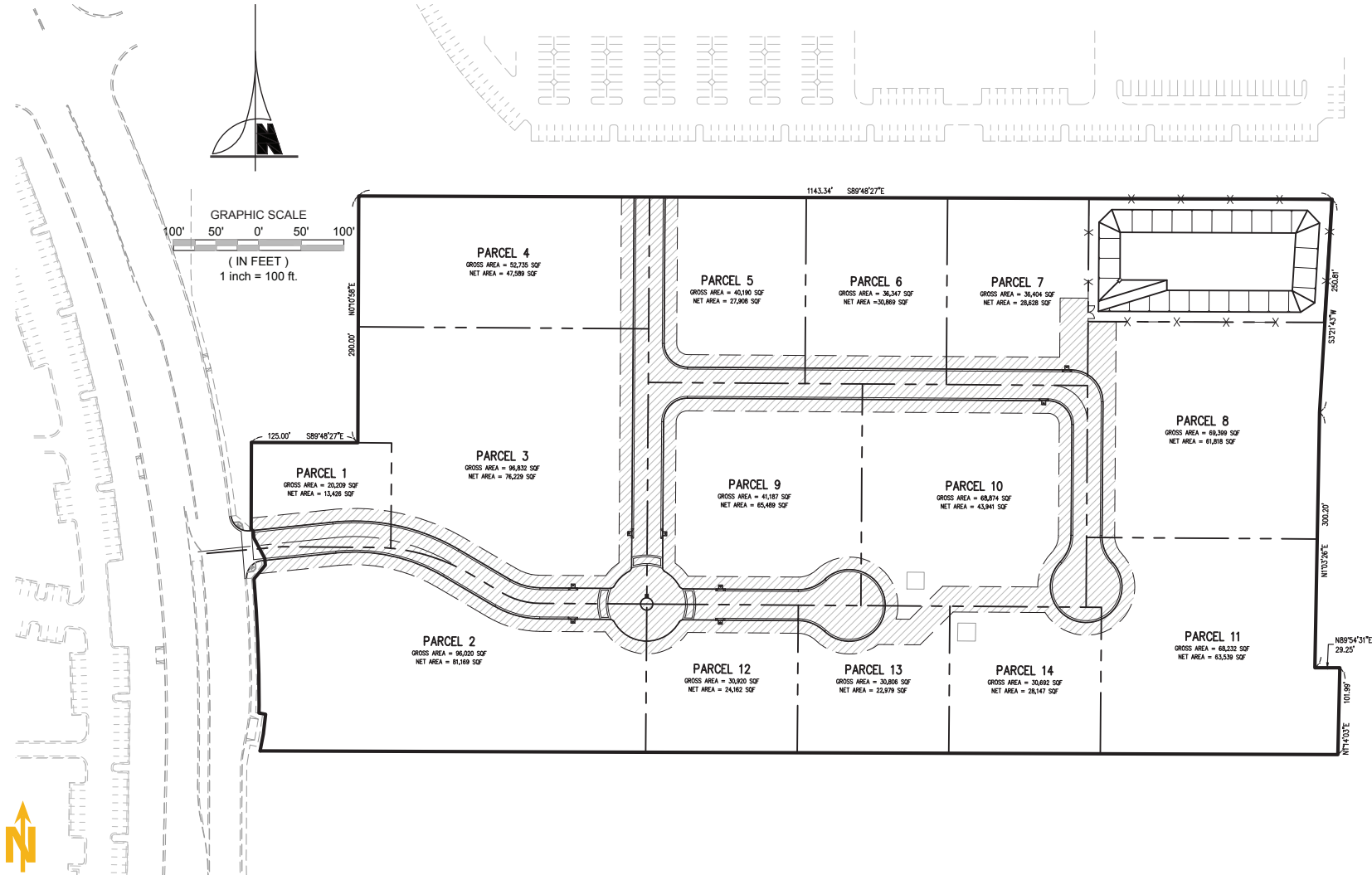


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CONCEPTUAL PARCEL CONFIGURATION





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BAKERSFIELD COMMONS CONCEPTUAL SITE PLAN & SUBJECT PROPERTY

