



# Retail Building Available FOR SALE | LEASE

7919 E Brundage Lane ■ Bakersfield, CA

## Property Highlights

- Turn-key restaurant built in 2017 including all fixtures, furnishings, and equipment
- Ready for immediate occupancy
- Freeway visibility with more than 42,000 AADT on Highway 58 at Highway 184/Weedpatch Hwy
- Signage on all sides of the building
- Located near Bolthouse Farms processing plant, one of Kern County's largest private employers



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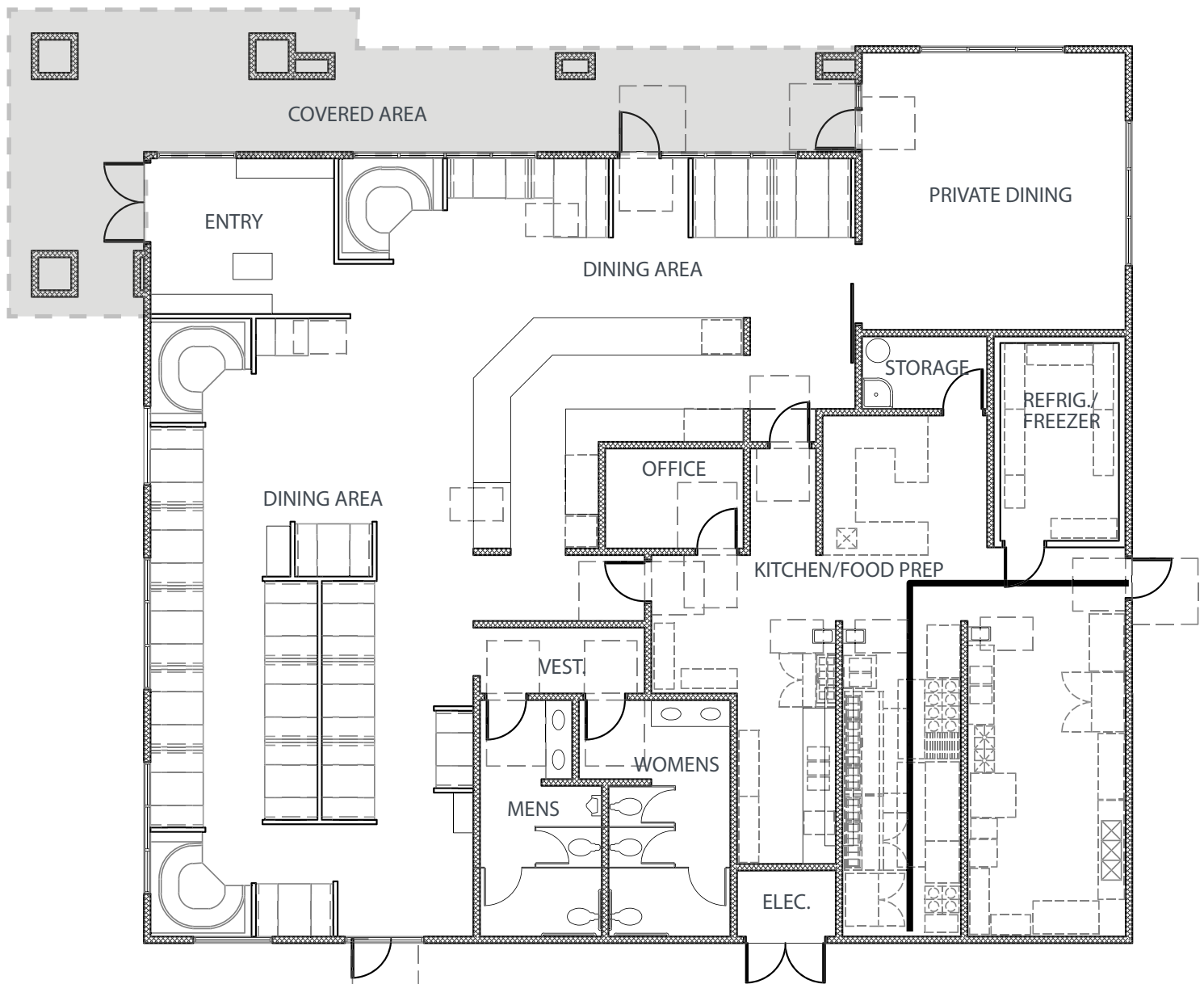
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## Property Characteristics & Floor Plan

### Property Characteristics

- 4,679 SF building on 1.08 acre lot
- Ample parking
- In-line with multiple hotels hosting more than 400 rooms. Including Hampton Inn, Americas Best Value. Motel 6 & Woodspring Suites
- Situated on the main route from Bakersfield to Lamont, Arvin, and Tehachapi.
- Near Starbucks, McDonald's, Denny's, Jack-In-The-Box, Chevron, and Shell at the corner of CA-184 and East Brundage
- Available for sale or lease - Call for details



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## Property Photos



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## Aerial Map



7919 E Brundage Lane



BRUNDAGE LANE

42,000 AADT