

RETAIL FOR SALE & LEASE

±4,168 SF TURN KEY FREESTANDING RETAIL RESTAURANT

3017 Wilson Rd, Bakersfield, CA 93304



Sale Price **\$799,000**

Lease Rate **\$5,210.00 PER MONTH**

PROPERTY HIGHLIGHTS

- Freestanding ±4,168 SF Turn Key Restaurant Building
- Large Fully Paved Parking Lot | ±0.43 Acres Total
- Prime Retail Building w/ Upside Potential
- Functional Layout w/ Endless Opportunities
- Busy & Established Retail Corridor ±73,066 Cars Per Day
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Great street visibility with Ample Parking next to Dollar General
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Located Less Than 1 Mile From The Valley Plaza Regional Mall

OFFERING SUMMARY

Building Size:	4,168 SF
Available SF:	4,168 SF
Number of Units:	1
Price / SF:	\$191.70
Year Built:	1989
Zoning:	C-2
Market:	Kern County
Submarket:	Bakersfield
Traffic Count:	73,066

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

±4,168 SF TURN KEY FREESTANDING RETAIL RESTAURANT

3017 Wilson Rd, Bakersfield, CA 93304



PROPERTY DESCRIPTION

±4,168 SF vacant freestanding restaurant building located in the "White Lane Plaza" Shopping Center on 75.79 Acres. Features a functional floor plan with 3 dining areas, 1 bar, large kitchen, 2 private restrooms and potential to have a drive-thru. Located within a large shopping center anchored by Clinica Sierra Vista, Dollar General, Liquor Mart, Kern County Department of Human Services and other local tenants. The property offers high visibility and easy access from all sides of the center.

LOCATION DESCRIPTION

Conveniently located at the White Lane Plaza Shopping Center's east end with a dedicated entrance at the front. The Plaza Tower Apartments are located immediately east of the subject site, and this facility consists of a multistory apartment building. Single-family dwellings occupy the entire area north of the subject site, across Wilson Road. Neighboring tenants include the Target, Starbucks, Panda Express, Print, Sears, Vans, T-mobile, Macy's, Forever 21, Apple Store, PacSun, Old Navy, GameStop, Reading Cinemas (14 screen stadium theater), Kmart and Big Lots, Don Pepes, Foster Freeze, Mor Furniture For Less, and more. Located near the Valley Plaza Regional Mall on Wilson Road, just east of Freeway 99.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

RETAIL FOR SALE & LEASE

±4,168 SF TURN KEY FREESTANDING RETAIL RESTAURANT

3017 Wilson Rd, Bakersfield, CA 93304



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

±4,168 SF TURN KEY FREESTANDING RETAIL RESTAURANT

3017 Wilson Rd, Bakersfield, CA 93304



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcommercial.com
CA #01516541

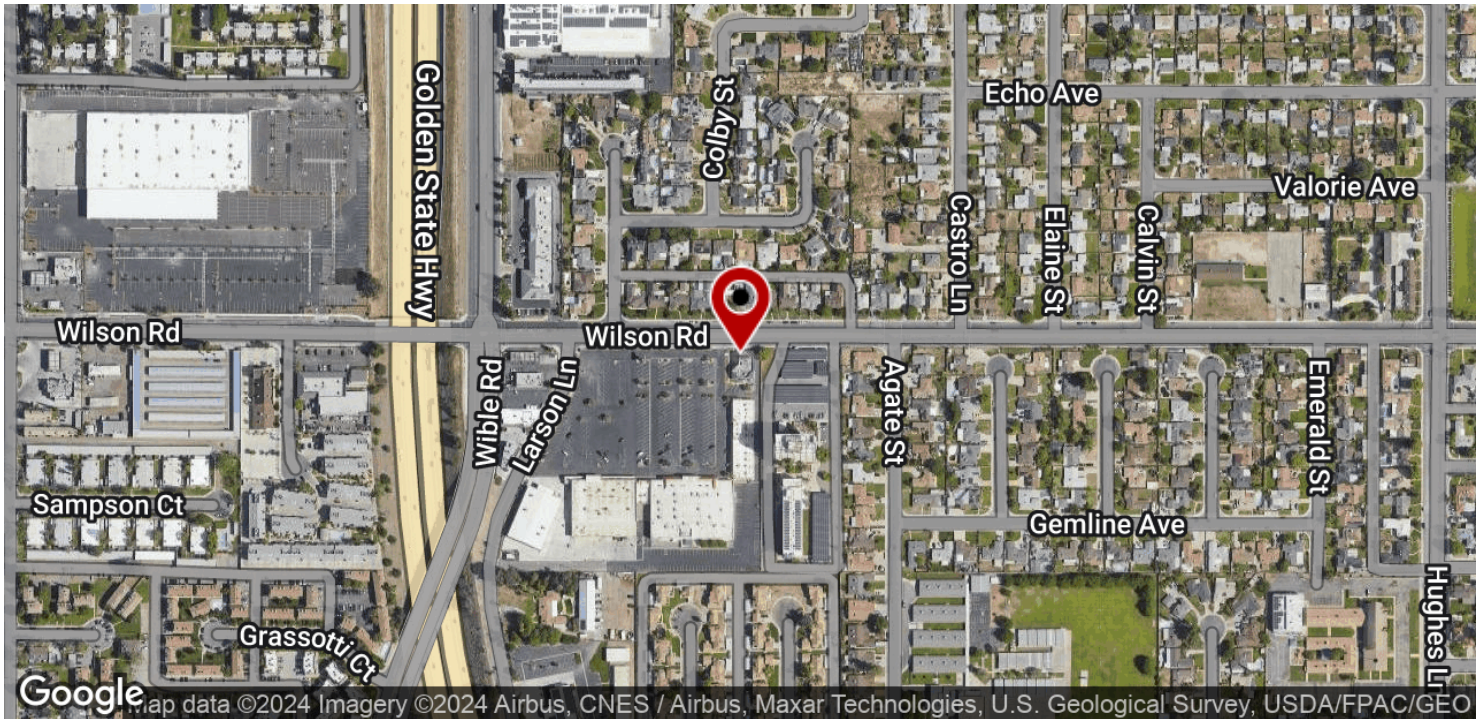
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

±4,168 SF TURN KEY FREESTANDING RETAIL RESTAURANT

3017 Wilson Rd, Bakersfield, CA 93304



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL

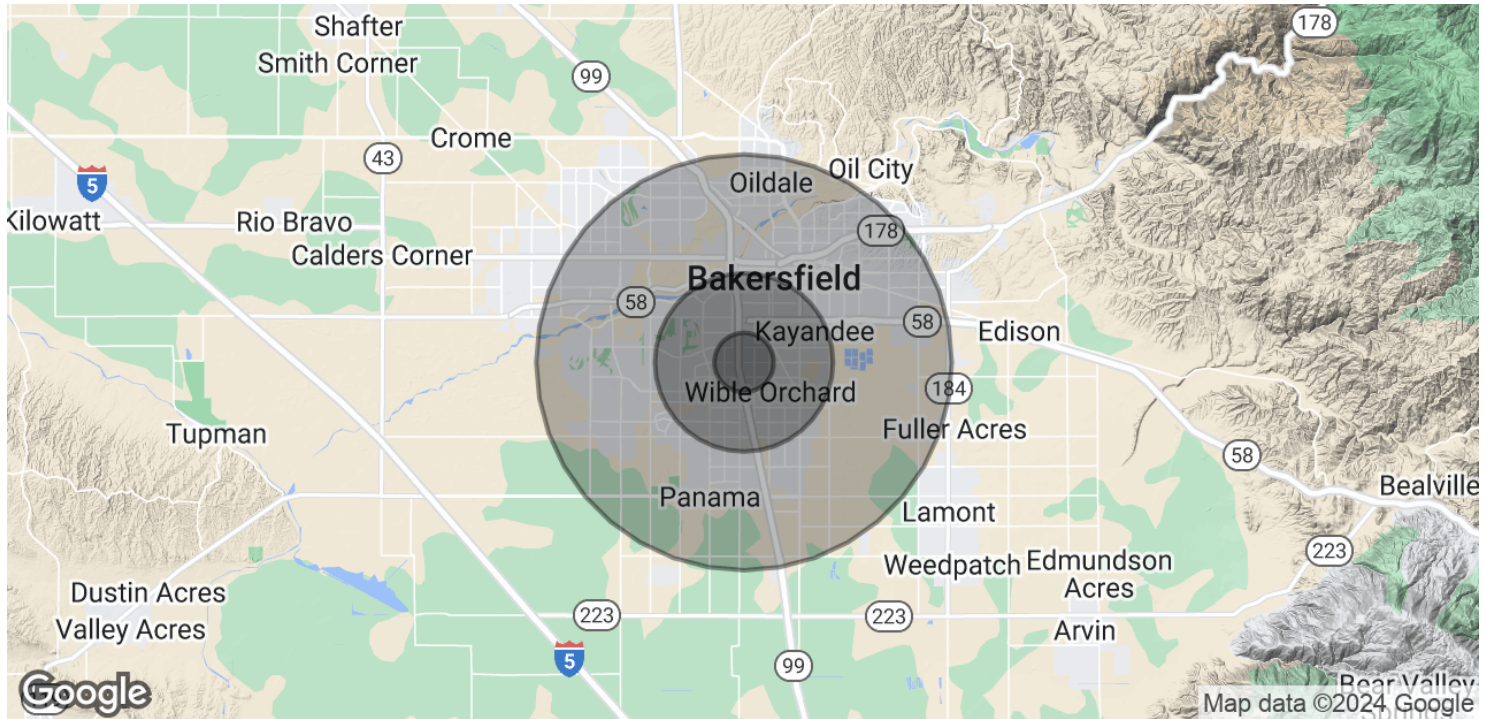
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

RETAIL FOR SALE & LEASE

±4,168 SF TURN KEY FREESTANDING RETAIL RESTAURANT

3017 Wilson Rd, Bakersfield, CA 93304



POPULATION	1 MILE	3 MILES	7 MILES
Total Population	21,528	165,789	442,397
Average Age	29.1	28.9	29.9
Average Age (Male)	28.1	28.2	29.5
Average Age (Female)	30.7	29.7	30.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	7,027	52,635	139,943
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$49,401	\$51,024	\$59,460
Average House Value	\$202,280	\$203,625	\$265,894

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**