

# FOR SALE/LEASE

Free Standing Building w/ 2,723 SF + Basement (C-1 PD)

**\*\* BRAND NEW, GROUND UP CONSTRUCTION \*\***

Anticipated Completion Date: April-May of 2025

Superior  
court  
of Kern

KERN  
COUNTY  
PUBLIC HEALTH

Price Improvement: \$1,200,000

# \$850,000

PRIME  
RETAIL GROUP

KernMedical

MT. VERNON AVE

QUINCY ST



Mt. Vernon Ave:  
24,035 CPD

SUBJECT SITE



## CONTACT:

Felix C. Diaz  
Prime Retail Group

Felix@kernretail.com  
Cal Lic.# 01981655  
1005 Stine Rd. Bakersfield, CA 93309  
(661) 889-3201 Cell | (661) 836-5015 Office

PRIME  
RETAIL GROUP

# SITE OVERVIEW

PRIME  
RETAIL GROUP

**\*\* BRAND NEW, GROUND UP CONSTRUCTION \*\***  
Anticipated Completion Date: April-May of 2025

## 1519 Mt. Vernon Ave. Bakersfield, CA 93306 (SEC)

Prime Retail Group is proud to have been exclusively chosen to present the opportunity to **PURCHASE** or **LEASE** this free standing retail building at the hard corner of Mt. Vernon Ave & Quincy St in Bakersfield, CA (SEC). The lighted intersection accounts for 24k+ cars per day, 238K+ population of people and 74k+ households – all within a 5-mile radius. The building has a rentable square footage of roughly 2,723 SF **plus basement** space with a lot size of roughly 13k+ square feet. The site has favorable demographics for various users, great access points, and fantastic visibility from all directions. The property is zoned C-1 (PD) which allows a variety of uses such as Medical, Retail, Convenience Store, Coffee Shop, Restaurant, etc – and it's conveniently located in a dense and established trade area with the possibility of a Drive Thru on the east side of the structure.

**SALE:** ~~\$1.2M~~ | **LEASE:** \$8,000 + NNN's

**Price Improvement:** **\$850,000**

## Property Highlights:

- Free Standing Building, **Brand New Construction**
- \*Possible Drive Thru, PD Overlay
- +/- 2,723 SF Building + Basement SF | +/- 13,200 SF Lot Size
- Four (4) Access Points, Mt. Vernon & Quincy
- 4-Way Traffic Signal (Lighted)
- 24k+ CPD
- C-1 (PD) Zoning, County of Kern
- Adjacent to East High School & Kern Medical Center



# CONSTRUCTION / SITE PLAN

1519 Mt. Vernon Ave. Bakersfield, CA 9330 – APN# 136-450-02

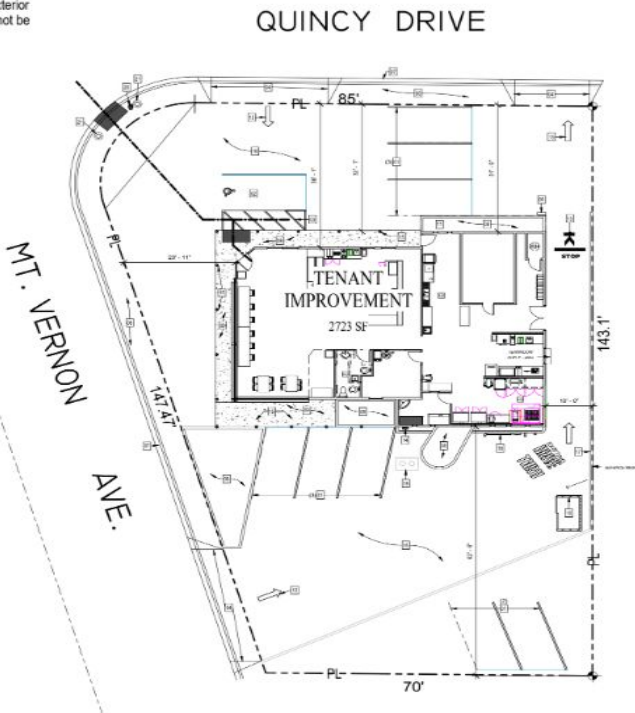


**Delivery:** Roof, windows, doors, electrical panel, and exterior stucco



**\*\* BRAND NEW, GROUND UP CONSTRUCTION \*\***  
Anticipated Completion Date: April-May of 2025

perimeter footing and exterior  
(E) Fire rated walls will not be  
modified.



(E) SITE PLAN

1"=10'-0"



Copyright material © 2023 Prime Retail Group. Any/all information displayed on this flyer must be independently verified by the prospective broker(s) and tenant(s) prior to executing a lease/purchase.

# TRADE AREA OVERVIEW

## NEARBY ANCHOR TENANTS



- 222-Bed Hospital
  - Only Trauma Center in the Area
  - 3rd Busiest Trauma Center, Southern CA
  - 49k Emergency Visits Per Year
  - Facility on 22 Acres
- KernMedical

MT. VERNON AVE:  
24,035 CPD

OSWELL ST:  
27,796 CPD

HWY 178:  
91,250 CPD

NILES ST:  
18,080 CPD

**SUBJECT SITE**

PLANNED CITY LIGHTS DEVELOPMENT

BERNARD ST.

COLLEGE AVE

COLLEGE AVE

FAIRFAX RD

FAIRFAX RD





# DEMOGRAPHICS

1519 Mt. Vernon Ave. Bakersfield, CA 93306 (SEC)

**PRIME**  
RETAIL GROUP

## Demographic and Income Comparison Profile

1519 Mount Vernon Ave, Bakersfield, California, 93306  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.37952  
Longitude: -118.96714

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	25,505	140,388	238,301
Households	7,237	41,937	73,624
Average Household Size	3.46	3.29	3.19
<b>2023 Summary</b>			
Population	25,612	141,408	240,479
Households	7,272	42,423	74,586
Families	5,679	31,324	53,239
Average Household Size	3.46	3.28	3.18
Owner Occupied Housing Units	2,832	19,825	35,372
Renter Occupied Housing Units	4,440	22,598	39,214
Median Age	27.1	29.6	30.5
Median Household Income	\$37,747	\$41,739	\$43,800
Average Household Income	\$58,703	\$63,270	\$65,964
<b>2028 Summary</b>			
Population	25,352	141,662	241,679
Households	7,252	42,800	75,429
Families	5,657	31,547	53,781
Average Household Size	3.43	3.26	3.16
Owner Occupied Housing Units	2,884	20,506	36,862
Renter Occupied Housing Units	4,368	22,294	38,567
Median Age	27.6	30.3	31.2
Median Household Income	\$43,158	\$48,069	\$50,695
Average Household Income	\$68,357	\$73,270	\$76,776
<b>Trends: 2023-2028 Annual Rate</b>			
Population	-0.20%	0.04%	0.10%
Households	-0.06%	0.18%	0.23%
Families	-0.08%	0.14%	0.20%
Owner Households	0.36%	0.68%	0.83%
Median Household Income	2.72%	2.86%	2.97%



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
<b>Population</b>	25,505	140,388	238,301
<b>Households</b>	7,237	41,937	73,624
<b>Average HH Income</b>	\$58,703	\$63,270	\$65,964

[Official Bakersfield Insiders' Guide \(maddendigitalbooks.com\)](https://maddendigitalbooks.com)

[Market Overview | KEDC \(kernedc.com\)](https://kernedc.com)

**\*\* BRAND NEW, GROUND UP CONSTRUCTION \*\***

*Anticipated Completion Date: April-May of 2025*



*Pre Demolition Imagery*



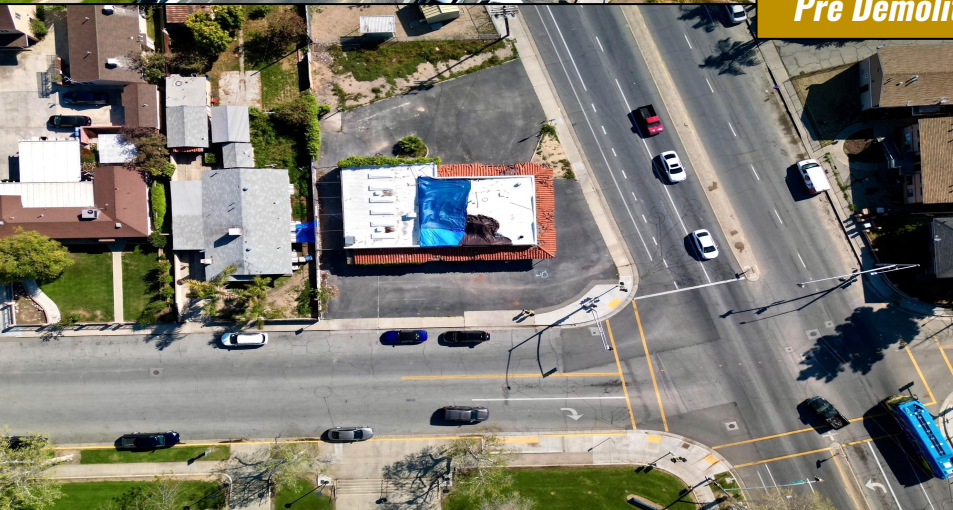
**\*\* BRAND NEW, GROUND UP CONSTRUCTION \*\***

*Anticipated Completion Date: April-May of 2025*

**PRIME**  
RETAIL GROUP



*Pre Demolition Imagery*



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 or viewing on publicized commercial platforms and should not be made available to any other person or entity without the written consent of Prime Retail Group. 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. Prime Retail Group 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/buyer, 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, Prime Retail Group has not verified, and will not verify, any of the information contained herein, nor has Prime Retail Group 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/tenants must take appropriate measures to verify all of the information set forth herein.

#### NO N- E N D O R S E M E N T N O T I C E

Prime Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Prime Retail Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Prime Retail Group, and is solely included for the purpose of providing buyer/tenant information about this listing to prospective customers.

## BROKER CONTACT

**Felix C. Diaz**  
**Prime Retail Group**  
**1005 Stine Rd.**  
**Bakersfield, CA 93309**

**Cal Lic.# 01981655**  
**(661) 889-3201 | Cell**  
**(661) 836-5015 | Office**  
**Felix@kernretail.com**