

# FOR SALE OR LEASE

SWQ Brundage Ln & Union Ave  
Bakersfield, California



## EXCELLENT LOCATION FOR QSR AND CAR WASH

### PROPERTY FEATURES

- Sale or Lease. Call for sales price.
- Located at busy intersection of Brundage Lane and Union Avenue
- Traffic counts of approximately 45,629 cars per day at intersection of Brundage and Union as well as an additional 160,000 cars per day traveling east and west on Highway 58

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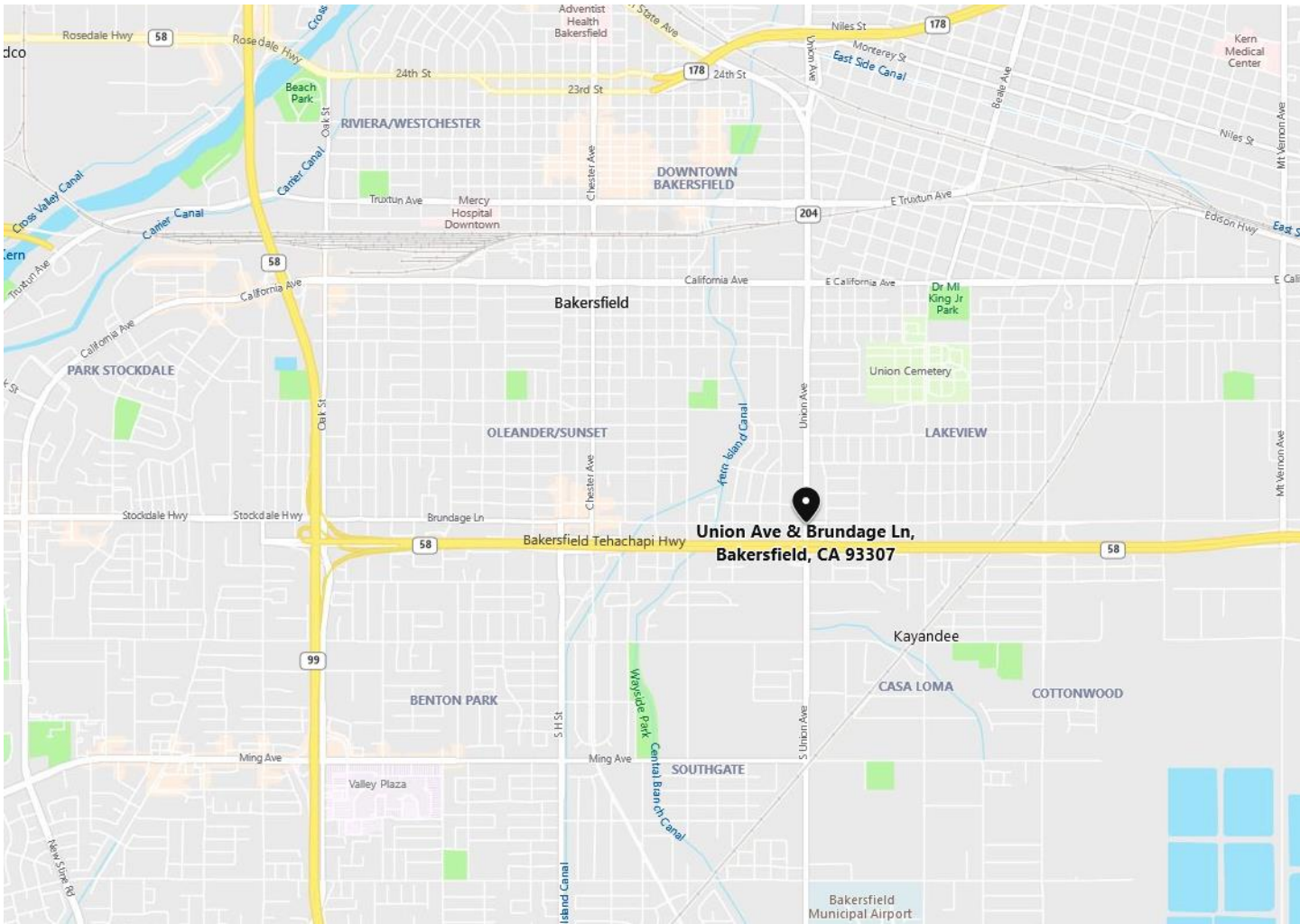
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# SWQ UNION AVENUE & BRUNDAGE LANE

Bakersfield, CA

**FOR SALE  
OR LEASE**



2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	19,929	145,887	315,710
HOUSEHOLDS	5,665	45,675	102,067
AVG. HH INCOME	\$36,886	\$46,798	\$56,277
DAYTIME POPULATION	3,549	70,463	122,574

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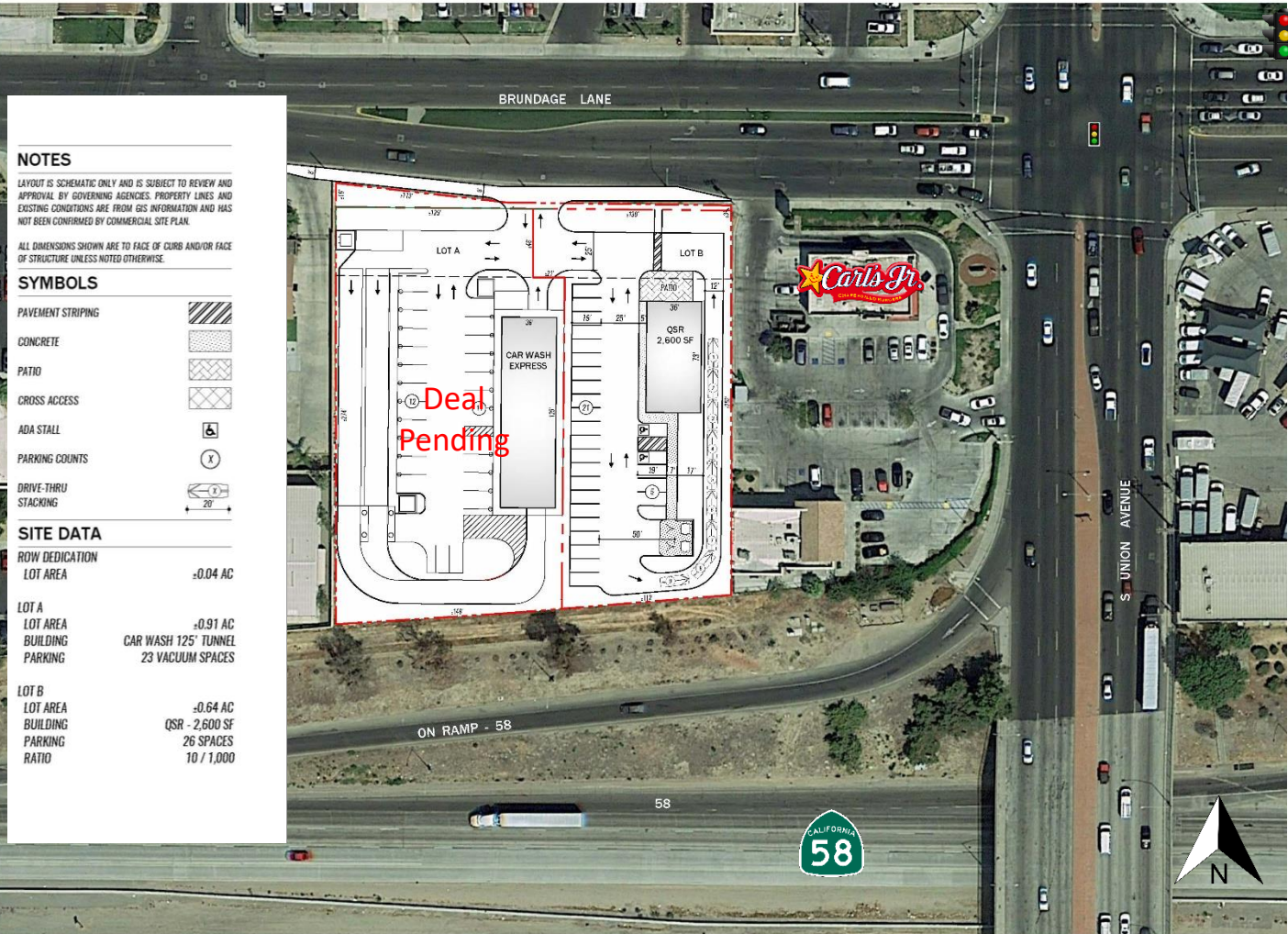




# SWQ UNION AVENUE & BRUNDAGE LANE Bakersfield, CA

## FOR SALE OR LEASE

### PROPOSED SITE PLAN OPTION CAR WASH AND 2,600sf QSR AND DRIVE-THRU



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# SWQ UNION AVENUE & BRUNDAGE LANE

Bakersfield, CA

**FOR SALE  
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## PROPOSED SITE PLAN OPTION CAR WASH AND 4,225sf RETAIL BUILDING

### NOTES

LAYOUT IS SCHEMATIC ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNING AGENCIES. PROPERTY LINES AND EXISTING CONDITIONS ARE FROM GIS INFORMATION AND HAS NOT BEEN CONFIRMED BY COMMERCIAL SITE PLAN.

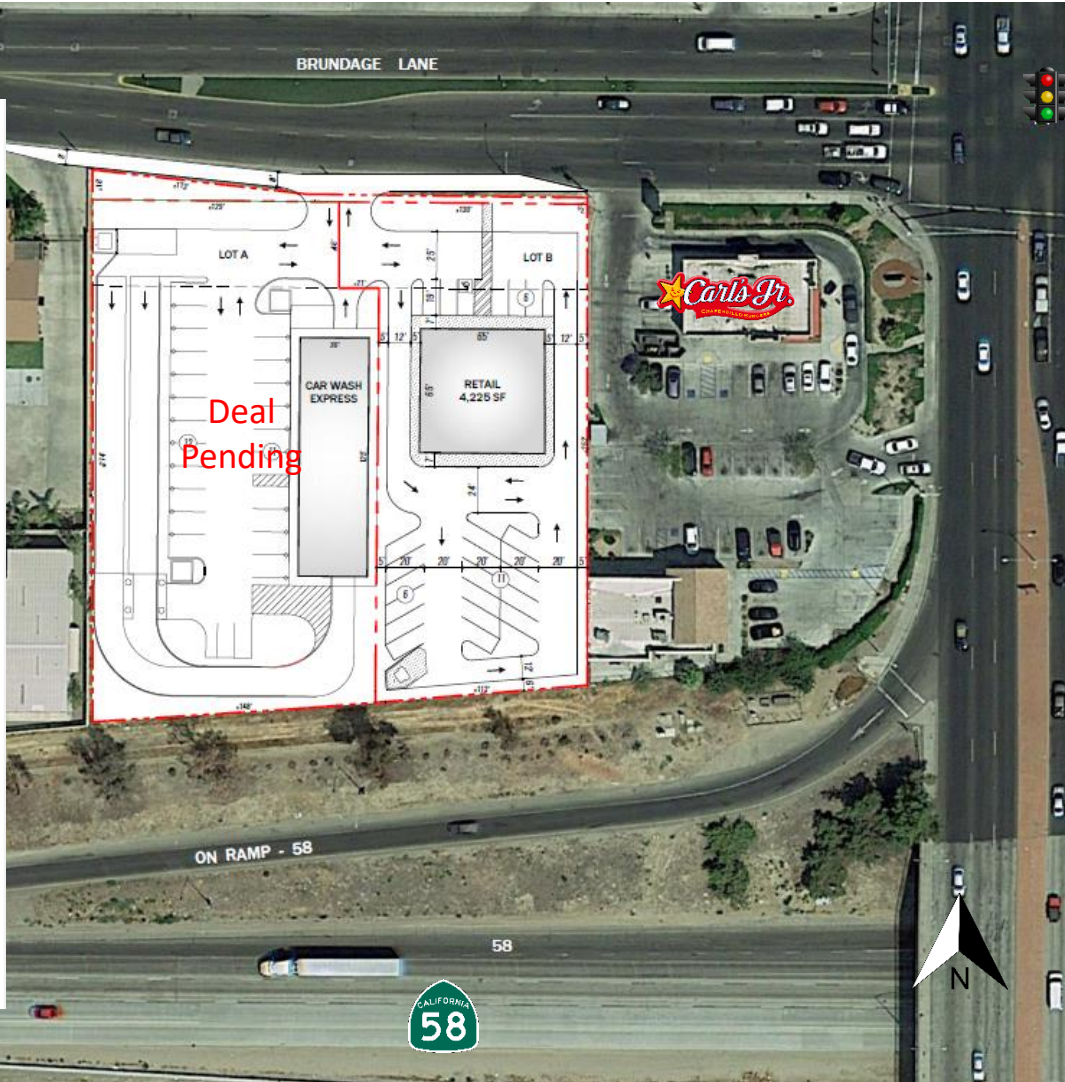
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE UNLESS NOTED OTHERWISE.

### SYMBOLS

PAVEMENT STRIPING	
CONCRETE	
PATIO	
CROSS ACCESS	
ADA STALL	
PARKING COUNTS	
DRIVE-THRU STACKING	

### SITE DATA

<b>ROW DEDICATION</b>	
LOT AREA	-0.04 AC
<b>LOT A</b>	
LOT AREA	-0.91 AC
BUILDING	CAR WASH 125' TUNNEL
PARKING	23 VACUUM SPACES
<b>LOT B</b>	
LOT AREA	-0.64 AC
BUILDING	RETAIL - 4,225 SF
PARKING	23 SPACES
RATIO	5.4 / 1,000



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3538/-119.0031

RS1

Union Ave & Brundage Ln		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	19,929	145,887	315,710
	2024 Projected Population	20,925	153,093	330,280
	2010 Census Population	18,791	138,673	301,176
	2000 Census Population	17,098	126,943	267,679
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2019	0.9%	0.8%	0.9%
	2019 Median Age	27.2	28.1	29.8
HOUSEHOLDS	2019 Estimated Households	5,665	45,675	102,067
	2024 Projected Households	5,920	47,703	106,235
	2010 Census Households	5,106	41,583	93,545
	2000 Census Households	4,676	39,832	88,153
	Projected Annual Growth 2019 to 2024	0.9%	0.9%	0.8%
	Historical Annual Growth 2000 to 2019	1.1%	0.8%	0.8%
RACE AND ETHNICITY	2019 Estimated White	32.5%	43.4%	49.7%
	2019 Estimated Black or African American	20.7%	11.9%	9.3%
	2019 Estimated Asian or Pacific Islander	1.5%	2.6%	3.3%
	2019 Estimated American Indian or Native Alaskan	2.4%	2.0%	1.9%
	2019 Estimated Other Races	43.0%	40.1%	35.7%
	2019 Estimated Hispanic	72.1%	68.5%	61.5%
INCOME	2019 Estimated Average Household Income	\$36,886	\$46,798	\$56,277
	2019 Estimated Median Household Income	\$34,390	\$40,635	\$47,507
	2019 Estimated Per Capita Income	\$10,704	\$14,832	\$18,305
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	22.3%	18.7%	15.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	19.1%	16.3%	14.6%
	2019 Estimated High School Graduate	27.3%	29.9%	30.4%
	2019 Estimated Some College	20.8%	21.5%	22.4%
	2019 Estimated Associates Degree Only	4.1%	5.0%	6.2%
	2019 Estimated Bachelors Degree Only	3.9%	6.0%	7.8%
	2019 Estimated Graduate Degree	2.5%	2.6%	3.7%
BUSINESS	2019 Estimated Total Businesses	589	8,352	13,536
	2019 Estimated Total Employees	3,549	70,463	122,574
	2019 Estimated Employee Population per Business	6.0	8.4	9.1
	2019 Estimated Residential Population per Business	33.8	17.5	23.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.