

**PROPERTY DETAILS**

- **ASKING PRICE: \$675,000.00**
- **LAND AVAILABLE: +/- 0.7 AC**
- EXCELLENT FREEWAY VISIBILITY
- LOCATED IN **OPPORTUNITY ZONE** — TAX BENEFITS
- 0.07 MILES NORTH TO MAJOR HIGHWAY 58 ON RAMP (86,000 VPD)
- 2" WATER, 4" SEWER, AND ELECTRICAL CONDUIT STUBBED TO PROPERTY LINE
- CHARTER COMMUNICATIONS TIE IN POINT
- LOCATED AT THE NORTHEAST CORNER OF THE SITE
- **BAKERSFIELD DRIVE TIMES:**
  - 7 MIN TO DOWNTOWN    - 9 MIN TO SOUTHEAST
  - 6 MIN TO NORTHWEST    - 6 MIN TO SOUTHWEST
  - 10 MIN TO NORTHEAST
- ZONED C-2 (GENERAL COMMERCIAL) IN THE CITY OF BAKERSFIELD
- **NEARBY TENANTS INCLUDE:**

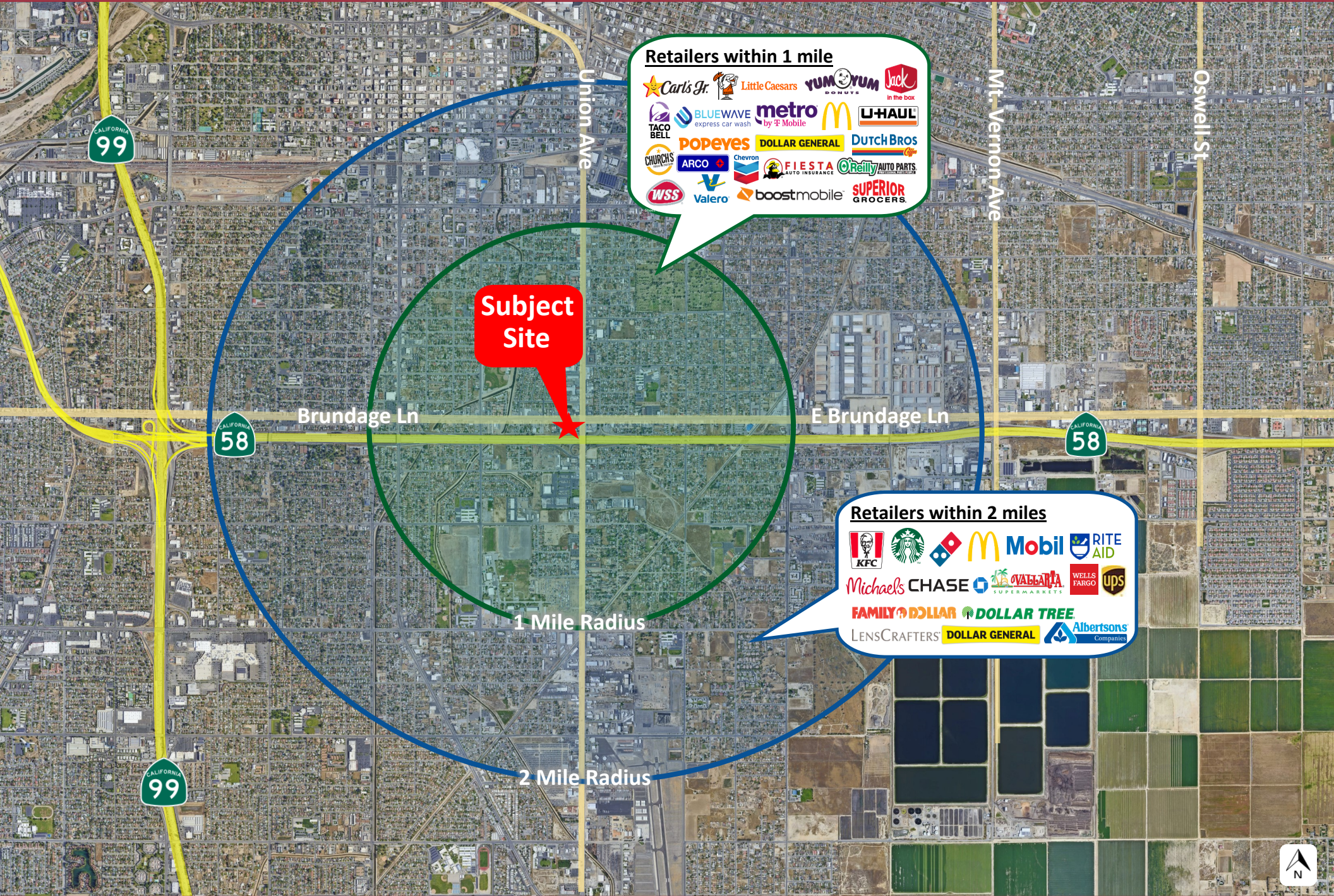


\*Conceptual rendering only. Not drawn to scale.

**Price Reduction!**

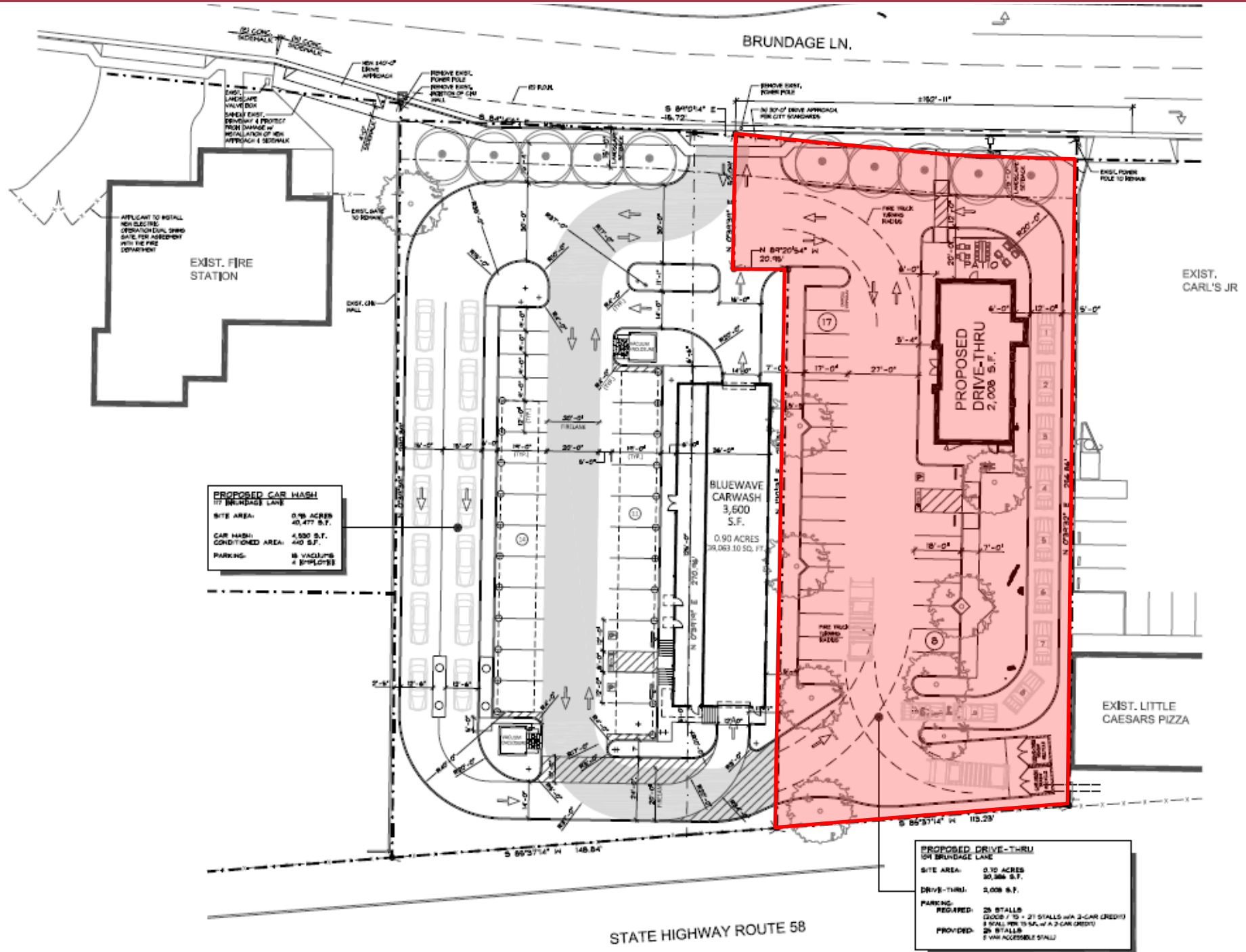
**Seller Financing Available!**











ITEM	AMOUNT	NOTES
Purchase Price	\$675,000	Retail land in Bakersfield, CA
SBA 504 Structure	-	Common for owner-user commercial land or building purchases
Bank Portion (50%)	\$337,500	25-year amortization, <b>6.85% fixed</b>
SBA Debenture (40%)	\$270,000	25-year amortization, <b>6.35% fixed</b>
Borrower Equity (10%)	\$67,500	Cash down payment

PORTION	PRINCIPAL	RATE	TERM	MONTHLY PAYMENT
Bank Loan (50%)	\$337,500	6.85%	25 years	≈ <b>\$2,370 /mo</b>
SBA Portion (40%)	\$270,000	6.35%	25 years	≈ <b>\$1,788 /mo</b>
Total Monthly Pay-	-	-	-	≈ <b>\$4,158 /mo</b>

# DEMOGRAPHICS

# SWQ Brundage Ln & Union Ave., Bakersfield, CA 93304

## KEY FACTS

### 1 Mile

18,196

Population



Median Age



Average Household Size

\$35,022

Median Household Income

## BUSINESS



561

Total Businesses



3,652

Total Employees

## INCOME



\$35,022

Median Household Income



\$13,904

Per Capita Income



\$12,023

Median Net Worth

## KEY FACTS

### 3 Miles

142,859

Population



Median Age



Average Household Size

\$39,100

Median Household Income

## BUSINESS



7,188

Total Businesses



71,168

Total Employees

## INCOME



\$39,100

Median Household Income



\$17,759

Per Capita Income



\$14,317

Median Net Worth

## KEY FACTS

### 5 Miles

322,234

Population



Median Age



Average Household Size

\$46,005

Median Household Income

## BUSINESS



12,621

Total Businesses



129,424

Total Employees

## INCOME



\$46,005

Median Household Income



\$21,208

Per Capita Income



\$30,914

Median Net Worth



# KERN COUNTY AT A GLANCE

## LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

### #3 IN AGRICULTURAL PRODUCTION NATIONWIDE



### #1 LARGEST WIND PROJECT IN THE U.S.



### 3<sup>RD</sup> LARGEST SOLAR FARM IN THE U.S.



### #13 OIL-PRODUCING COUNTY IN THE NATION



### OVER 50 WORLD TECH "FIRSTS" NAVAL AIR WEAPONS STATION CHINA LAKE



### OVER 50 MAJOR DISTRIBUTION CENTERS



### 1<sup>ST</sup> COMMERCIAL SPACE PORT IN U.S.

MOJAVE AIR &  
SPACE PORT AT  
RUTAN FIELD



### 1<sup>ST</sup> SPACE SHUTTLE LANDING

EDWARDS AIR  
FORCE BASE





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