

Brundage Ln - 16,445 AAADT

Union Ave - 28,000 AAADT

Carwash  
Coming  
Soon

Available  
Site



For Sale/BTS/Ground Lease

# HWY 58 Improved Pad

SWQ Brundage Lane & Union Avenue | Bakersfield, CA

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# Property Overview

The subject site is located at the SW quadrant of Union Avenue and Brundage Lane, directly adjacent to Highway 58. Excellent freeway visibility and with strong traffic counts.

## Sales Price:

\$950,000

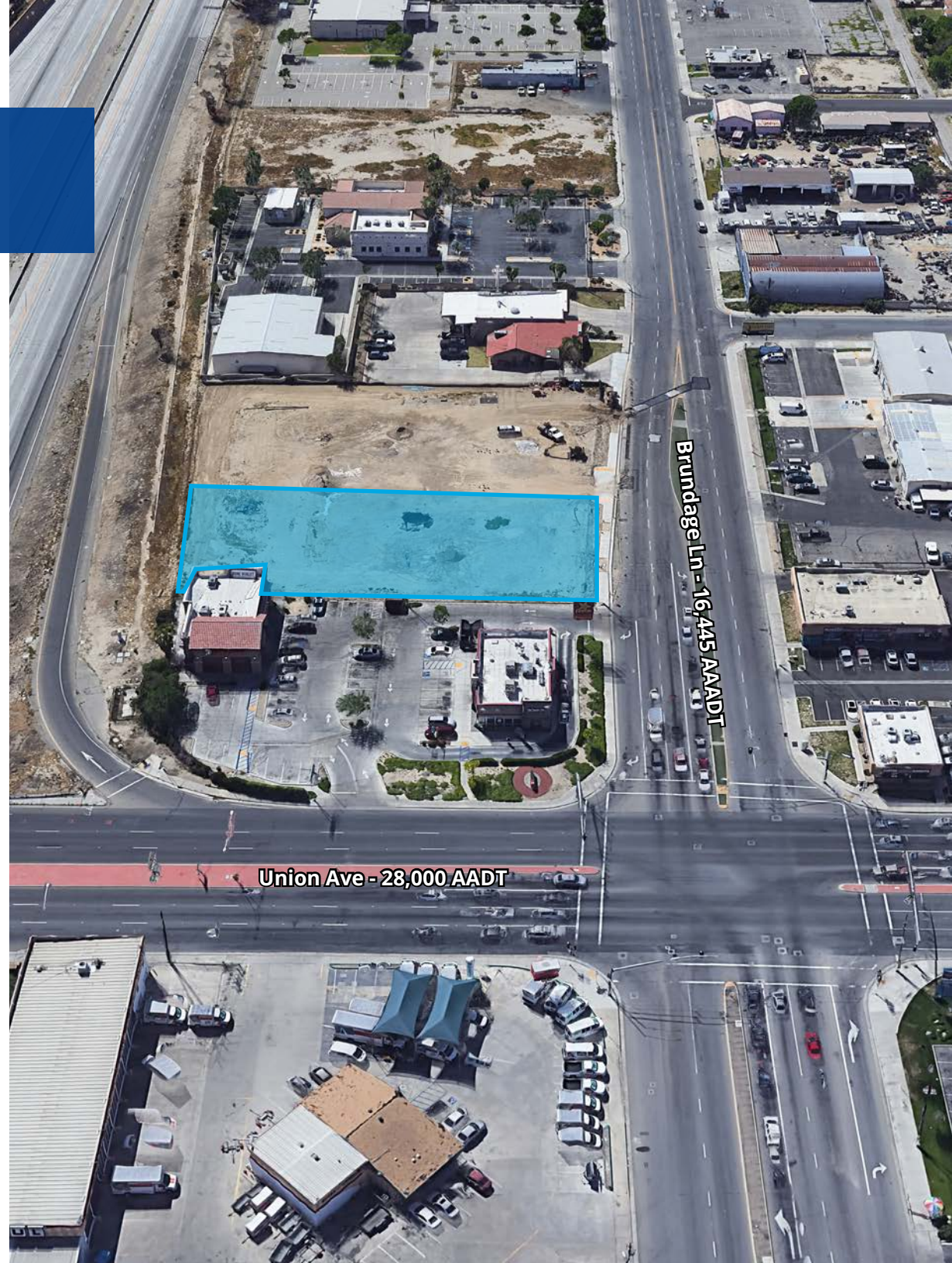
## Available:

0.70 acres of land

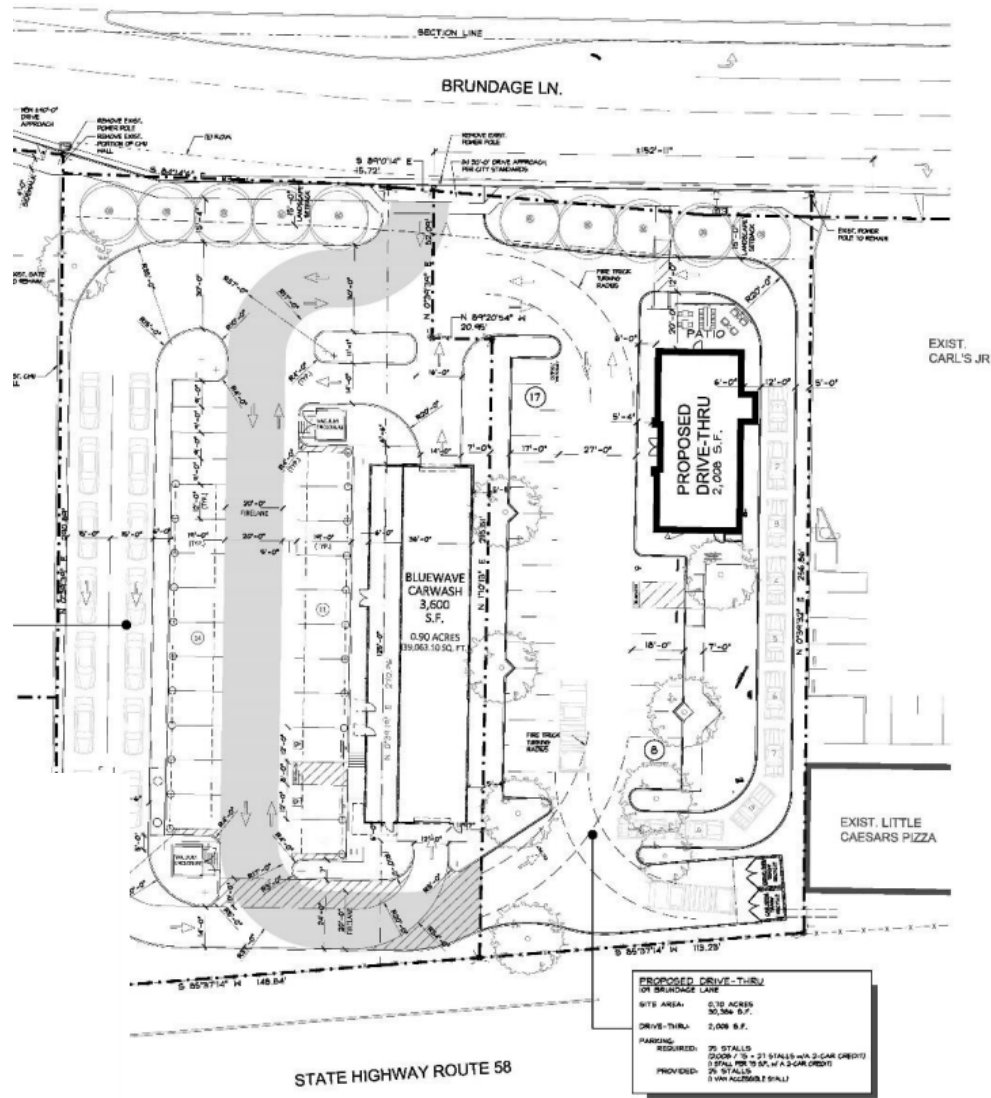
## Property Highlights:

- Highway 58 visibility
- High traffic counts
- Adjacent to high volume fast food and new car wash development
- Zoning is C-2
- Highway 58 - 86,000 AADT
- Union Avenue and Brundage Lane - 44,445 AADT

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# Conceptual Site Plan



# Aerial



## Population

1 Mile: 18,082  
3 Mile: 142,439  
5 Mile: 318,776



## Daytime Population

1 Mile: 16,759  
3 Mile: 167,855  
5 Mile: 340,263



## Businesses

1 Mile: 512  
3 Mile: 7,291  
5 Mile: 12,872



## Median Age

1 Mile: 27.0  
3 Mile: 28.7  
5 Mile: 30.2



## Average HH Income

1 Mile: \$43,012  
3 Mile: \$54,933  
5 Mile: \$65,709



## Households

1 Mile: 5,254  
3 Mile: 43,944  
5 Mile: 99,184