

**LAND
AVAILABLE
FOR SALE**

NWC Taft & Wible Bakersfield, CA 93313



PROPERTY INFORMATION

LAND AVAILABLE: 9.11 Acres/ 396,831 SF

ZONING: C2 Commercial

ATTRIBUTES: Close proximity to HWY 99, multiple new housing developments

APN: 514-020-16-00

ADDRESS: 9601 Wible Road, Bakersfield

DEMOGRAPHICS

2017 ESTIMATED POPULATION

1 Mile: 8,815

3 Mile: 70,065

5 Mile: 159,981

2017 ESTIMATED AVG. HH INCOME

1 Mile: \$81,332

3 Mile: \$67,941

5 Mile: \$63,302

2017 ESTIMATED TRAFFIC COUNTS

Taft Hwy: 11,200 CPD

Wible Rd: 15,342 CPD

I-99: 60,000 CPD

FOR MORE INFORMATION PLEASE CONTACT

Carol Springstead CA BRE #01802067

cspringstead@Springstead-associates.com

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jeearsley@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.

3300 IRVINE AVE. STE 250

NEWPORT BEACH, CA 92660

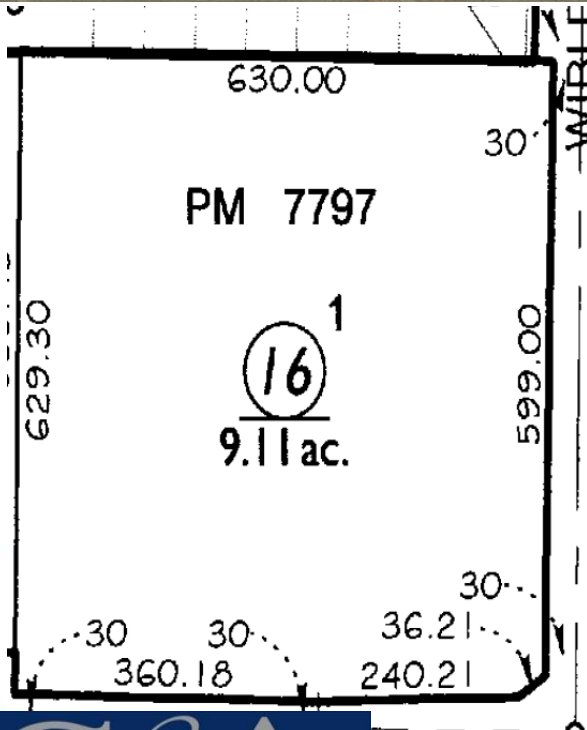
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