

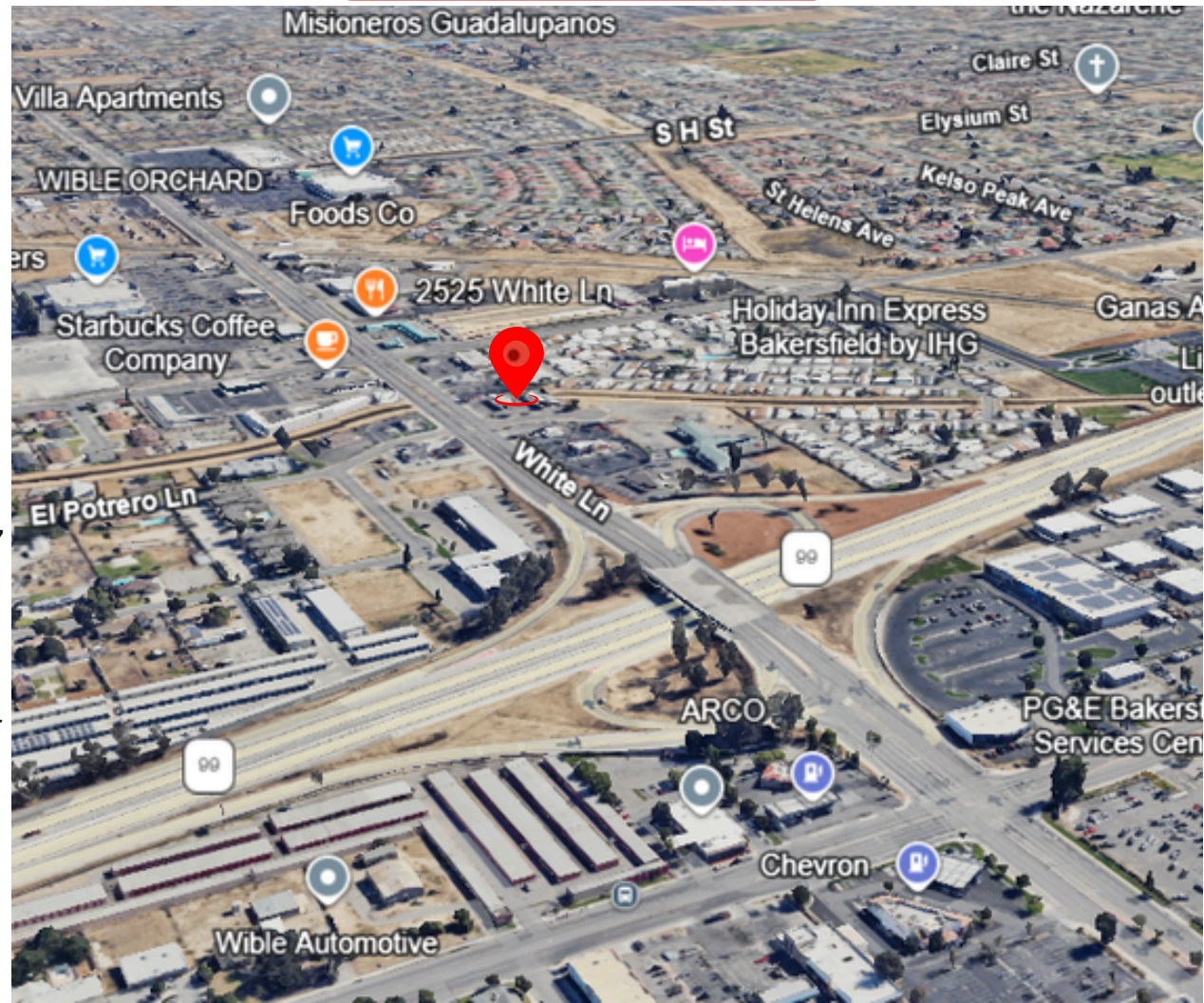
2525 WHITE LN, BAKERSFIELD, CA 93304

Bigger Store Approval in Process


Proposed expansion and modernization of the existing convenience store to increase retail capacity, enhance customer experience, and incorporate EV charging infrastructure, creating significant long-term growth and revenue potential.

HOT DEAL

- Prime ±0.86-Acre Chevron Fuel & Convenience Retail Asset with Significant Expansion and Modernization Potential
- Existing Chevron-Branded Location Positioned for Enhanced Revenue Growth Through Planned Store Expansion and Site Improvements
- Proposed ±970 SF Convenience Store Expansion Increasing Retail Capacity and Operational Efficiency
- Comprehensive Facility Modernization Featuring Upgraded Architecture, Contemporary Façade Enhancements, and Refreshed Brand Presentation
- Future-Ready Asset with Planned Electric Vehicle (EV) Charging Infrastructure to Capture Growing EV Market Demand
- Strategic Site Improvements Including Additional Customer Parking, Enhanced Accessibility, and Improved Traffic Flow
- Planned Canopy Modifications Designed to Accommodate Expanded Retail Operations and Modern Facility Standards
- Upgrades to Utilities, Lighting, Paving, Striping, and Site Infrastructure to Enhance Long-Term Asset Performance
- Multiple Revenue Streams Through Fuel Sales, Convenience Retail, Car Wash Operations, and EV Charging Services
- Large ±0.86-Acre Site Providing Operational Flexibility and Long-Term Value Enhancement Opportunities
- Positioned to Benefit from Increasing Consumer Demand for Modern Fueling, Retail, and Alternative Energy Services
- Exceptional Opportunity for Investors, Fuel Operators, and Owner-Users Seeking a High-Visibility, Institutional-Quality Commercial Asset

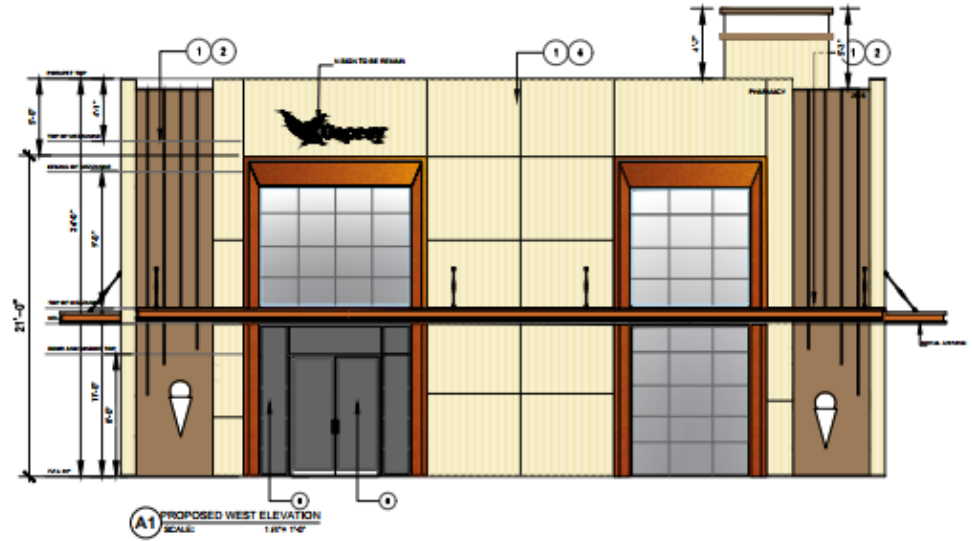
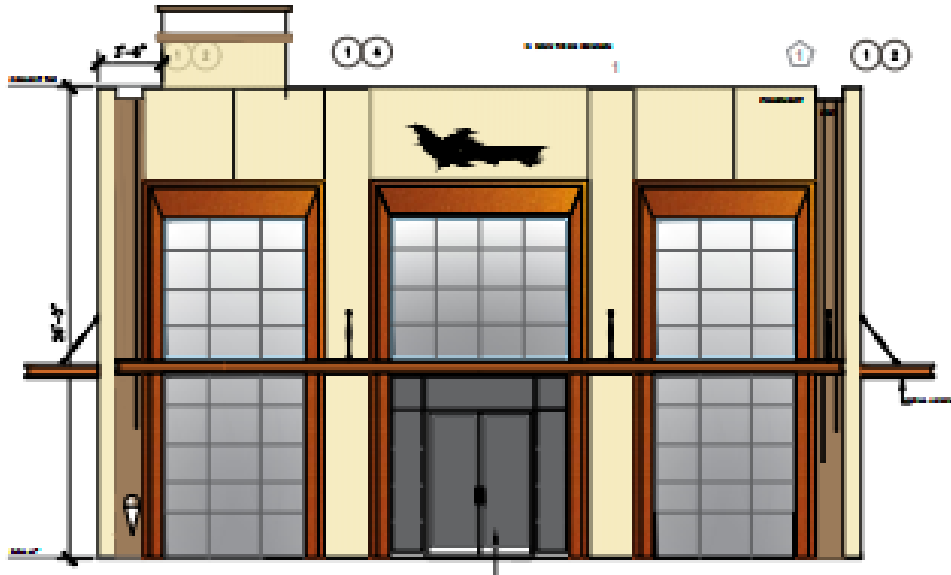


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2525 White Ln,
Bakersfield



2525 White Lane, Bakersfield Demographics

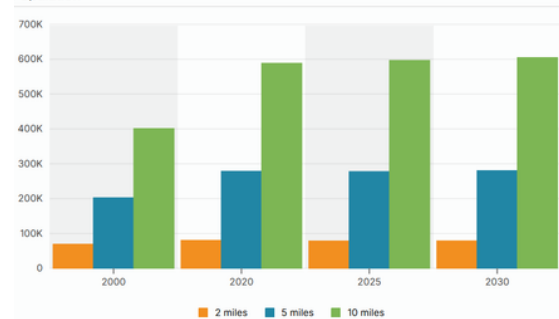
Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	19,679	2,175	9	109,394	12,656	9	176,020	20,921	8
Trade Transportation & Uti...	8,940	577	15	19,041	1,898	10	31,495	3,307	10
Information	285	46	6	3,314	224	15	4,371	337	13
Financial Activities	1,051	259	4	8,036	1,513	5	12,027	2,304	5
Professional & Business S...	1,379	239	6	11,513	1,798	6	20,187	2,801	7
Education & Health Services	2,995	432	7	39,827	4,198	9	62,607	7,236	9
Leisure & Hospitality	3,561	282	13	14,039	1,106	13	24,363	1,888	13
Other Services	1,192	331	4	7,346	1,687	4	12,143	2,721	4
Public Administration	276	9	31	6,278	232	27	8,827	327	27
Goods-Producing Industries	1,209	186	7	9,566	1,085	9	23,568	2,340	10
Natural Resources & Mining	14	4	4	506	82	6	2,094	202	10
Construction	853	134	6	5,248	680	8	14,126	1,536	9
Manufacturing	342	48	7	3,812	323	12	7,348	602	12
Total Daytime Employment	20,888	2,361	9	118,960	13,741	9	199,588	23,261	9

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
White Ln	el Potrero Ln W	32,744	2025	0.03 mi
White Lane	Hughes Ln E	30,498	2020	0.06 mi
Hughes Ln	Tricia Ct N	11,606	2025	0.21 mi
White Lane	-	103,046	2025	0.24 mi
99	-	137,667	2025	0.25 mi
Hughes Ln	Blue Mountain Way S	13,487	2025	0.25 mi
Hughes Ln	San Lorenzo Ave N	12,460	2025	0.33 mi
Hughes Lane	San Lorenzo Ave N	12,290	2020	0.34 mi
White Ln	Wible Rd W	40,867	2025	0.36 mi
White Lane	Wible Rd W	43,788	2020	0.37 mi

Population



Consumer Spending

