

FOR SALE

SALES FLYER: Village at Towne Centre

7.23%
CAP RATE

\$682.8K
NOI

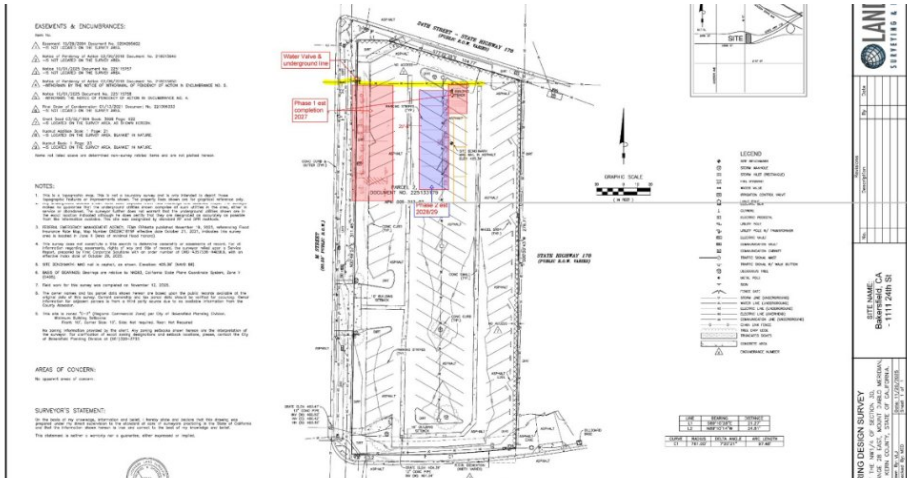
1201 24th Street
Bakersfield, CA 93301



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7.23%
CAP RATE

\$682,769
NOI

±39,691 SF
BUILDING SF

2006
YEAR BUILT

PROPERTY HIGHLIGHTS

- Village at Towne Centre is prominently positioned along a high-traffic retail corridor in Bakersfield, CA, capturing maximum visibility from the primary trade area.
- The center is accessible from multiple ingress and egress points along the primary frontage road, facilitating high-volume customer turnover throughout the day.
- Situated at the epicenter of Downtown Bakersfield retail trade area, the property draws from a deep primary consumer base within a three- and five-mile radius.
- The ±39,691 square-foot center anchors a densely developed commercial node surrounded by complementary national and regional retailers.
- 1201 24th Street sits within one of the most sought-after retail submarkets in the greater Bakersfield metropolitan area, ensuring sustained consumer demand.
- Low vacancy rates across the Bakersfield retail submarket underscore the strength of tenant demand and limited new supply in the trade area. VTC is 97.12% tenant occupied.
- Current owner negotiated a License Contract, on the value-added parcel, with TESLA for a 18-EV-space supercharging station. It is now permitting with construction scheduled for late 2026. ***Revs not yet factored into financial projections given pending permits.*

- Contact Listing Broker for access to OM & FULL CoStar Underwriting analytics!

PROPERTY DATA

Building SqFt	±39,691 SF
Year Built	2006
Lot Size (Acres)	2.071 4 Bldgs + 0.84 Value Add
Lot Size (SF)	±128,066
Parcel ID	Bldgs ABCD 005-332-01 & Parking Lot 005-212-07
Zoning	C2
County	Kern
MAP	https://maps.app.goo.gl/Mtnb3bgreXpNazxv5

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