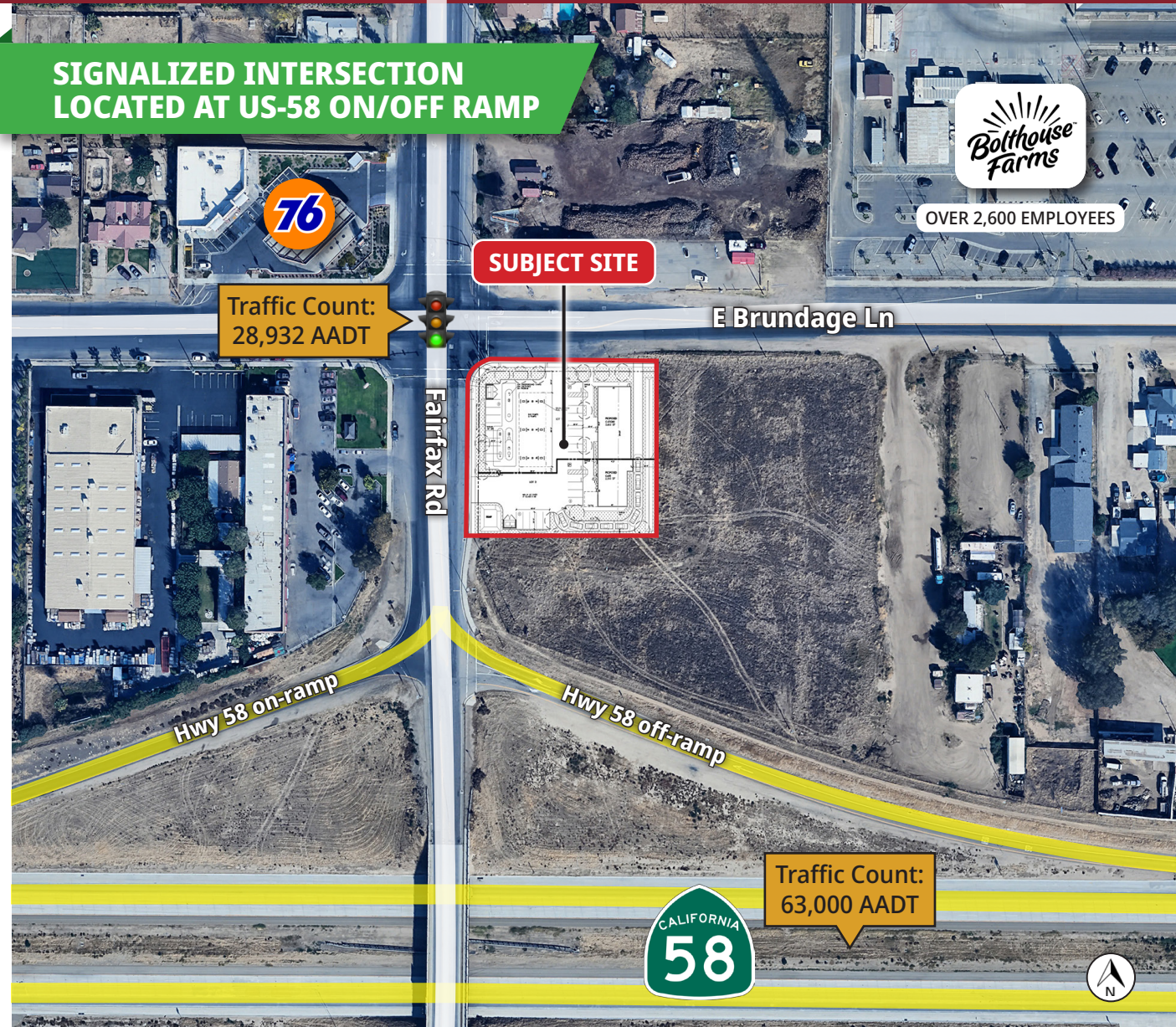


PROPERTY DETAILS

- CONTACT BROKER FOR PRICING
- PARCEL SIZE: +/- 1.25 ACRES
- BUILDING SIZE UP TO +/- 6,200 SQ FT
- GROUND LEASE OR BUILD-TO-SUIT AVAILABLE
- POSSIBLE USES:
 - GAS STATION WITH C-STORE
- 6 TO 8 MPDs / HIGH-FLOW DIESEL
 - DRIVE THRU QSR (UP TO +/- 6,000 SF)
 - FREE STANDING QSR
 - CAR WASH
 - AUTOMOTIVE
- LOCATED AT THE US-58 & S FAIRFAX RD ON/OFF RAMP
 - SIGNALIZED INTERSECTION
 - HIGH FREEWAY VISIBILITY
- PROPOSED 75' FREEWAY PYLON SIGN
- ZONING: M-1 PD, COUNTY OF KERN
- ONE OF KERN COUNTY'S LARGEST FARMING PROCESSING PLANTS LOCATED DIRECTLY ACROSS THE STREET
 - OVER 2,600 EMPLOYEES
 - OPERATES ON A 24/7 SCHEDULE
- 2026 DELIVERY

**SIGNALIZED INTERSECTION
LOCATED AT US-58 ON/OFF RAMP**



OVER 2,600 EMPLOYEES



OLIVIERI COMMERCIAL GROUP
9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

*For additional information
please contact:*

Giana Olivieri
Senior Vice President
LIC. #01973774
(661) 616-4453
giana@oliviericommercial.com

Anthony Olivieri, CCIM, CRX
President
LIC. #01325989
(661) 617-1850
anthony@oliviericommercial.com

AERIAL OVERVIEW

6529 E Brundage Ln, Bakersfield, CA 93307

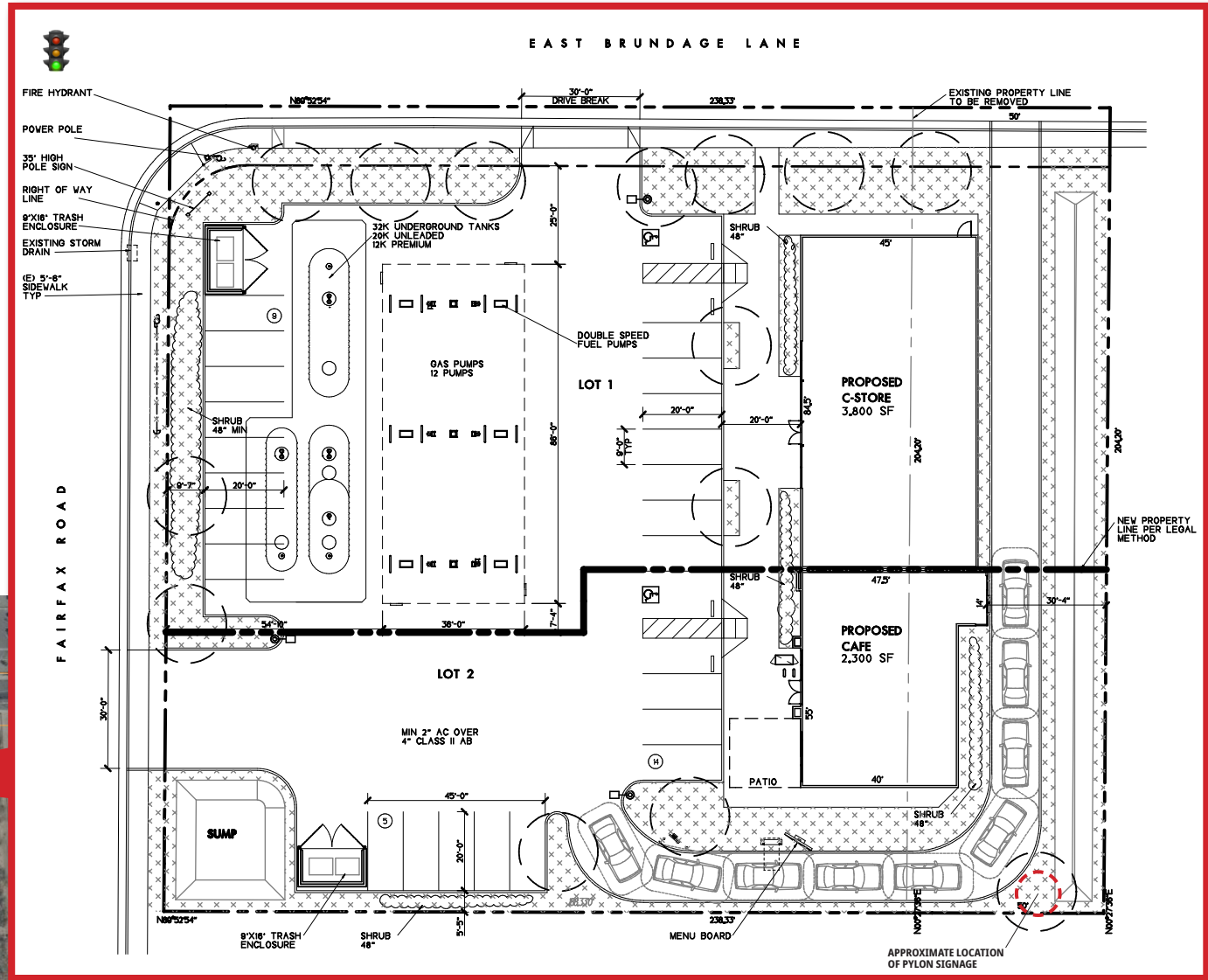
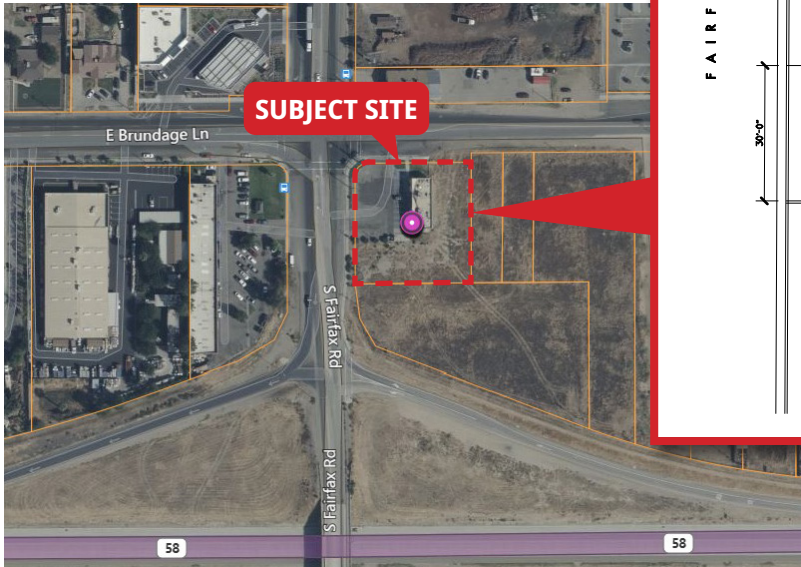


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PROPOSED SITE PLAN

6529 E Brundage Ln, Bakersfield, CA 93307

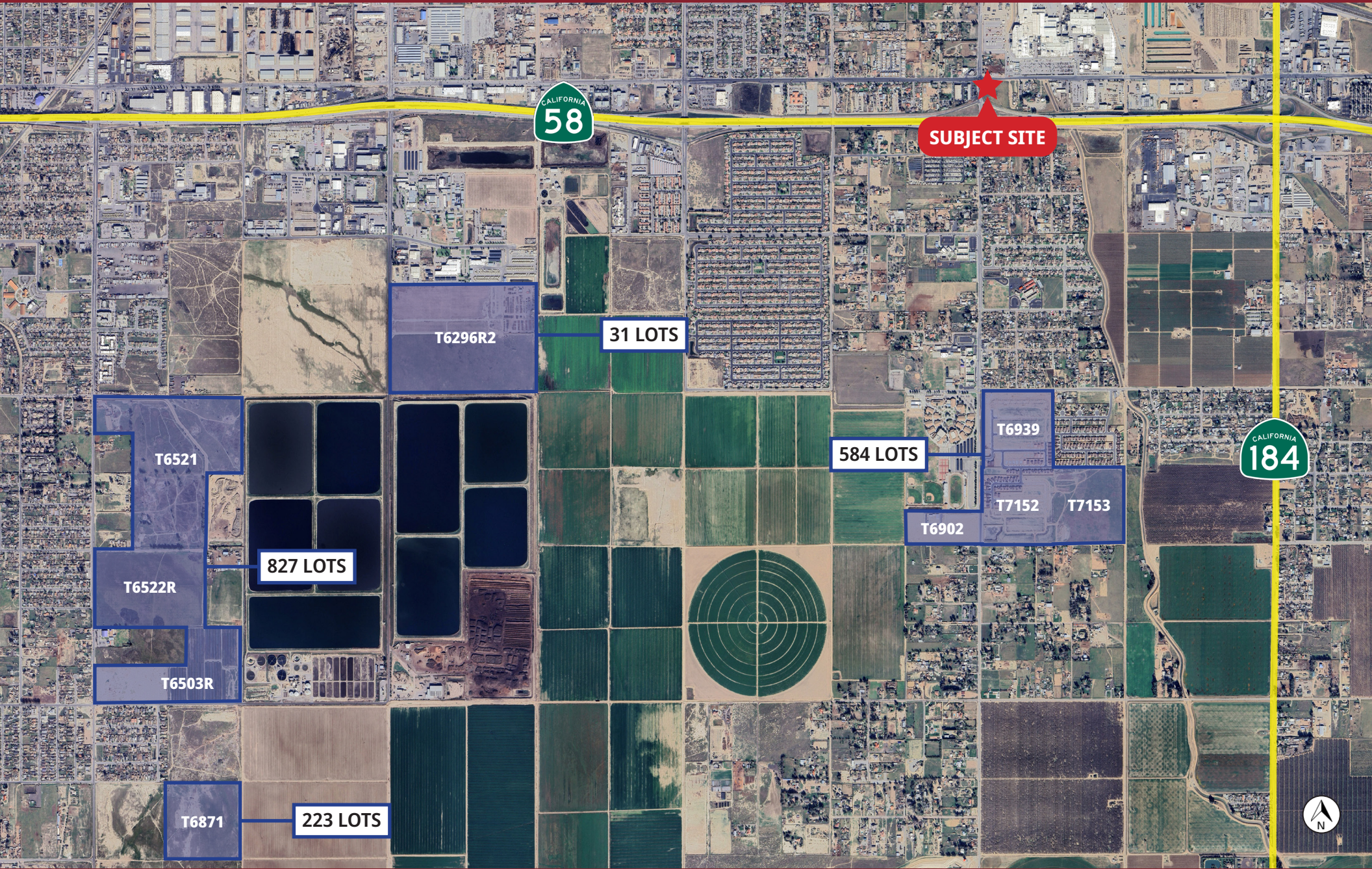
- AVAILABLE JUNE 2026
- PROPOSED REDEVELOPMENT
- UP TO 6-8 MPDs (12-16 GAS PUMPS)
- 75' FREEWAY PYLON SIGNAGE OPPORTUNITY AVAILABLE
- POSSIBLE ALTERNATIVE USES:
 - DRIVE-THRU QSR
 - FREE STANDING QSR
 - CAR WASH
 - AUTOMOTIVE



Proposed Site Plan



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1-Mile Radius

KEY FACTS

10,401

Population

29.8

Median Age



Average Household Size

\$51,122

Median Household Income

BUSINESS



154

Total Businesses



3,539

Total Employees

INCOME



\$51,122

Median Household Income



\$16,620

Per Capita Income



\$88,572

Median Net Worth

3-Mile Radius

KEY FACTS

72,827

Population

30.5

Median Age



Average Household Size

\$58,455

Median Household Income

BUSINESS



1,367

Total Businesses



15,968

Total Employees

INCOME



\$58,455

Median Household Income



\$21,274

Per Capita Income



\$83,916

Median Net Worth

5-Mile Radius

KEY FACTS

176,719

Population

30.9

Median Age



Average Household Size

\$54,652

Median Household Income

BUSINESS



4,159

Total Businesses



44,732

Total Employees

INCOME



\$54,652

Median Household Income



\$21,954

Per Capita Income



\$51,183

Median Net Worth

