



LEASE SALE | BUILD-TO-SUIT

AVAILABLE

SEC ALLEN ROAD & NORIEGA ROAD • BAKERSFIELD, CA

MILL CREEK PLAZA



SITE

PROPERTY HIGHLIGHTS

- Purchase Price: \$1,300,00.00
- Terms: All Cash
- Parcel Size: 1.3± Acres
- Zoning: C-2 PCD
- Site Work: Off-Site complete with utilities delivered to parcel
- Co-Tenancy with Chevron.

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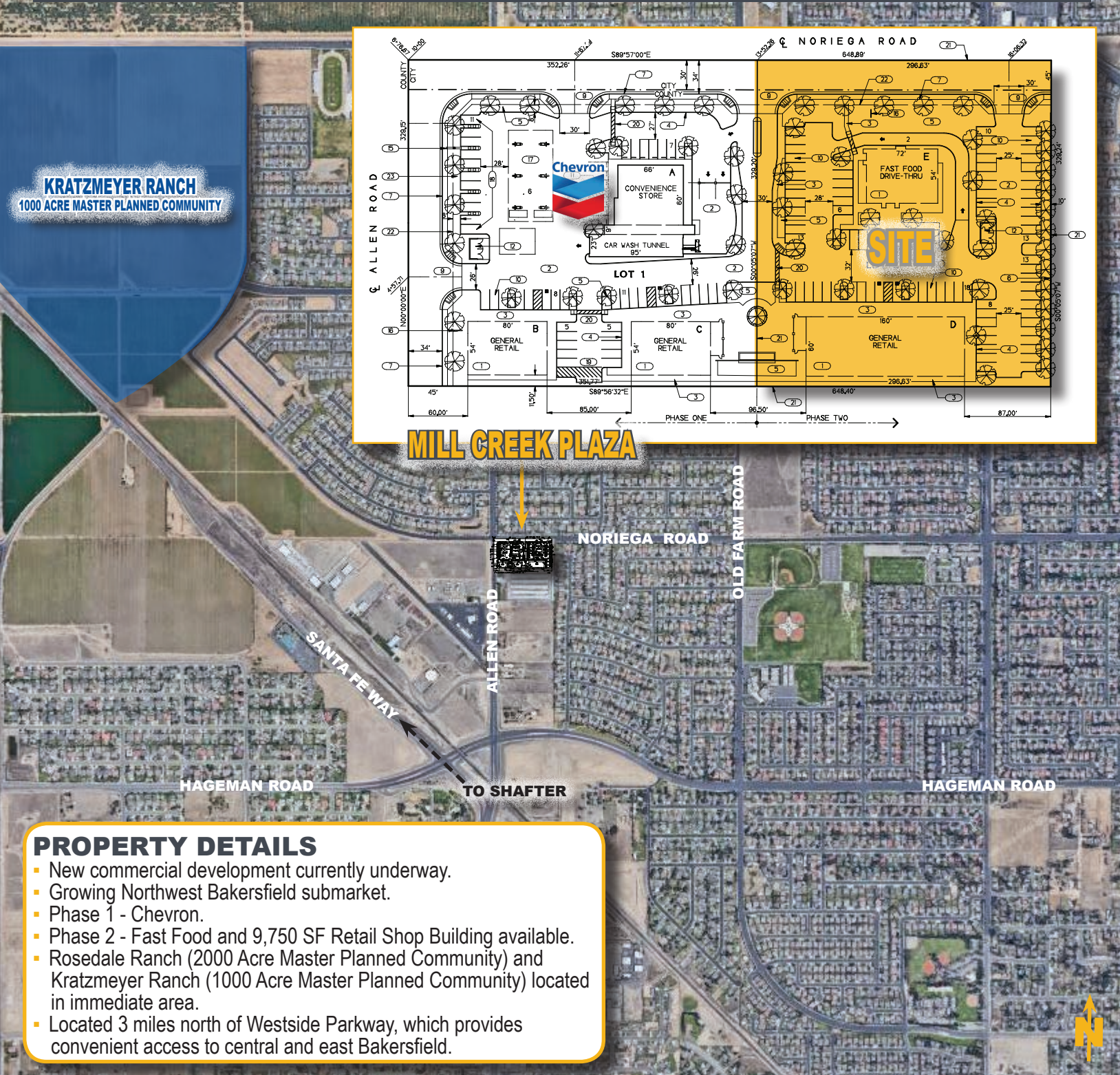
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NEIGHBORHOOD AERIAL MAP & SITE PLAN



KRATZMEYER RANCH
1000 ACRE MASTER PLANNED COMMUNITY

MILL CREEK PLAZA

PROPERTY DETAILS

- New commercial development currently underway.
- Growing Northwest Bakersfield submarket.
- Phase 1 - Chevron.
- Phase 2 - Fast Food and 9,750 SF Retail Shop Building available.
- Rosedale Ranch (2000 Acre Master Planned Community) and Kratzmeyer Ranch (1000 Acre Master Planned Community) located in immediate area.
- Located 3 miles north of Westside Parkway, which provides convenient access to central and east Bakersfield.

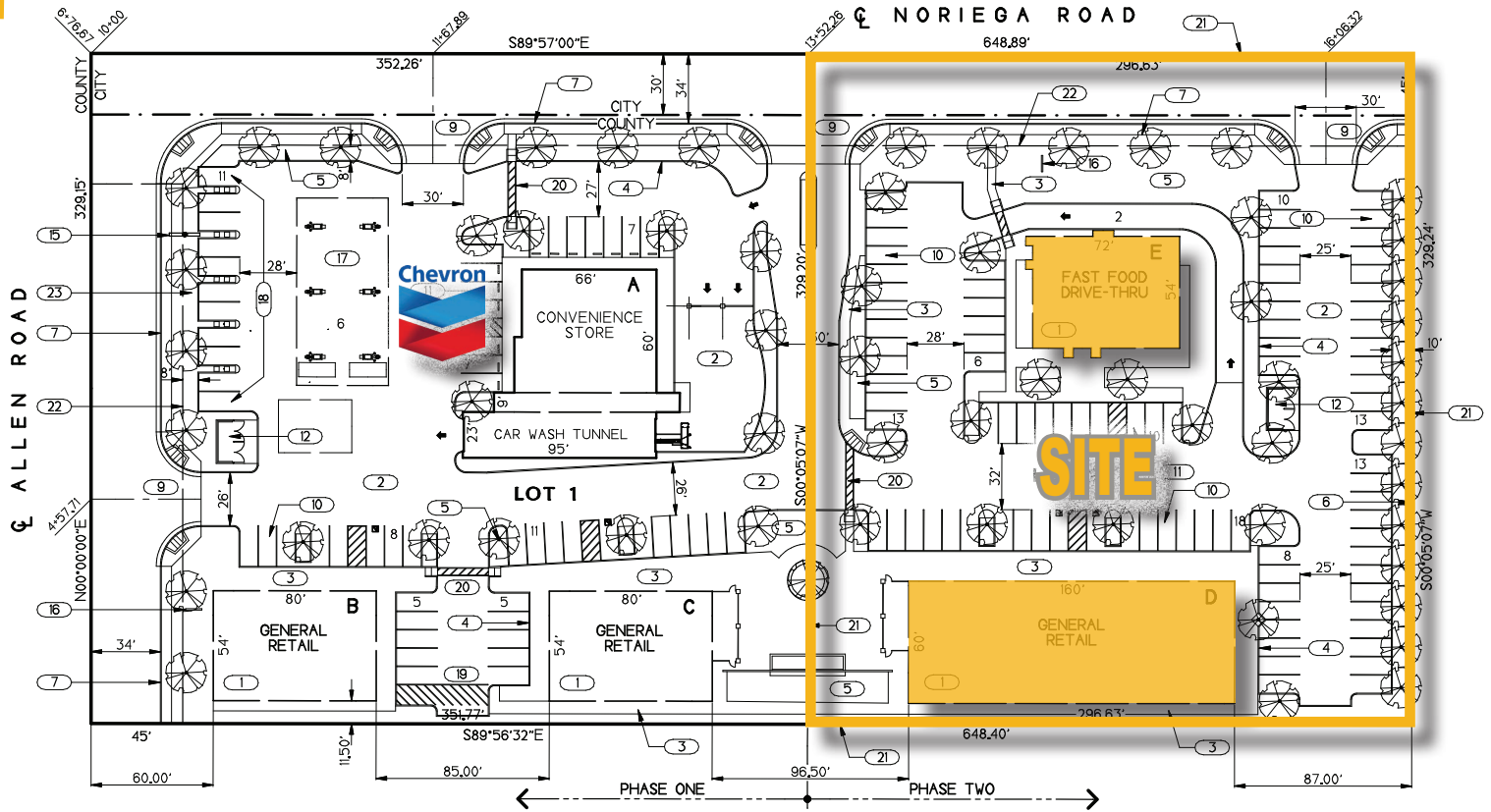
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SITE PLAN



MILL CREEK PLAZA AVAILABILITIES



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SUBDIVISION/TENTATIVE TRACT ACTIVITY



DEMOGRAPHIC SUMMARY

	1 Mile	2 Mile	3 Mile
Population	11,936	39,159	69,674
Annual Average Household Income	\$128,774	\$120,129	\$120,616

TENTATIVE TRACTS

- ACTIVE
- ACTIVE/RECORDED

