

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Price Reduction!
Sales Price: ~~\$1,950,000~~ \$1,695,000

The background of the advertisement is a photograph of a bowling alley building. The building is a single-story structure with a red and white facade. The word "BOWLING" is painted in large, red, outlined letters on the white section of the wall. There are several starburst decorations on the wall. The building is surrounded by palm trees and a clear blue sky. A paved road is in the foreground.

For Sale or Lease | Approx. 22,626 SF
Iconic Investment Opportunity
in the Heart of Westchester

1819 30th St | Bakersfield, CA 93301

David A. Williams, SIOR

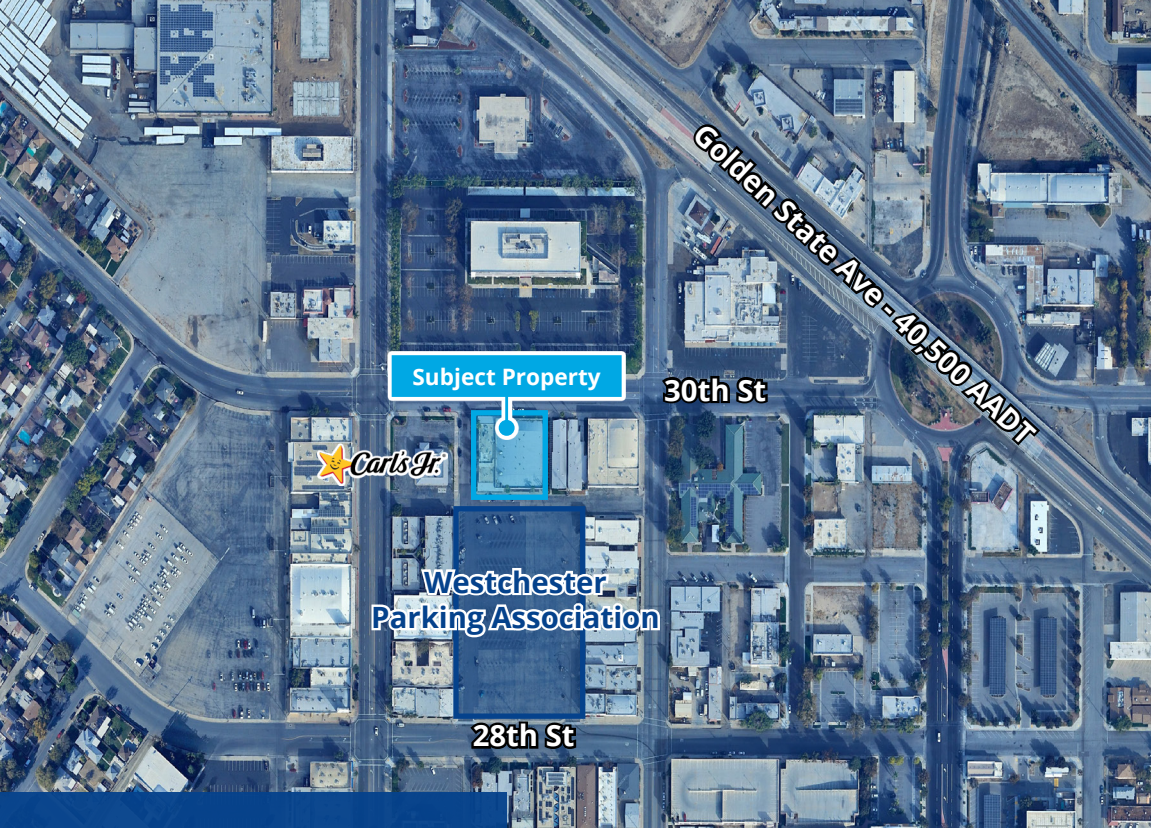
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Jason Alexander

Senior Vice President | Principal
License No. 01360995
+1 661 631 3818
jason.alexander@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Availability

Former Bowling Space	+/- 15,826 SF
Restaurant Space:	+/- 3,500 SF
Lounge:	+/- 900 SF
Common Area:	+/- 2,400 SF
Total Building Size:	+/- 22,626 SF
Lot Size:	23,958 SF (.52 AC), plus share of common parking in the Westchester Parking Association

Sales Price:

\$1,950,000 (\$86.18 per sf)

\$1,695,000 (\$74.91 per sf)

Available for Lease:

+/- 15,826 sf Available,

Call Broker for Lease Rate

Property Information

1819 30th Street is located in downtown Bakersfield on the south side of 30th Street, between F Street and H Street. Own a piece of Bakersfield history. Formerly the legendary *AMC Westchester Bowl* and current home to the iconic *Mossman's Fish & Chips*, this landmark site is now available for a visionary investor or owner-user. Located in the highly sought-after Westchester neighborhood, this property offers unparalleled visibility and a deep-rooted connection to the local community.

- Prime Footprint: A ±22,626 SF multi-purpose retail building situated on a 0.52-acre lot.
- Parking: Ample parking with 41 spaces in the Westchester Parking Association.
- Redevelopment Ready: The former bowling alley area has been demoed, is in shell condition, and is ready for a modern transformation. Perfect for a premier reception hall, boutique event space, or creative office hub.
- Existing Income/Synergy: A portion of the building is leased by the beloved Mossman's Fish & Chips, providing immediate income, brand recognition, and foot traffic.
- Zoning & Versatility: Zoned C-2 (General Commercial), allowing for a wide range of retail, professional office, or service-oriented uses.
- Visibility: High-profile pylon signage available on 30th Street and visibility from 20th Street.
- Frontage: Strategic corner-adjacent location with 170 feet of frontage on 30th Street.

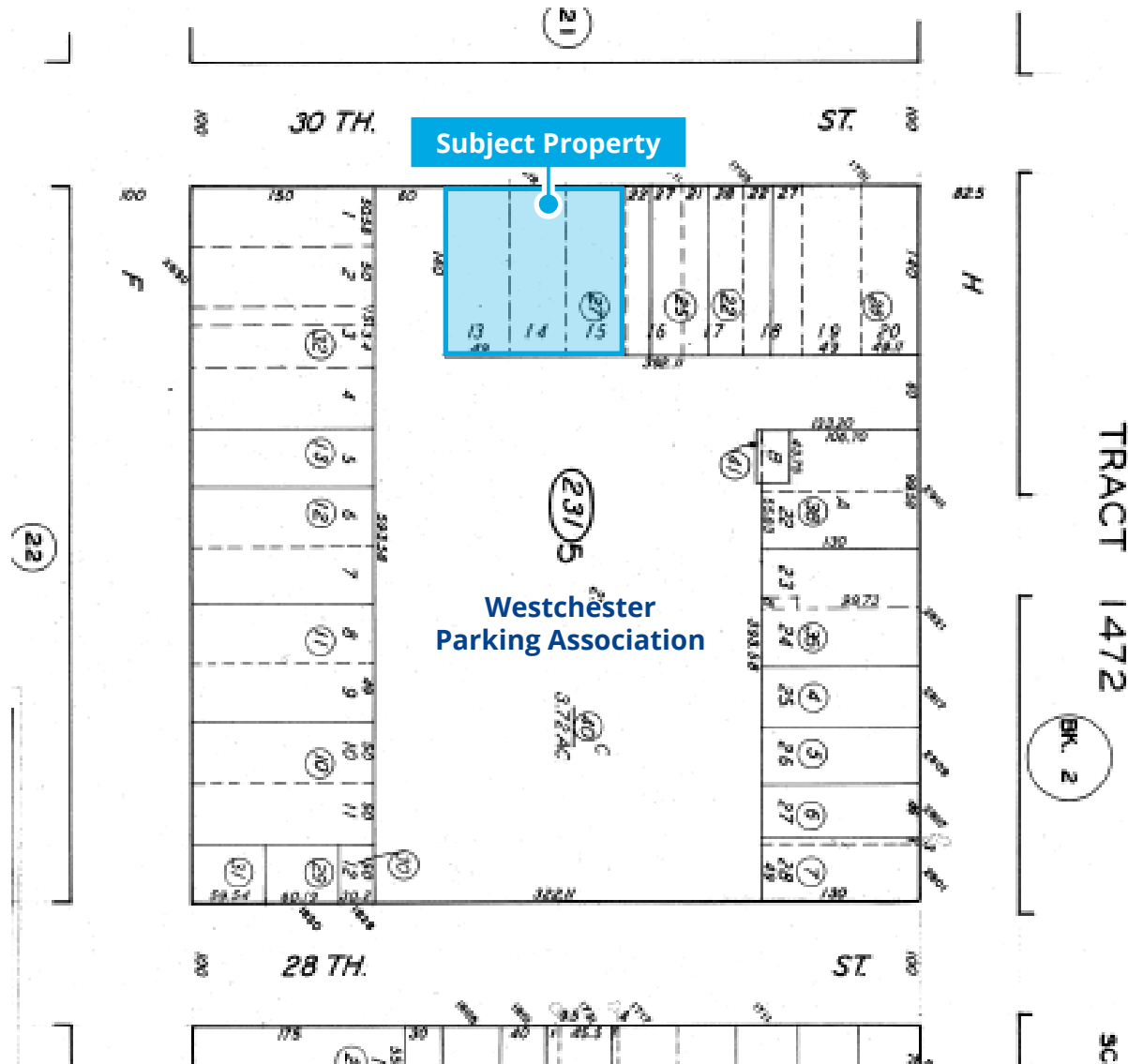
Floor Plan



1819 30TH ST - FLOOR PLAN



APN Map



Photos



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Location Map



Demographics



Population

1 Mile: 10,822
3 Mile: 118,330
5 Mile: 286,528



Total Employees

1 Mile: 25,010
3 Mile: 82,924
5 Mile: 139,415



Average HH Income

1 Mile: \$67,045
3 Mile: \$62,610
5 Mile: \$76,728



Median Age

1 Mile: 33.4
3 Mile: 32.2
5 Mile: 32.8



Households

1 Mile: 4,333
3 Mile: 40,057
5 Mile: 96,820



Businesses

1 Mile: 2,068
3 Mile: 7,210
5 Mile: 12,594