

GROUND LEASE

📍 1021 34TH ST BAKERSFIELD, CA
93301

APN# 002-031-02



NORTH OF DOWNTOWN BAKERSFIELD

**READY FOR
IMMEDIATE
DEVELOPMENT**

PETE PERALTA
CALDRE#1307225
(661) 805-1053

PETE@THEPERALTAGROUP.COM

DYLAN STRUCK
CALDRE#02198122
(661) 699-3353

DYLAN@THEPERALTAGROUP.COM

INFORMATION

- Address: 1021 34th St
Bakersfield, CA 93301
- Ground Lease Opportunity.
- Total GLA: 6,534
- Zoning: Zoned M-1 Light Industrial in the city of Bakersfield.
- APN#00203102.
- Corner facing site.
- Neighboring tenants include:



2-03

(BK. 120)

2-03



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Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

AERIAL



DEMOGRPHICS

Key Facts

1 Mile Radius

6,862



Population

\$25,507



Median Household
Income

Key Facts

3 Mile Radius

12,264



Population

\$35,550



Median Household
Income

Key Facts

5 Mile Radius

12,264



Population

\$45,131



Median Household
Income

Income Provided by the 2021 American Community Survey (ACS)

Population by Provided by the 2021 US Census population

BAKERSFIELD, CALIFORNIA



Bakersfield, California, a vibrant city in the heart of the Golden State known for its warm climate, rich agricultural heritage, and friendly community. Situated in the southern part of the San Joaquin Valley, Bakersfield offers a unique blend of small-town charm and modern amenities, making it a wonderful place to live, work, and explore.

Bakersfield is often referred to as the "Gateway to the Central Valley" due to its strategic location along major transportation routes. This makes it easily accessible for both residents and visitors alike. The city is served by an efficient road network, including major highways and an international airport, ensuring convenient travel options.

Renowned for its agricultural prowess, Bakersfield boasts vast expanses of fertile land that yield a diverse range of crops, including almonds, grapes, citrus fruits, and more. The surrounding countryside is dotted with picturesque orchards and vineyards, offering scenic beauty and opportunities for agritourism.



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