

6001 S Union Ave

PRIME
RETAIL GROUP

Concept Only - Not For Scale

VACANT LAND OPPORTUNITY

Available

Bakersfield, California 93307

445,619 SF

Lot Size

±10.23 AC

Parcel Size

Vacant Land

Property Type

Call for Pricing

Sale Price



Property Overview

6001 S Union Ave · Bakersfield, CA

A rare opportunity to acquire a level, cleared vacant land parcel in an established South Bakersfield residential corridor.

Located along Union Avenue, the ±10.23-acre site sits within a growing residential submarket, surrounded by newer single-family home developments, with open views toward the surrounding valley and mountains.

Bakersfield is California's ninth-largest city, with a 2026 population of approximately 422,853 and a metro-area population of roughly 751,000 – supporting sustained demand for well-located residential and complementary development sites.

With its size, location, and surrounding rooftops, this parcel offers an exceptional canvas for residential, medical, retail, or other qualified development uses.



Property Specifications

Address	6001 S Union Ave
City / State	Bakersfield, CA 93307
Lot Size	445,619 SF
Acreage	±10.23 Acres
Property Type	Vacant Land
Zoning	Contact Broker
Topography	Level, Cleared
Frontage	Union Avenue
Submarket	South Bakersfield
Sale Price	Call for Pricing

Investment Highlights

- Level, cleared ±10.23-acre parcel ready for development
- Located along Union Avenue in a growing South Bakersfield corridor
- Surrounded by established single-family residential neighborhoods
- Open views toward the surrounding valley and mountains
- Positioned within California's 9th-largest city – population 422,853+ (2026)
- Suitable for residential, medical, retail, or other qualified development uses







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OFFERED UNPRICED — Contact broker for pricing and details

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