



# 01 | PROPERTY OVERVIEW

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The Quality Inn & Suites Hotel and a detached Brooklyns Barbecue, a Sports Bar, with Banquet Facility in Bakersfield is located near Rabobank Arena on 6.08 acres lot. "U" shaped, three stories, Elevator served, Courtyard kind layout, double load Building surrounding large pool, water fall and a serene garden for a great relaxing experience for guests. Ample of open space for future developments. Enough space for Bus/Truck or RV Parking.

Prominently visible and located off State Route 99, attracts lots of travelers traveling through, the smoke-free Quality Inn & Suites, Bakersfield hotel gives an easy access to other local sites, attractions and activities like

- California State University-Bakersfield
- Bakersfield College
- Auto Club Famoso Raceway
- Valley Plaza Mall
- Beale Memorial Library
- Bakersfield Airport (BFL)

Business travelers will appreciate meeting space that can accommodate up to 50 event attendees in a classroom style and a business center equipped with copy, print, fax machine, computer with internet. Additional amenities include free coffee, Free Wifi, Free Breakfast, Grab and go, free weekday newspaper, guest laundry facility.



# COMMON AREAS



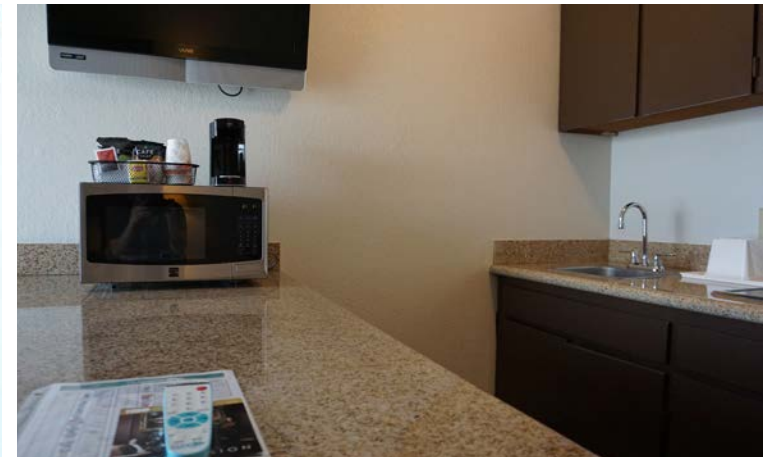
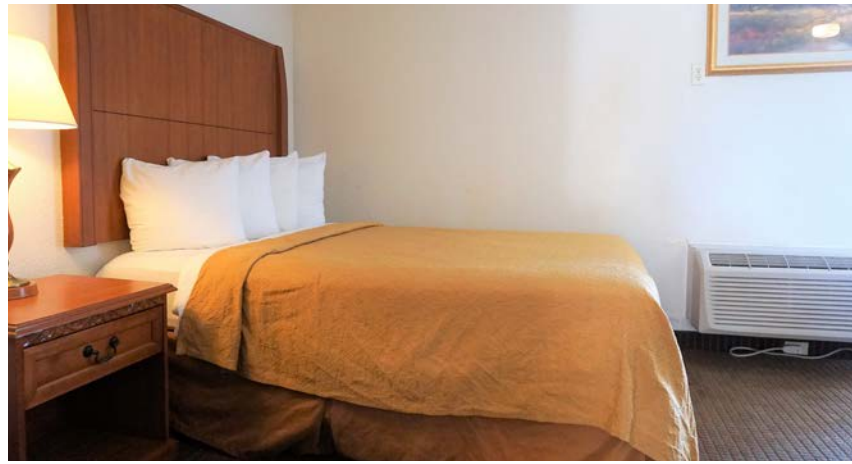
# COMMON AREAS



# SUITES & ROOMS



# SUITES & ROOMS



# CONFERENCE & LAUNDRY ROOMS



## ROOM AMENITIES

- Cable/Satellite Television, CNN, ESPN, and Fox News
- In-Room Pay-Per-View Movies
- Free Local Calls
- Iron/Ironing Board
- Coffee/Tea Maker
- AM/FM Alarm Clock
- Hairdryer
- Refrigerator Available in all Rooms
- Desk/Work Area
- Closets in Guest Rooms
- Wake-up Calls
- Adjoining Rooms Available

## HOTEL FEATURES & AMENITIES

- Guest Laundry Available
- Complimentary Breakfast
- 24-Hour Front Desk Service
- Free Wireless Internet Access Available in Public Areas and all Guest Rooms
- Swimming Pool and Hot Tub Available
- Bus/Truck/RV Parking Available
- Meeting Rooms
- Business Center
- Brooklyn's Barbeque Restaurant
- Open Land for Future Development
- Serene Water Fall

ON-SITE  
RESTAURANT



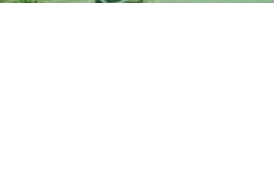


## 02 LOCATION OVERVIEW



BUCK OWENS BLVD

RIO MIRADA DRIVE



QUALITY

QUALITY

RED LION HOTEL  
BAKERSFIELD



Logos for Black Angus Steakhouse, UPS, Taco Bell, Costco Wholesale, Carl's Jr., and 24 Hour Fitness.

DOUBLE TREE BY HILTON HOTEL  
BAKERSFIELD



COURTYARD BY MARRIOTT  
BAKERSFIELD



HILTON GARDEN INN  
BAKERSFIELD



HOLIDAY INN & SUITES  
BAKERSFIELD



SPRINGHILL SUITES BY  
MARRIOTT BAKERSFIELD



RABOBANK ARENA  
THEATRE AND CONVENTION CENTER

Logos for ARCO, Denny's, Starbucks Coffee, IHOP, and Arby's.

BOOT BARN

EXXON



BUCK OWENS BLVD

RIO MIRADA DRIVE





in the box



McDonald's



TACO BELL



STARBUCKS COFFEE



ELEVEN

Bank of America



citibank



DOLLAR TREE



Meadows Field Airport



motel 6



VAGABOND INN



CALIFORNIA 99



RITE AID

9

Goodwill

99¢ only STORES

WENS BLVD



## BAKERSFIELD, CALIFORNIA 93308

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Bakersfield has been known for being a fast-growing city and has seen its population more than triple in the past 30 years. Given that it is the largest city with the lowest sales tax in California, the area has particularly been attracting Southern Californians looking to escape the high costs and bustle of the L.A. Basin.

Due to the continuous population growth, Bakersfield has engaged in new retail and housing development west of town as well as the addition of a new riverfront park. The large bluff and plateau, which lies east of the city, has also been under continued development. Home to California State University, Bakersfield, the city has access to an educated and skilled workforce. Each year, CSU Bakersfield continues to help shape the future of Kern County through its graduation of more than 2,000 alumni.

As the nation's top city for family activities and fun, Bakersfield has a number of cultural assets including the Kern County Museum and the Buena Vista Museum of Natural History. Events held within the city include one of the California's Scottish Games and Clan Gatherings, the Greek Festival, the Low-rider National in the Kern County Fairgrounds, drag racing events at the Auto Club Famous Raceway and Kern County Fair. Other recreational opportunities in the area include whitewater rafting, rock climbing, mountain biking, fossil collecting and skiing in the southern Sierra Mountain range.

# DEMOGRAPHICS

Sitting on the southern end of the Central Valley within the Kern County boundaries, Bakersfield is a city in the San Joaquin Valley. It is equal distance to Los Angeles and Fresno. As a primarily agricultural and industrial town, Bakersfield relies primarily on agriculture, petroleum extraction and refining, and manufacturing as its major economic staples. Irrigated agriculture, mostly cotton, orchard crops and grapes lie to the north whereas the large oil industry supported by nearby fields operates in and around the city. The historic and major industries of the city have related to Kern County's two main industries of oil and agriculture. Kern County is the most productive oil county in America, with around 10% of the nation's domestic production. Ranking in the top five most productive agricultural counties in the nation, Kern County is a major producer of grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. Bakersfield itself serves as the home for both corporate and regional headquarters of companies engaged in these industries.

Bakersfield's proximity to the Southern California area has attracted businesses looking for an affordable location, thereby improving the economy. Several companies have moved to Bakersfield because of its inexpensive land and access to the rest of America, as well as international sports in both Los Angeles and Oakland. Other companies have opened regional offices and non-oil/agricultural businesses because of Bakersfield's business-friendly policies, such as having no local utility or inventory taxes.

57.8 %  
HOMEOWNERSHIP RATE

30.6  
MEDIAN AGE

\$ 61,039  
MEDIAN HOUSEHOLD INCOME

376,830  
2018 POPULATION



WALKSCORE

73

Very Walkable



BIKE SCORE

72

Very Bikeable



TRANSIT SCORE

47

Some Transit

# 03 EXECUTIVE SUMMARY

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Purchase Price \$6,500,000

Price per Room \$31,400

Cap Rate 13.88 %

RRM 2.47

Total Lot Size 6.08 AC

Total Number of Buildings 2

Total Building Size 129,462 SF

Year Built 1984 / Renovated in 2014

Type of Ownership Fee Simple

Meeting Room 50 Attendees (Classroom Style)