



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Popeyes  
Louisiana Kitchen  
100 Chester Avenue  
Bakersfield, CA 93301

# EXCLUSIVELY MARKETED BY:



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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale a Popeyes Owner-User Opportunity in Bakersfield, California. This Location Saw Net Sales Rise Over 39% During 2020. This Deal Includes a Long Operating History and a Pandemic Resiliency, Making it a Best-of-Class Investment Opportunity. Furthermore, There is Plenty of Upside For New Management to Implement Changes and Increase Revenue.

## OFFERING SUMMARY

PRICE	\$2,305,882
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## PROPERTY SUMMARY

ADDRESS	100 Chester Avenue
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	Bakersfield, CA 93301
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COUNTY	Kern
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BUILDING AREA	2,031 SF
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LAND AREA	0.28 AC
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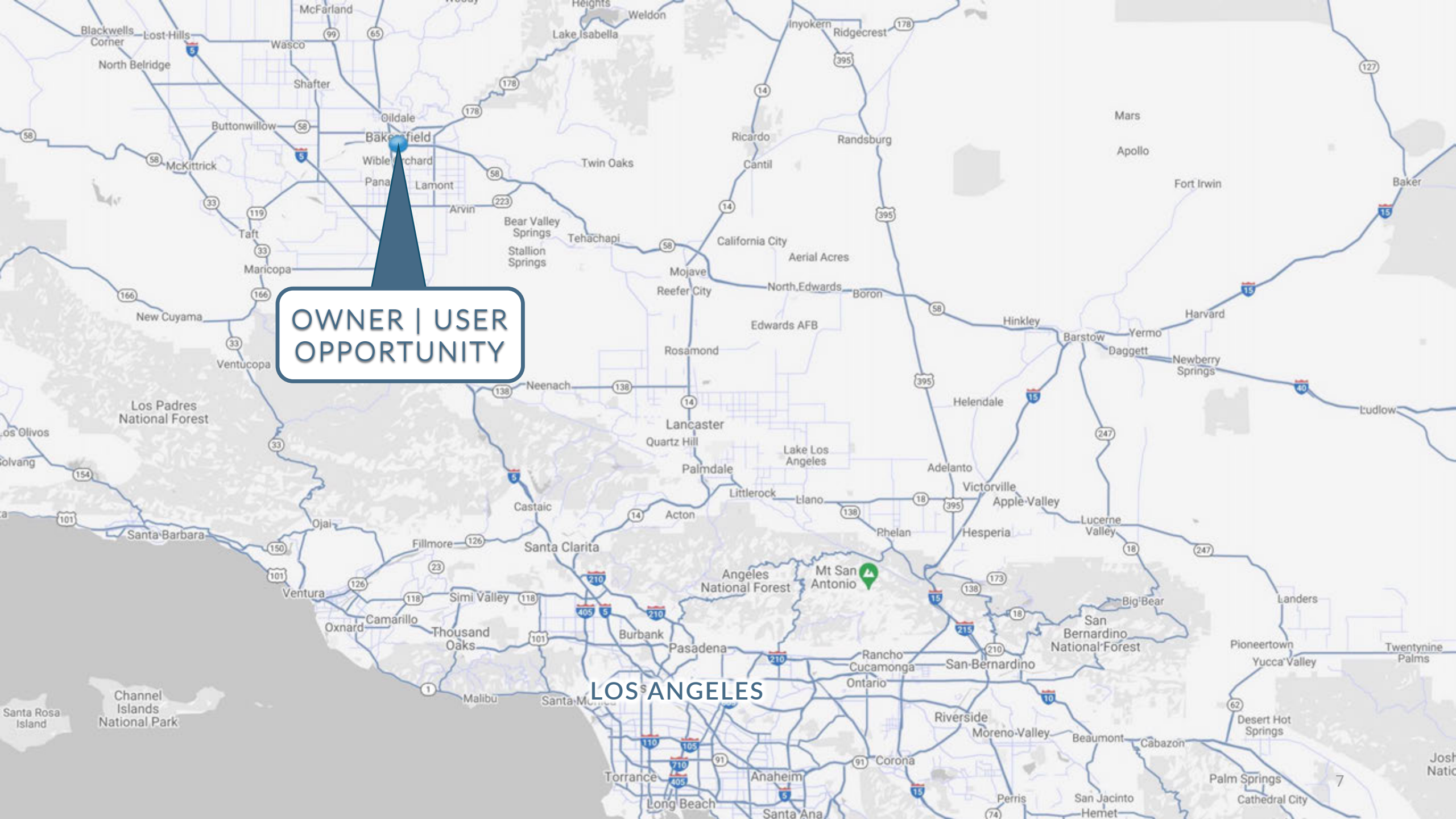
# HIGHLIGHTS

- Pandemic Resistant Due To Drive-Thru
- Rising Sales Throughout 2020
- Opportunity For New Management to Make Changes and Increase Sales Further
- Seller is Open to Selling Both Business and Real Estate or Just Selling Business and Entering Lease With New Business Buyer
- Additional Income Generated By Billboard Leased to The Lamar Companies
- Over 136,361 People Live Within a 3-Mile Radius of Property
- The Storefront Along Chester Avenue Sees Over 18,963 VPD
- The Nearby Barstow-Bakersfield Highway Sees Over 99,055 VPD
- Nearby Tenants Include: Albertsons, Walgreens, Panda Express, Church's Chicken, Subway, AutoZone Auto Parts, Taco Bell, Boost Mobile and Many More









OWNER | USER  
OPPORTUNITY

LOS ANGELES





Barstow-Bakersfield Hwy

OWNER | USER  
OPPORTUNITY



Breckenridge  
Financial Corporation

DXN Café  
Distribution Center

Roosevelt  
Elementary School

Costal Auto  
Center

The Shop  
& Trade Club



Dream Home  
Realty



Into the  
Forest

Elegant  
Massage



Billingsley  
Produce Sales



Birria  
Bros

Consign It  
Stores Inc.



Professional  
Realty  
Management

Stan Brewer Realty  
& Management



Noah's Ark  
Preschool

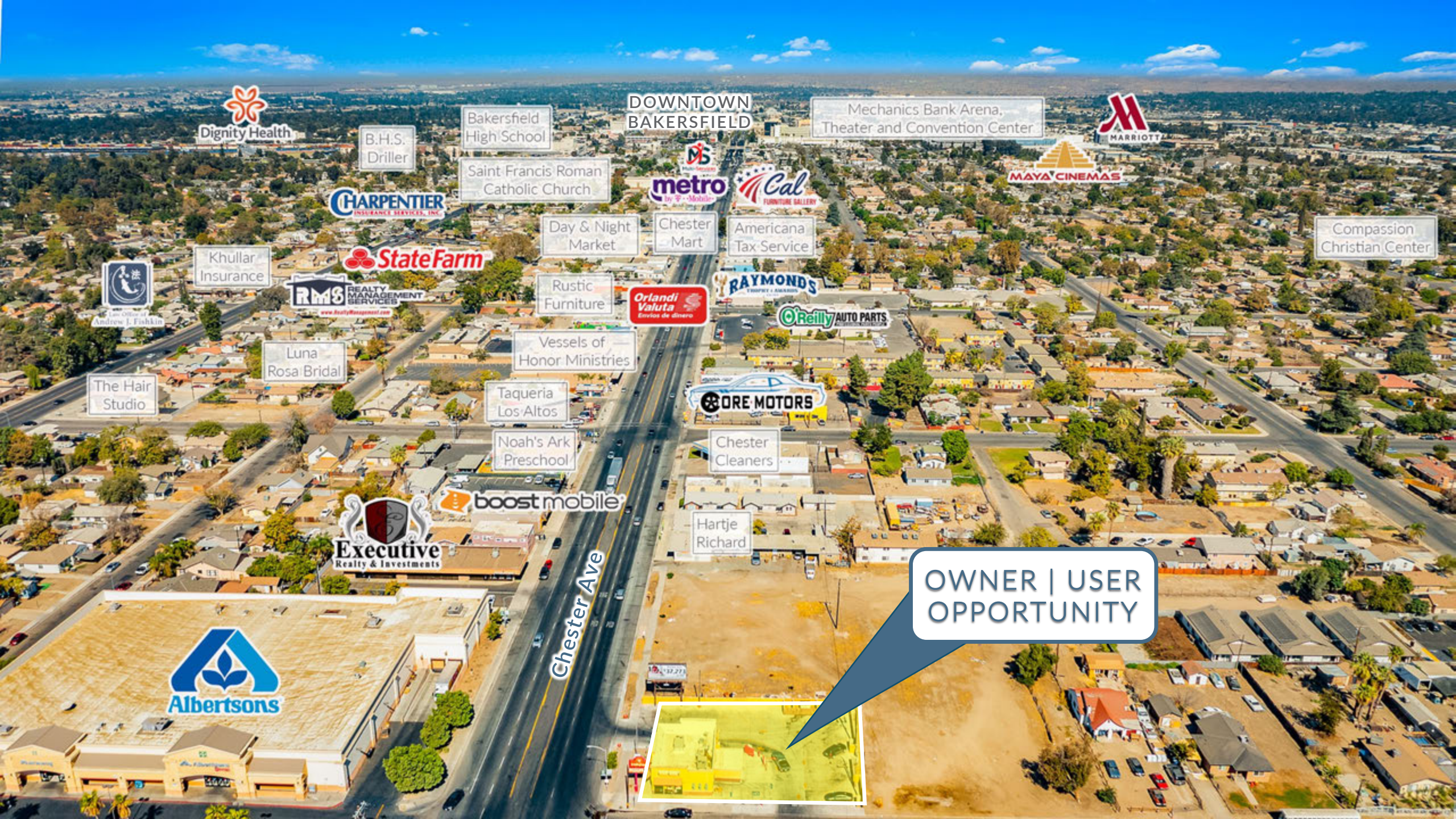
Chester Ave

Hartje  
Richard

Digital  
Currency Exchange







Dignity Health

B.H.S. Driller

Bakersfield High School

DOWNTOWN BAKERSFIELD

Mechanics Bank Arena, Theater and Convention Center

MARRIOTT

CHARPENTIER INSURANCE SERVICES, INC.

Saint Francis Roman Catholic Church

metro by T-Mobile

Cal FURNITURE GALLERY

MAYA CINEMAS

Khullar Insurance

State Farm

Day & Night Market

Chester Mart

Americana Tax Service

Compassion Christian Center

Law Office of Andrew J. Fishkin

RMS REALTY MANAGEMENT SERVICES

Rustic Furniture

Orlandi Valuta

RAYMOND'S

O'Reilly AUTO PARTS

Luna Rosa Bridal

Vessels of Honor Ministries

ORE MOTORS

The Hair Studio

Taqueria Los Altos

Chester Cleaners

Noah's Ark Preschool

Executive Realty & Investments

boost mobile

Hartje Richard

Albertsons

Chester Ave

OWNER | USER OPPORTUNITY





Office DEPOT  
OfficeMax  
Party City  
VONS  
HomeGoods  
DOLLAR TREE  
Jack  
WINGS-STOP  
Great Clips  
FLAME  
BROILER  
CHASE

amc  
HOBBY LOBBY  
Burlington  
ROSS  
DRESS FOR LESS  
five BELOW

Super 8  
RAMADA  
RodeWAY INN  
Carl's Jr.  
Sizzler

ALDI  
BED BATH & BEYOND  
Smart & Final  
Jamba Juice  
CVS pharmacy  
Jockey Micro  
IN-N-OUT  
BURGER

99¢ only  
PET SMART  
food maxx  
SKECHERS  
Walgreens  
THE SALVATION ARMY

THE HOME DEPOT  
ROSS  
DRESS FOR LESS  
dd's  
DISCOUNTS  
Aaron's

TJ-maxx  
carter's  
Guitar Center  
CHUCK E. CHEESE'S

Target  
macy's  
JCPenney  
MICHAEL KORS  
zumiez  
toby  
H&M  
LA 2 BOY  
BIG 5  
DAVID'S  
BRIDAL  
COTTON:ON  
TORRID  
cricket  
CVS pharmacy  
MATTRESS FIRM

Hampton  
by Hilton  
Travelodge  
CIRCLE K  
ARCO

SUBWAY  
Red Roof  
jiffy lube

Albertsons

McDonald's

Church's  
FARMER EXPRESS  
Walgreens  
SUBWAY  
cricket

OWNER | USER  
OPPORTUNITY

Chester Ave





Bakersfield is the county seat of Kern County in California. The city covers about 142 square miles near the southern end of the San Joaquin Valley and the Central Valley region. Bakersfield is a charter city. The city's population is approximately 389,007 residents, making it the ninth-most populous city in California and the 51st-most populous city in the nation. The more built-up urban area that includes Bakersfield and areas immediately around the city, such as East Bakersfield, Oildale and Rosedale, have a population of over 500,000 residents. The city is also a significant hub for both agriculture and oil production. The city's county is the most productive oil-producing county, and the fourth most productive agricultural county in the United States.

Bakersfield's historic and primary industries have related to Kern County's two main industries, oil and agriculture. In 2013, Kern County, had the most oil productive county in America. Kern County is a part of the highly productive San Joaquin Valley and ranks in the top five most productive agricultural counties in the nation. Major crops for the county include grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. The city serves as the home for both corporate and regional headquarters of companies engaged in these industries. Bakersfield also has a growing manufacturing and distribution sector. Several companies have moved to Bakersfield because of its inexpensive land and access to the rest of America, as well as international ports in both Los Angeles and Oakland. Products manufactured in the city helping its economy include ice cream (world's largest ice cream plant), central vacuums, highway paint, and stock racing cars.

Bakersfield also boasts several award-winning museums which are all worth a look. Kern County Museum is a wonderful place that has its focus firmly set on the history of Kern County. One of its highlights is Pioneer Village, it is set within 16 acres and houses 56 buildings that reflect what life would have been like at the end of the 19th century. The buildings have all been moved from their original locations, arranged to look like an old restored town. The Buena Vista Museum of Natural History focus on geology and paleontology. The city is also home to the California Living Museum which is a zoo that focuses on plants and animals that are native to California, specifically Kern County. The city is also home to Kern Canyon, which is a beautiful canyon where visitors can take advantage of camping, hiking, fishing and other similar activities. The area has been proclaimed by the locals as being "California's best kept secret."



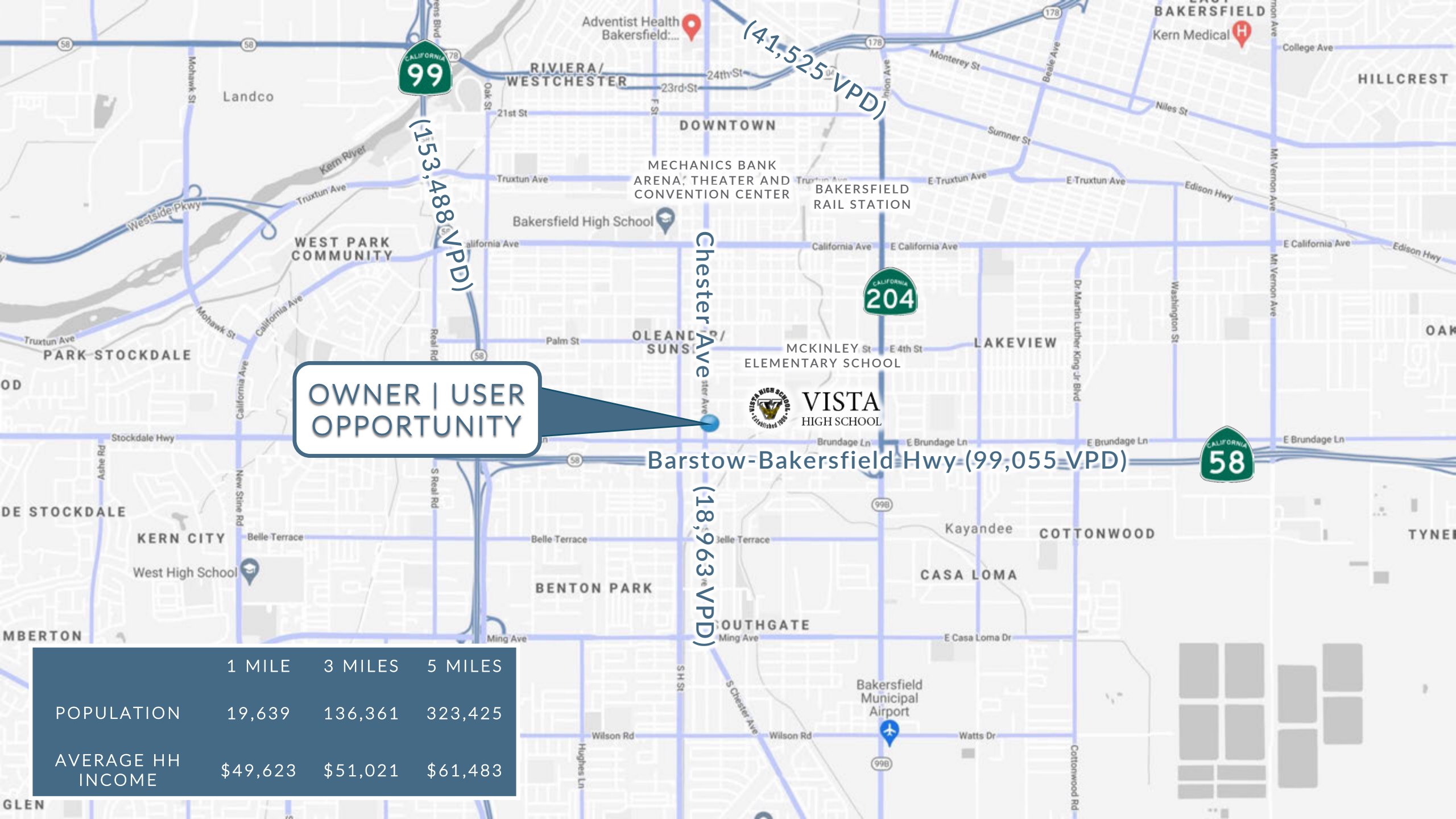
BAKERSFIELD OIL PRODUCTION



KERN COUNTY MUSEUM







OWNER | USER  
OPPORTUNITY

	1 MILE	3 MILES	5 MILES
POPULATION	19,639	136,361	323,425
AVERAGE HH INCOME	\$49,623	\$51,021	\$61,483



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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