

For Lease

# Fountain Plaza

Prime Retail Space Available

600 Coffee Road | Bakersfield, CA 93309

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# Availability

Fountain Plaza is ideally located at the intersection of Truxtun Ave and Coffee Road. Coffee Road is the primary North/South arterial connecting North and Southwest Bakersfield with easy access to the new Westside Parkway and Northwest Promenade. With traffic counts of 38,243 AADT cars per day and all shop spaces that front Coffee Rd, the shopping center offers unmatched visibility and exposure for retailers and restaurants.

## Lease Rate:

Contact agent for details

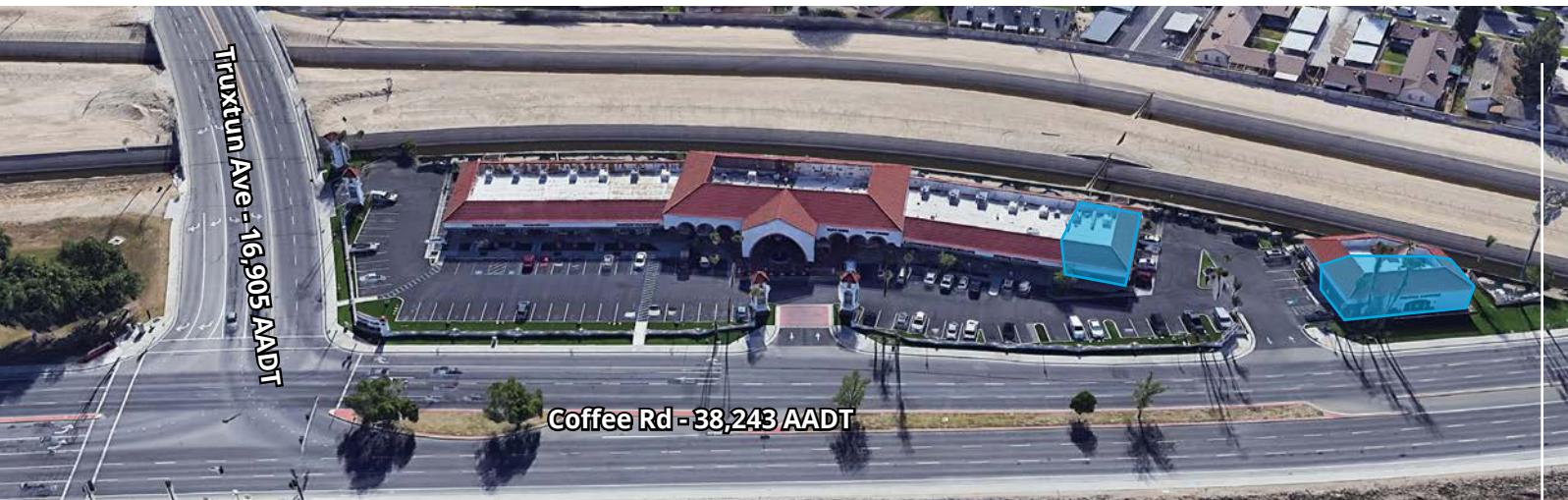
## Available:

Suite U:  $\pm$  2,160 SF

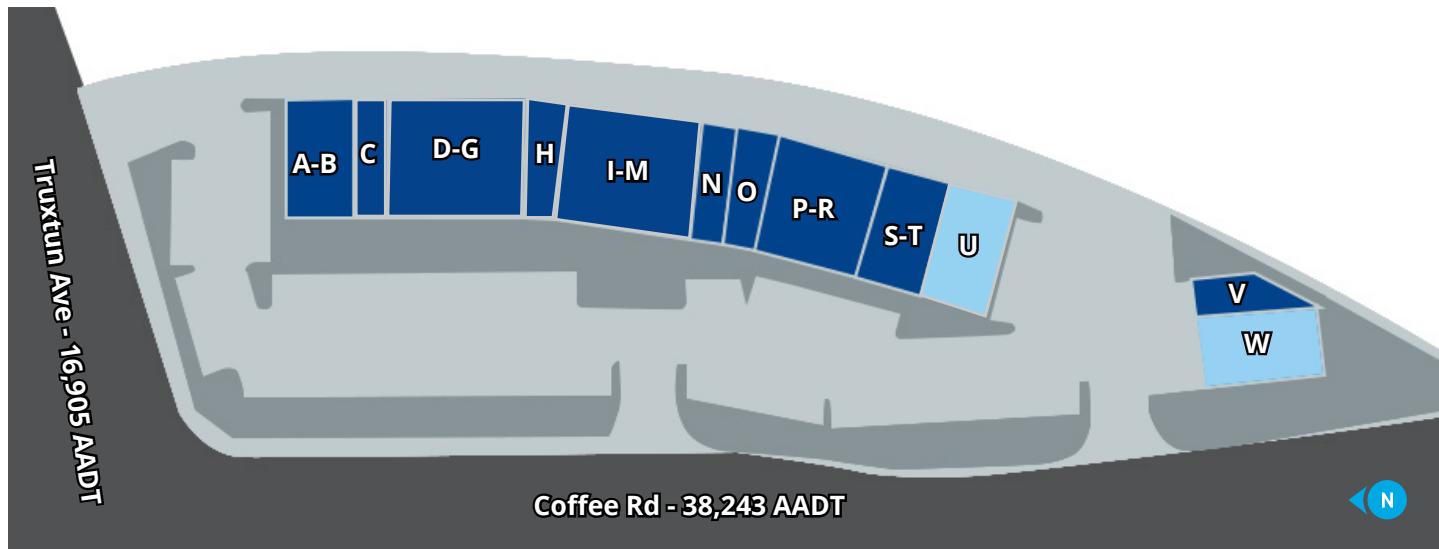
Suite W:  $\pm$  2,086 SF

## Highlights:

- Primary North/South arterial connection to North and Southwest Bakersfield
- Excellent street exposure and visibility!
- High traffic intersection!
- Signalized hard corner intersection at Coffee Rd and Truxtun Ave.
- Newly Remodeled Exterior
- Strong Neighboring Co-Tenants:



# Site Plan



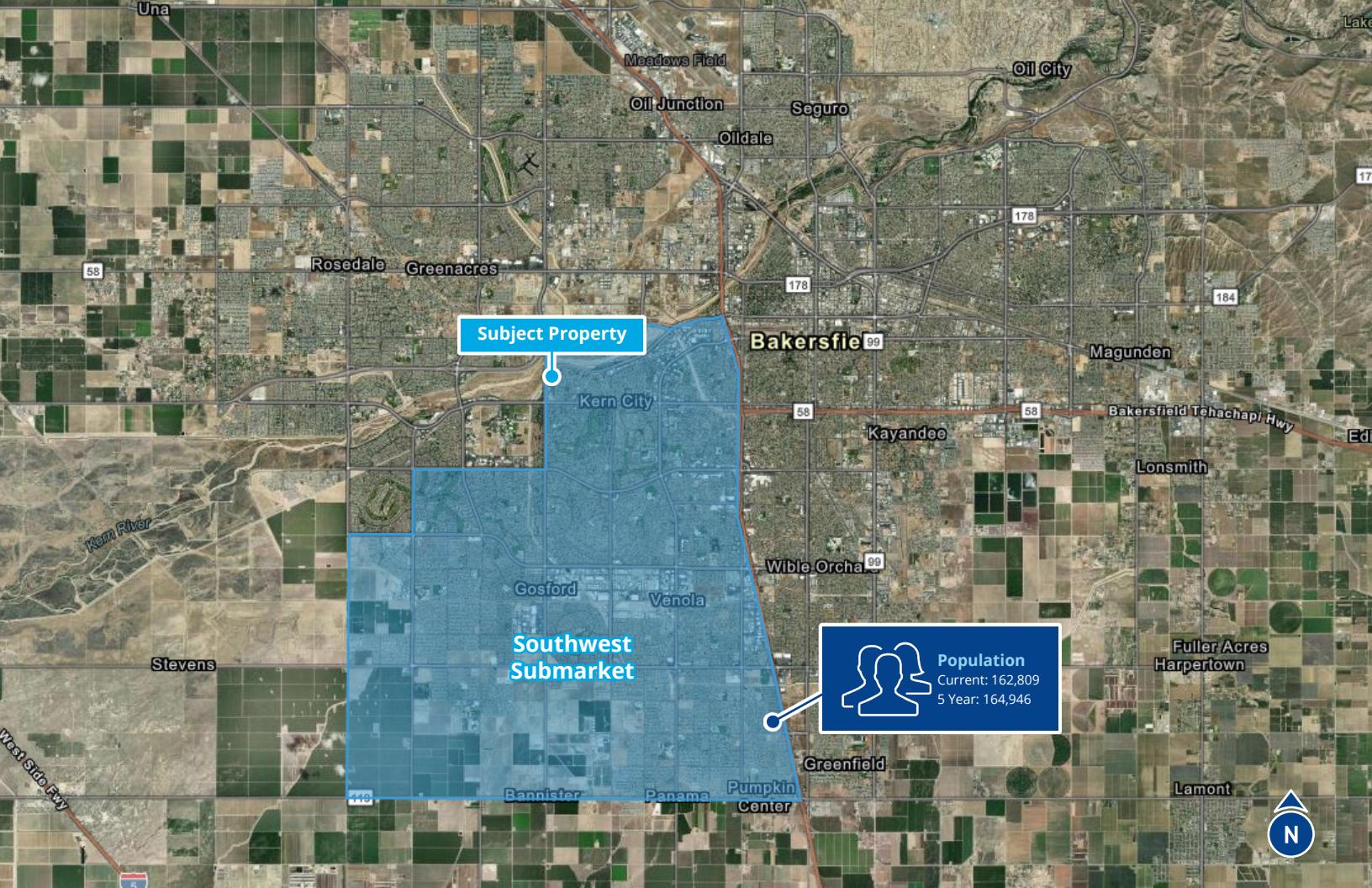
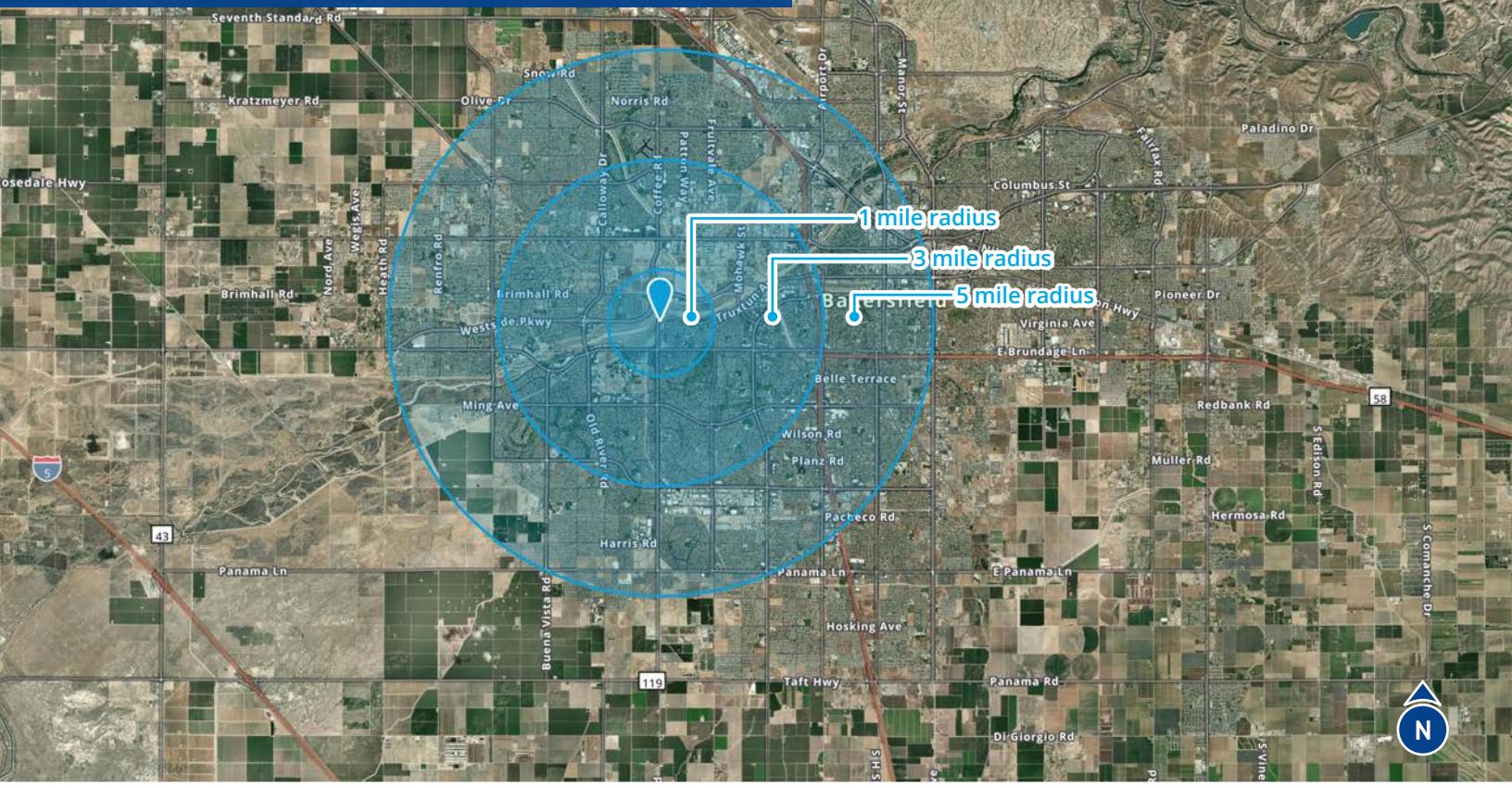
Tenant	Suite	Square Footage	Tenant	Suite	Square Footage
Friar Tux Shop	A-B	2,160	New City Cleaners	O	1,177
Leased	C	960	Affordable Dental	P-R	3,226
Brazilian Wax Boutique	D-G	3,332	Nothing Bundt Cakes	S-T	2,040
Mokha Cafe	H	1,042	Available	U	2,160
Que Pasa	I-M	4,461	The Pet Styling Co.	V	1,066
Nails Elite	N	750	Available	W	2,086

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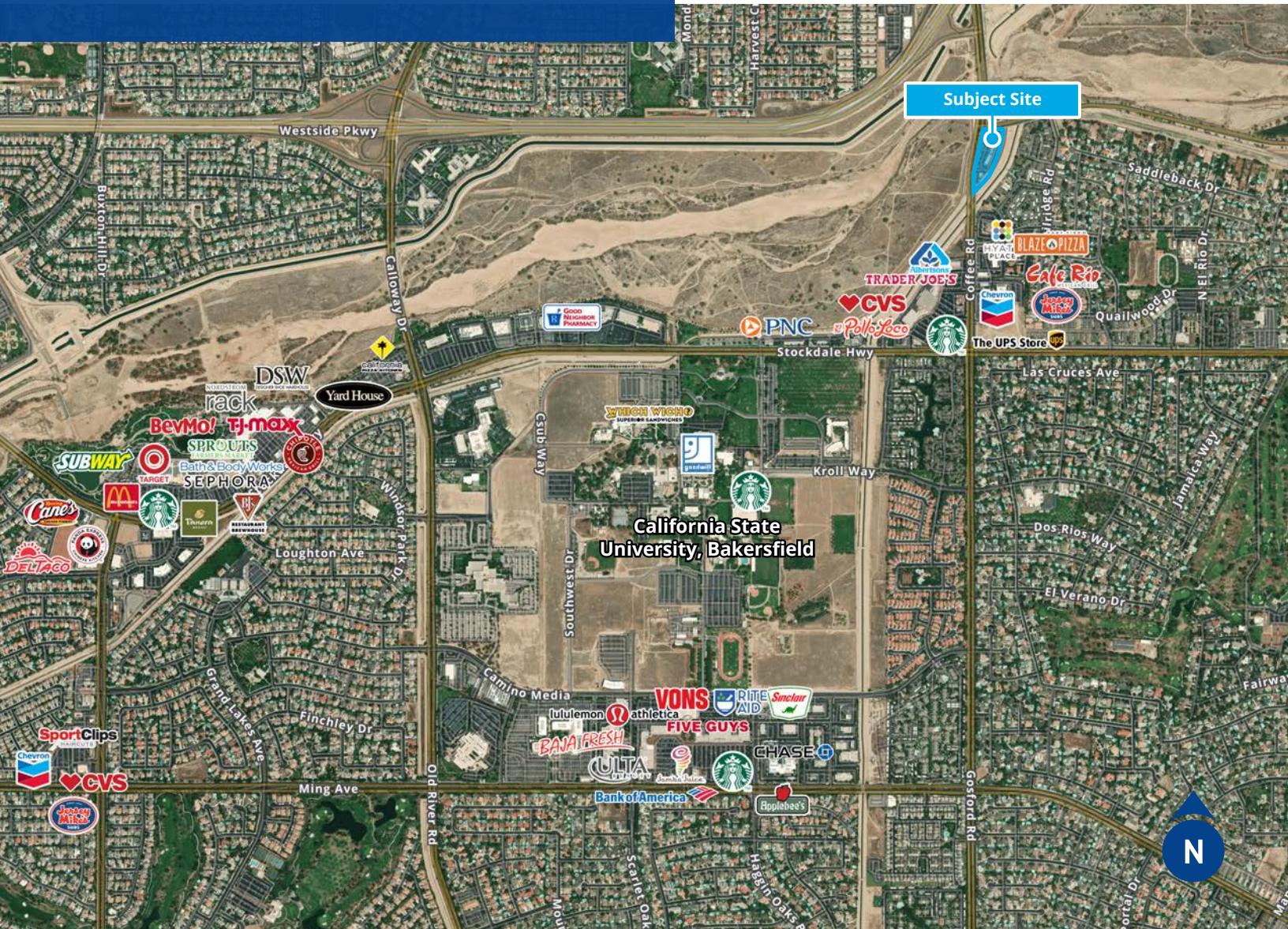
# Property Photos



# Location Aerial



# Tenant Aerial



## Population

1 Mile: 8,094  
3 Mile: 95,192  
5 Mile: 293,238



## Daytime Population

1 Mile: 8,787  
3 Mile: 114,485  
5 Mile: 314,894



## Average HH Income

1 Mile: \$110,073  
3 Mile: \$115,316  
5 Mile: \$107,966



## Households

1 Mile: 3,055  
3 Mile: 35,374  
5 Mile: 99,226

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