



For Lease | +/- 23,500 SF Anchor Space
**Ming Avenue
Shopping Center**

3008 Ming Ave | Bakersfield, CA

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Property Highlights

Anchored shopping center located across from regional mall - Valley Plaza. Anchor location available with excellent visibility and exposure to Ming Avenue and the Highway 99 on/off ramp.

Lease Rate:

\$16 PSF/mo. Annual

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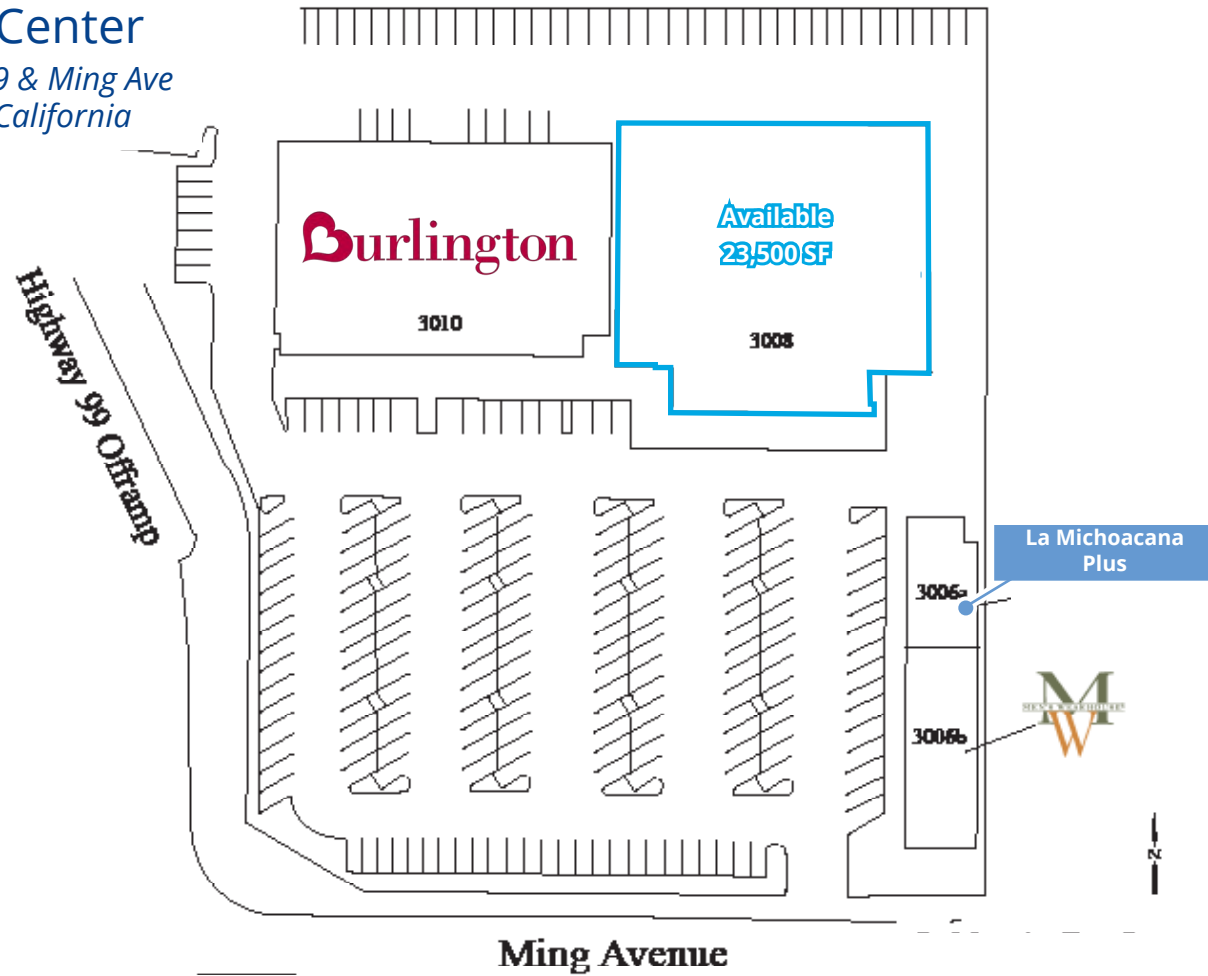
- Located along Ming Ave attracting a high traffic count of +/- 39,844 AADT
- Located next to Hwy 99 entrance (156,000 AADT)
- Double-sided pylon signage available
- Large parking field with ample parking
- Excellent location one mile east of Freeway 99
- Recessed loading dock.
- Across from Valley Plaza Mall with major tenants such as Macy's, Target, Sephora, H&M, Bath & Body Works, and more!

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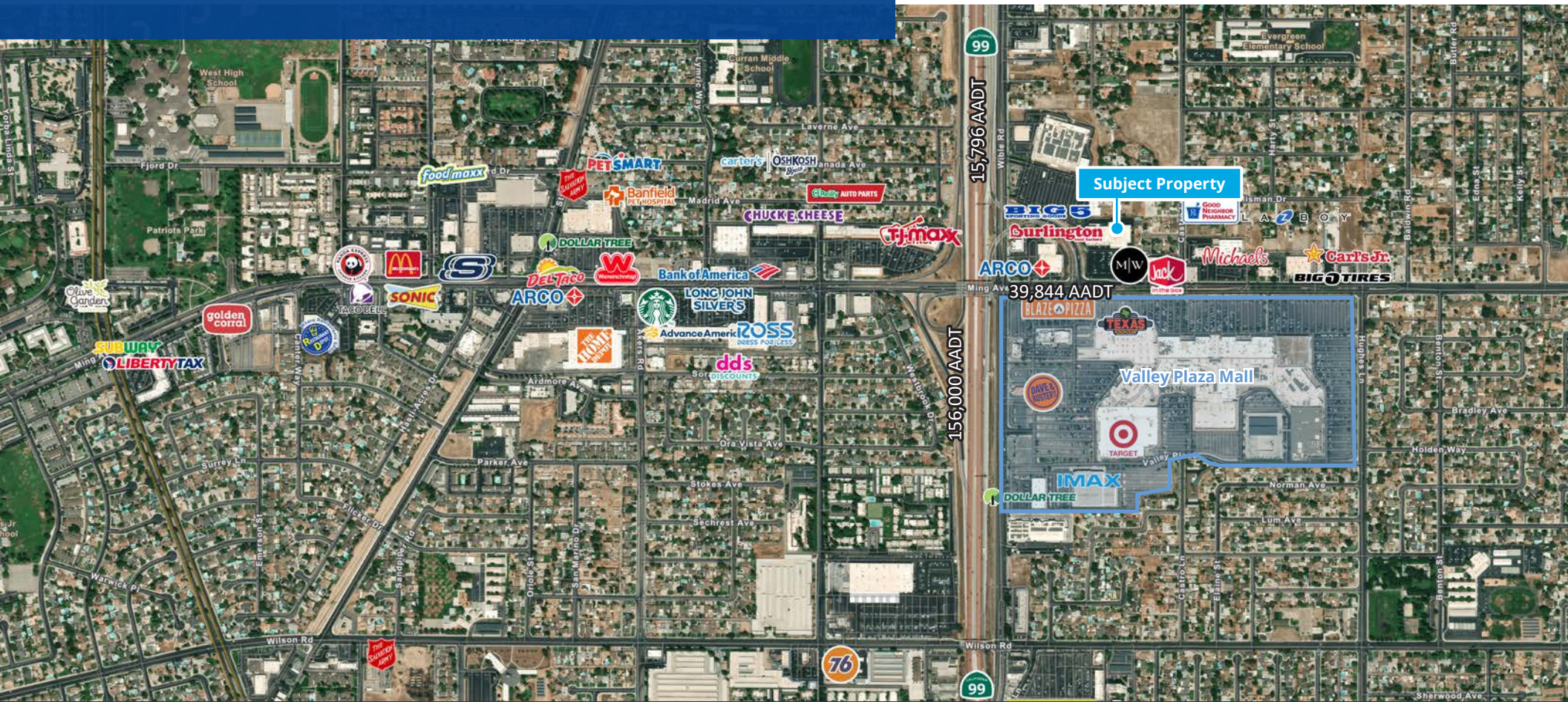


Site Plan - Available +/- 23,500 SF

Ming Avenue
Shopping Center
NEC Highway 99 & Ming Ave
Bakersfield, California



Aerial - 1 Mile Trade Area



Demographics



Population

1 Mile: 21,494
3 Mile: 148,855
5 Mile: 334,940



Daytime Population

1 Mile: 21,099
3 Mile: 176,889
5 Mile: 364,999



Average HH Income

1 Mile: \$69,093
3 Mile: \$74,297
5 Mile: \$84,650



Median Age

1 Mile: 31.9
3 Mile: 32.6
5 Mile: 32.5



Households

1 Mile: 7,207
3 Mile: 49,263
5 Mile: 105,814



Businesses

1 Mile: 757
3 Mile: 7,633
5 Mile: 13,969