



# VILLAGE AT THE OAKS BAKERSFIELD, CA

● ● ● NEC White Ln & Gosford Rd  
FOR LEASE ±1,788 SF & ±1,858 SF AVAILABLE



# PROPERTY HIGHLIGHTS



- ±1,788 SF & ±1,858 SF AVAILABLE
- Albertsons-anchored shopping center in west Bakersfield
- Ample surface parking with ±658 stalls in the shopping center
- Situated at one of the most heavily trafficked intersections in the trade area (Approximately 65,633 CPD at Gosford Rd & White Ln)
- Approximately 2.8 million visits in the last 12 months (\*Source, Placer.ai)



## CO-TENANTS:



## AREA RETAILERS:





# 5 - MILE RADIUS TRADE AREA

Estimated Population

1 Mile      3 miles      5 Miles

17,677      126,979      261,378

Avg. Household Income

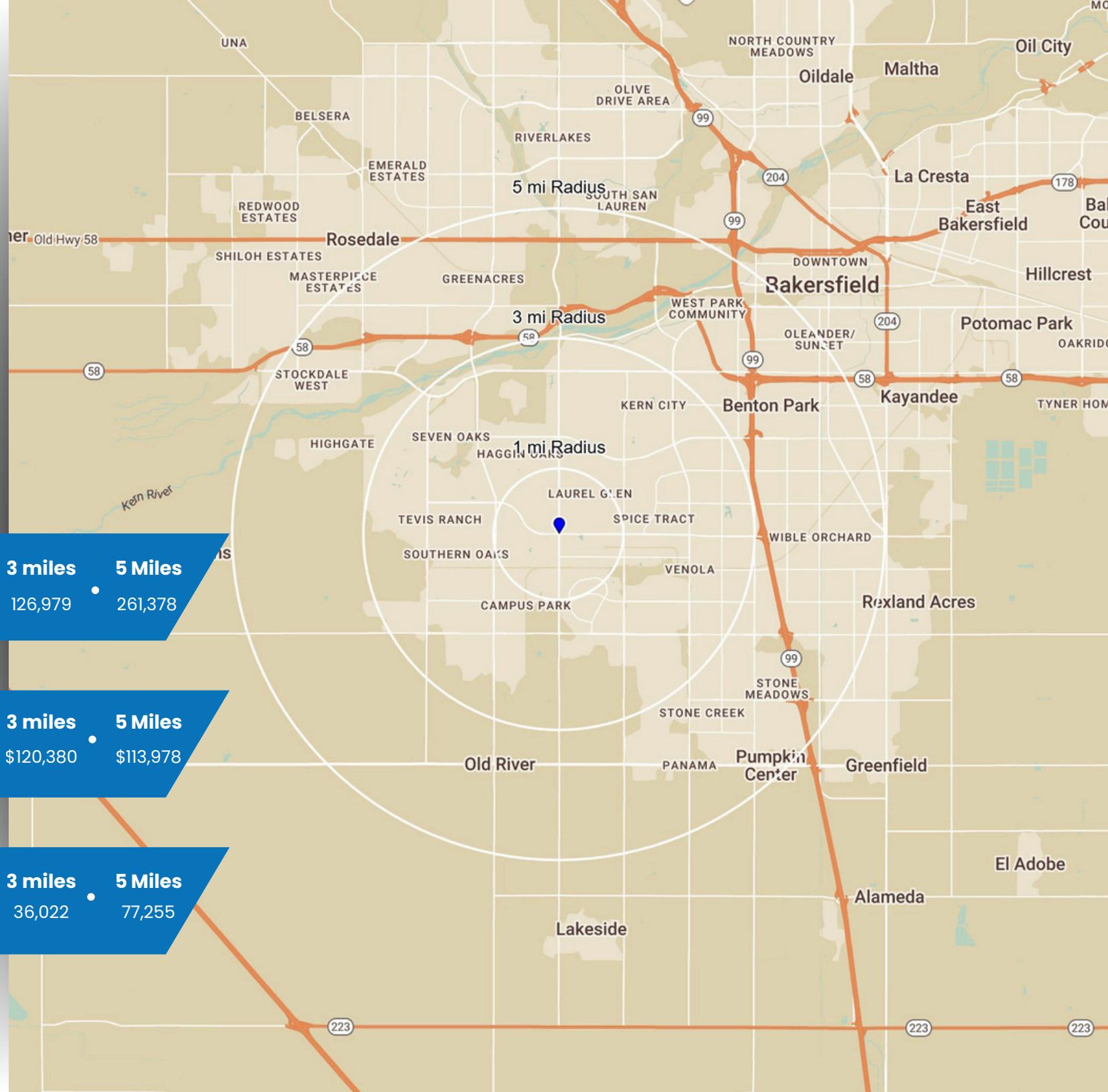
1 Mile      3 miles      5 Miles

\$100,392      \$120,380      \$113,978

Total Employees

1 Mile      3 miles      5 Miles

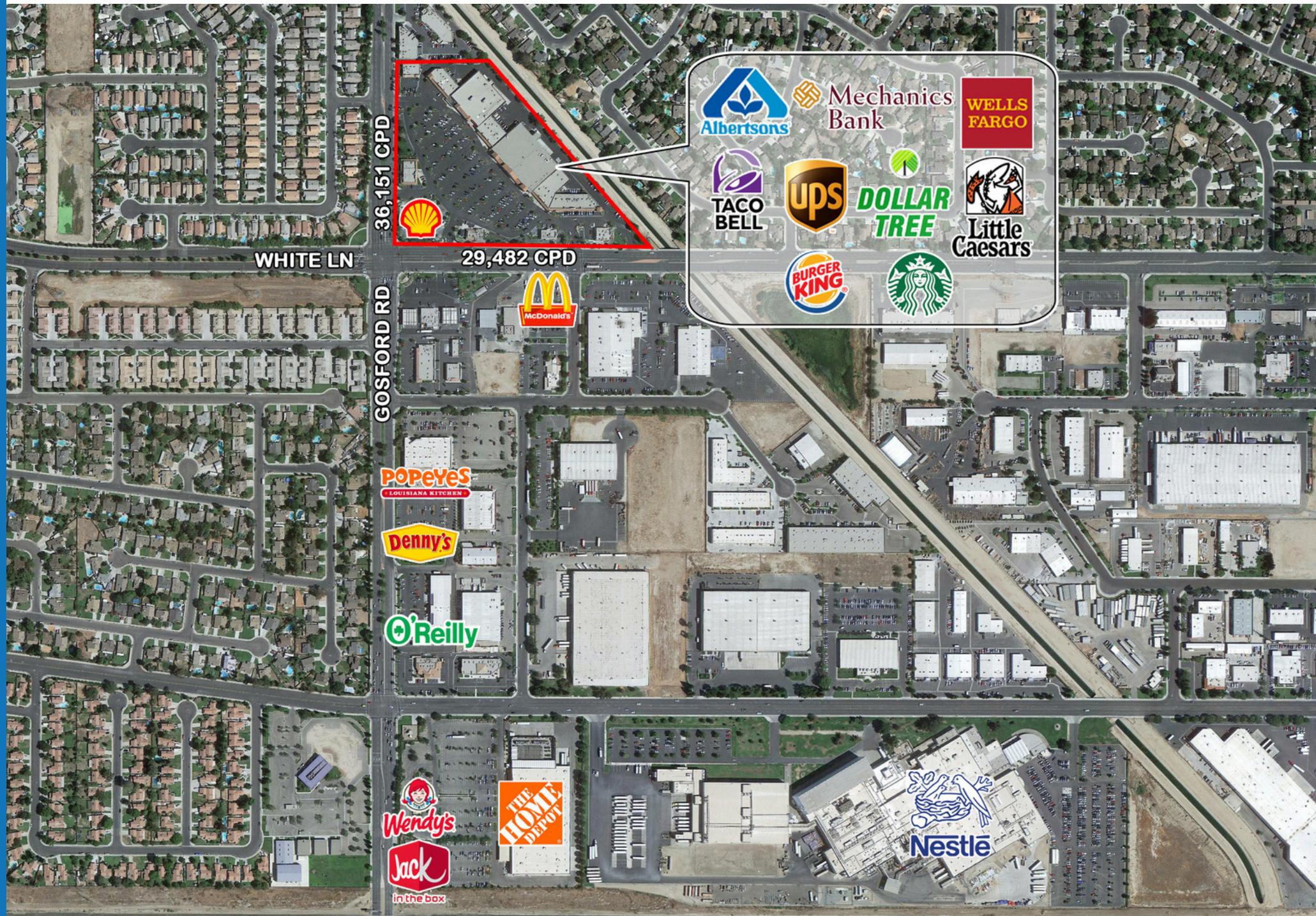
7,193      36,022      77,255



# TRADE AERIAL



# CLOSE-UP SITE AERIAL



# SITE PLAN



# CONTACT US



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