



For Lease | +/- 17,000 SF
 Prominent Ming
 Avenue Retail Location

4821 Ming Ave | Bakersfield, CA

Garret Tuckness, CLS
 Senior Vice President | Principal
 License No. 01323185
 +1 661 631 3811
 garret.tuckness@colliers.com

Logan Blanton
 Associate
 License No. 02167852
 +1 661 631 3820
 logan.blanton@colliers.com

Tom Fazekas
 Fazekas Retail Group
 License No. 00766166
 tpfazekas@fazekasretail.com

Colliers International
 10000 Stockdale Hwy, Suite 102
 Bakersfield, CA 93311
 +1 661 631 3800
 www.colliers.com/bakersfield

Property Overview

Prominent retail location positioned along heavily traveled Ming Avenue, directly adjacent to Restaurant Depot. This well-located commercial property offers outstanding visibility along Ming Avenue, a major east-west arterial serving Southwest Bakersfield and providing convenient access to Highway 99 and the area's primary retail and commercial destinations. The property benefits from strong daily traffic counts, excellent accessibility, and close proximity to numerous national and regional retailers, restaurants, and service-oriented businesses.

Lease Rate:

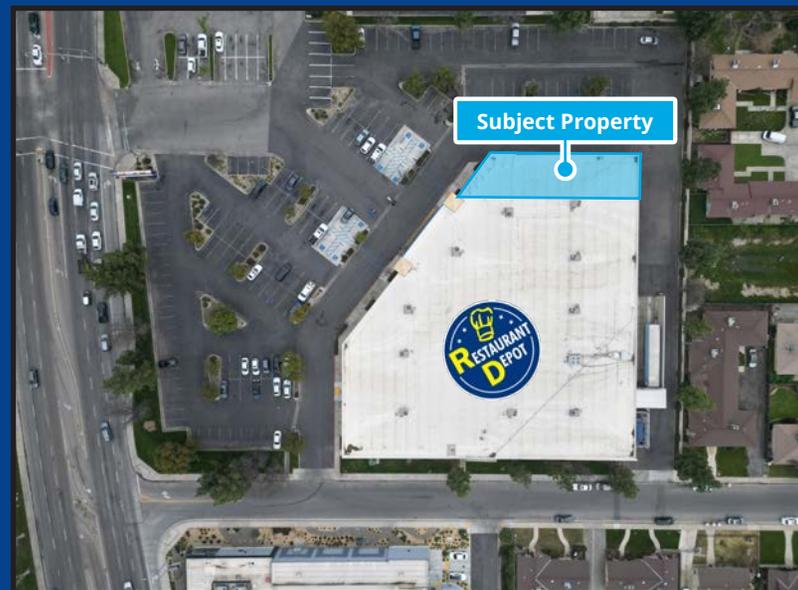
\$0.95/psf NNN

Available:

Approx. 17,000 SF

Property Highlights:

- Centrally located with proximity to Highway 99 and Valley Plaza Regional Mall.
- Strong street visibility and frontage along Ming Avenue.
- Established retail corridor with high consumer activity.
- Surrounded by national and regional retailers.
- Dense surrounding residential population.
- High daytime population and strong consumer demographics.
- Excellent exposure
- Ample parking
- High traffic counts (Total 39,844 AADT)
- Zoned C-2



Demographics



Population

1 Mile: 22,782
3 Mile: 138,825
5 Mile: 337,639



Daytime Population

1 Mile: 23,967
3 Mile: 153,295
5 Mile: 368,452



Businesses

1 Mile: 661
3 Mile: 6,210
5 Mile: 13,827



Households

1 Mile: 8,720
3 Mile: 48,467
5 Mile: 108,937



Average HH Income

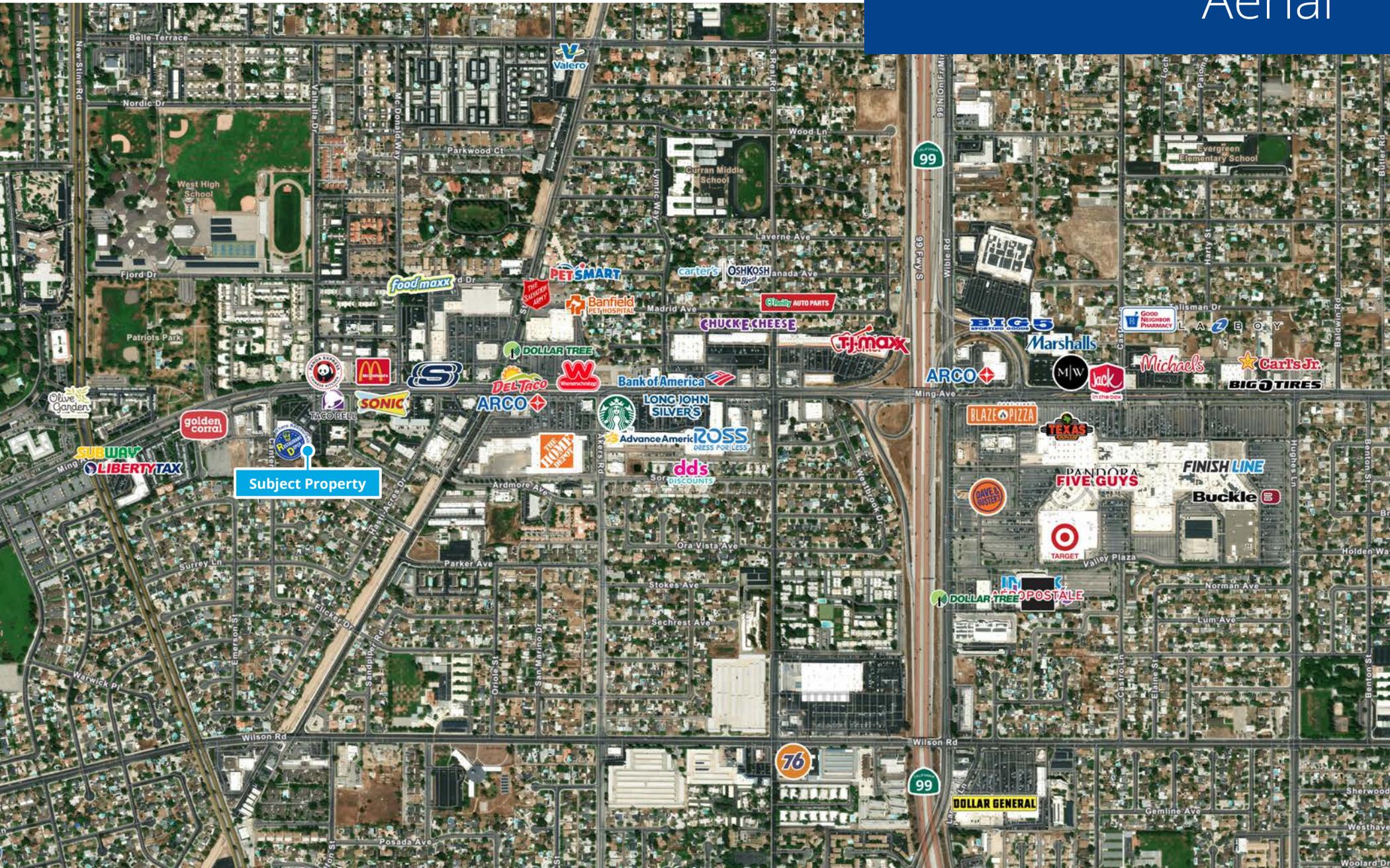
1 Mile: \$56,284
3 Mile: \$66,423
5 Mile: \$71,916



Median Age

1 Mile: 32.9
3 Mile: 33.6
5 Mile: 33.1

Aerial



Subject Property

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4821 Ming Ave | Bakersfield, CA 93309

Contact Us:

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