



**Future Retail
Development**

Hwy 178

Hwy 184

TONY'S PIZZA



For Lease | Northeast Bakersfield
**Planned Shopping
Center Development**

Hwy 178 & Hwy 184 | Bakersfield CA

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Property Information

The Subject Property is located along the highly-traveled Highway 178 just east of the intersection of Highway 184. It is situated in the rapidly growing Northeast Bakersfield with new housing construction and the newly completed highway widening project nearby. Exciting new Shopping Center serving high growth area.

Lease Rate:

Contact agent for details

Highlights:

- Excellent location along Highway 178
- Adjacent to Tony's Firehouse Grill and Pizza and Mesa Marin Sports Complex
- Approximately 9,424 Active/Active Recorded Tentative Tract Lots in the immediate area (2018 City of Bakersfield)
- Estimated Daily Traffic: \pm 32,900 vehicles (2016 Caltrans)

Available:

Carwash Building:	\pm 3,200 SF
Fast Food Building 1:	\pm 2,600 SF
Fast Food Building 2:	\pm 2,515 SF
Retail Building 1:	\pm 18,000 SF
Retail Building 2:	\pm 10,000 SF
Retail Building 3:	\pm 7,200 SF

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Future Retail Development

Subject Property

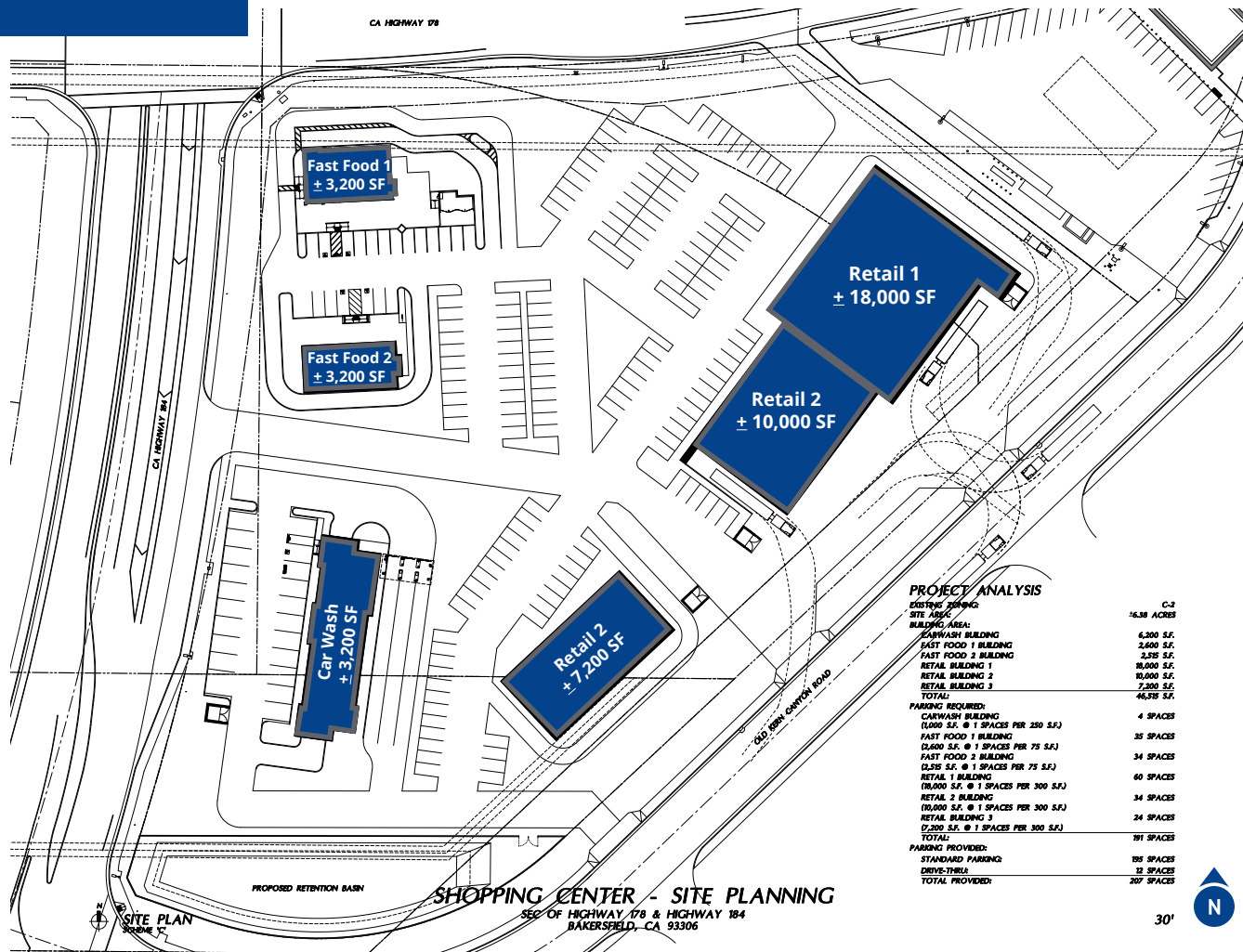
Hwy 178

TONY'S PIZZA

Hwy 184



Site Plan

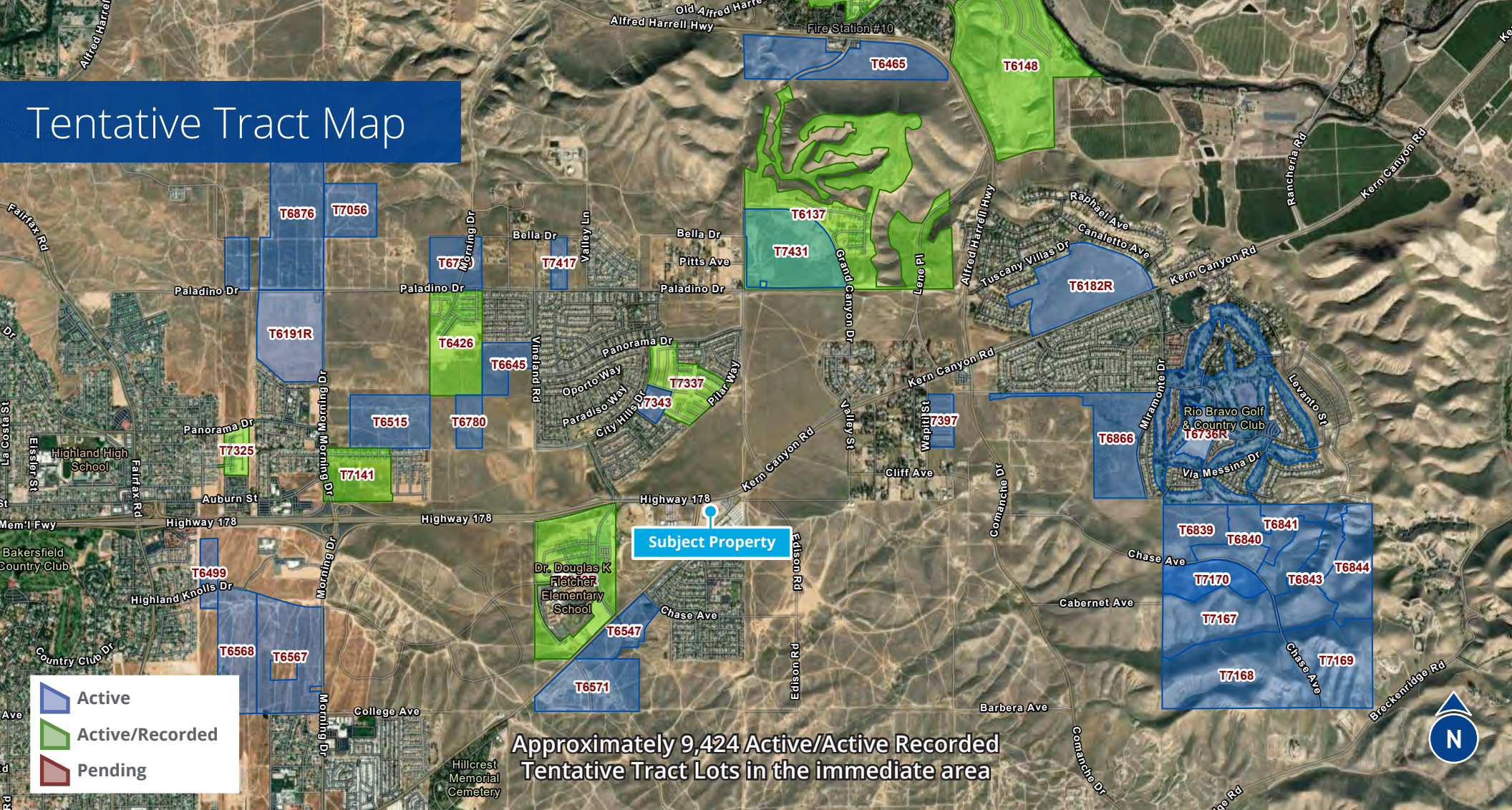


Available




Carwash Building: ± 3,200 SF
Fast Food Building 1: ± 2,600 SF
Fast Food Building 2: ± 2,515 SF

Retail Building 1: ± 18,000 SF
Retail Building 2: ± 10,000 SF
Retail Building 3: ± 7,200 SF

Tentative Tract Map



Subject Property

-  Active
-  Active/Recorded
-  Pending

Approximately 9,424 Active/Active Recorded Tentative Tract Lots in the immediate area



Demographics



Population
 1 Mile: 4,701
 3 Mile: 33,926
 5 Mile: 94,207



Daytime Population
 1 Mile: 3,464
 3 Mile: 25,551
 5 Mile: 81,949



Businesses
 1 Mile: 327
 3 Mile: 3,030
 5 Mile: 19,743



Median Age
 1 Mile: 35.7
 3 Mile: 34.2
 5 Mile: 31.7

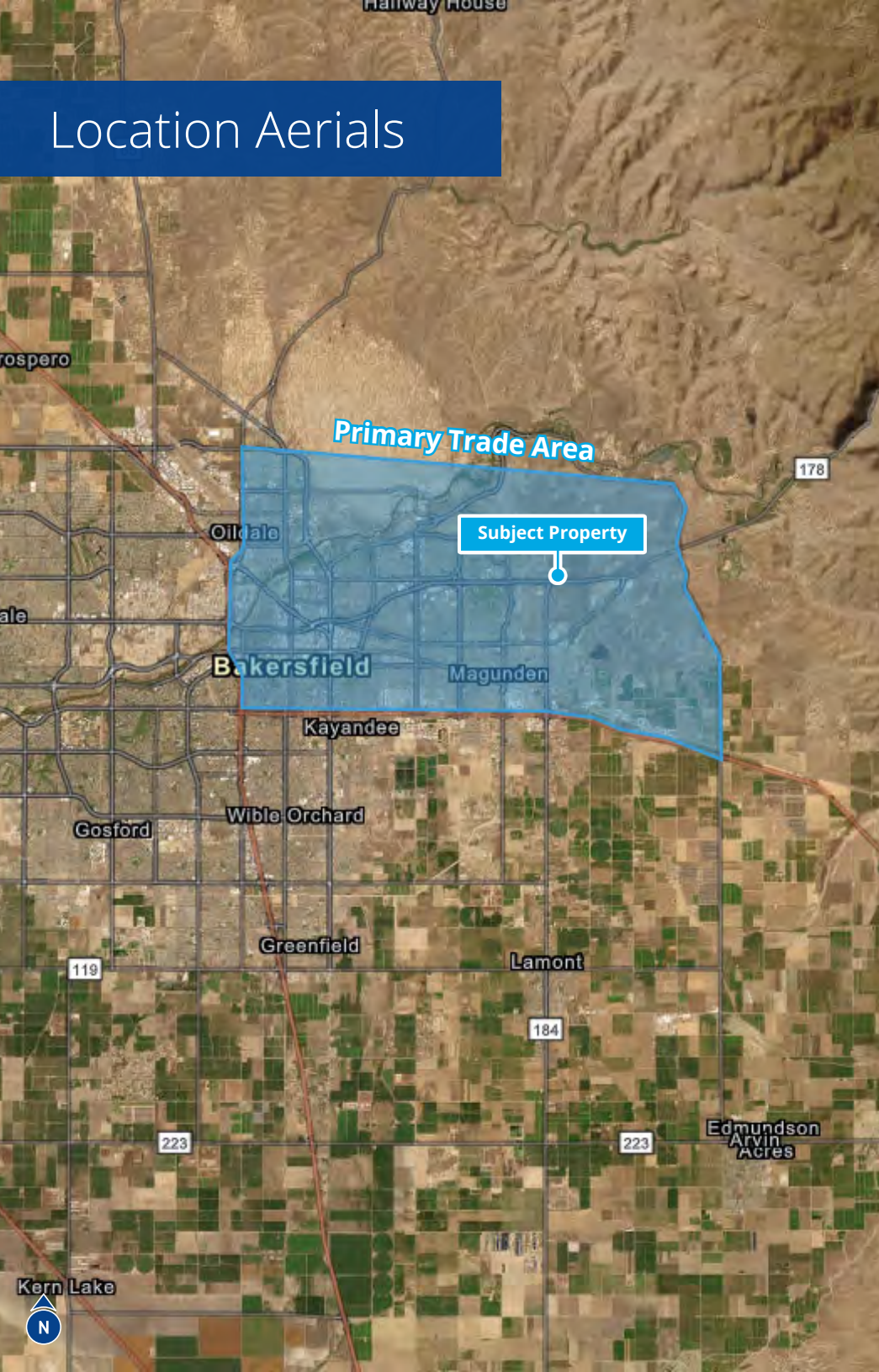


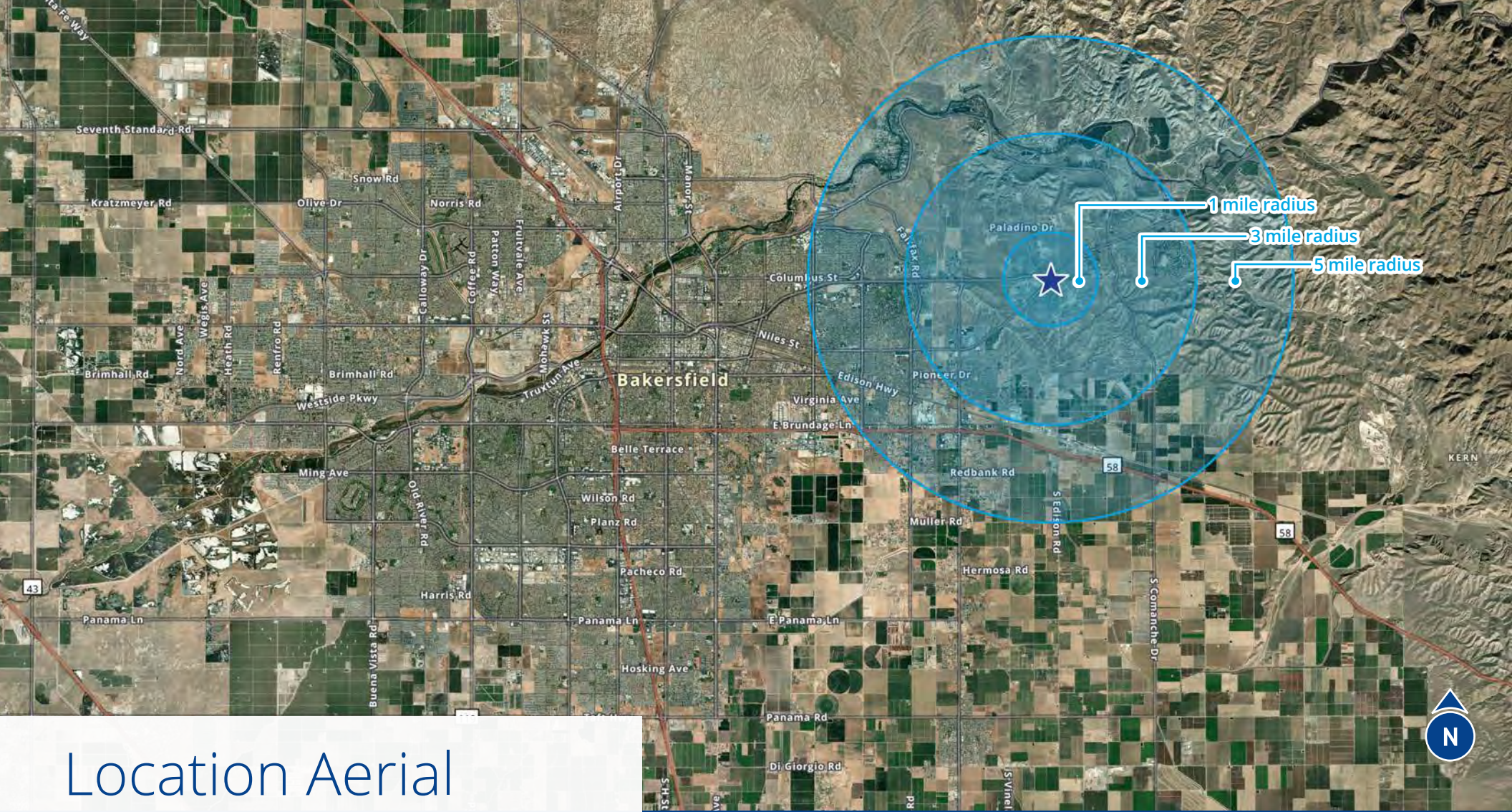
Households
 1 Mile: 1,446
 3 Mile: 10,715
 5 Mile: 28,448



Average HH Income
 1 Mile: \$145,108
 3 Mile: \$104,978
 5 Mile: \$86,805

Location Aerials





Location Aerial

Demographics



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