



FOR SUBLEASE

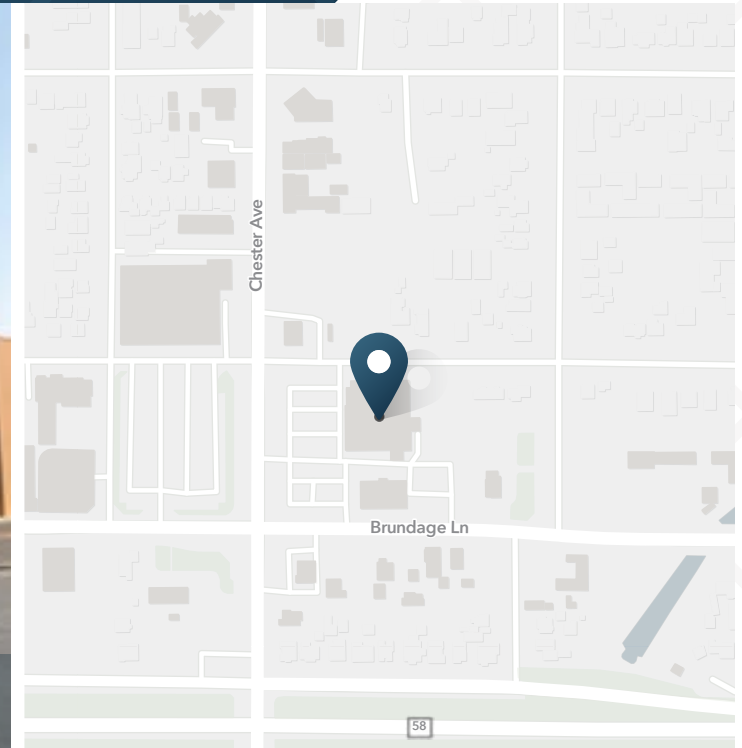
Former Walgreens

40 Chester Avenue, Bakersfield, CA 93301



Former Walgreens

40 Chester Avenue, Bakersfield, CA 93301



14,750 SF
Available

9/30/2029
Lease End Date

\$14 PSF/yr (MG)
Asking Base Rent

DESCRIPTION

Former Walgreens. All offers are subject to approval by Walgreens Real Estate Committee.

- Central Bakersfield location
- Easy access to Highway 58
- Surrounded by daily needs users
- Large pylon sign available

TRAFFIC COUNTS

Chester Ave	18,347 VPD
Brundage Ln	14,468 VPD
Year: 2022 Source: Costar	

NEARBY RETAILERS



Former Walgreens

40 Chester Avenue, Bakersfield, CA 93301

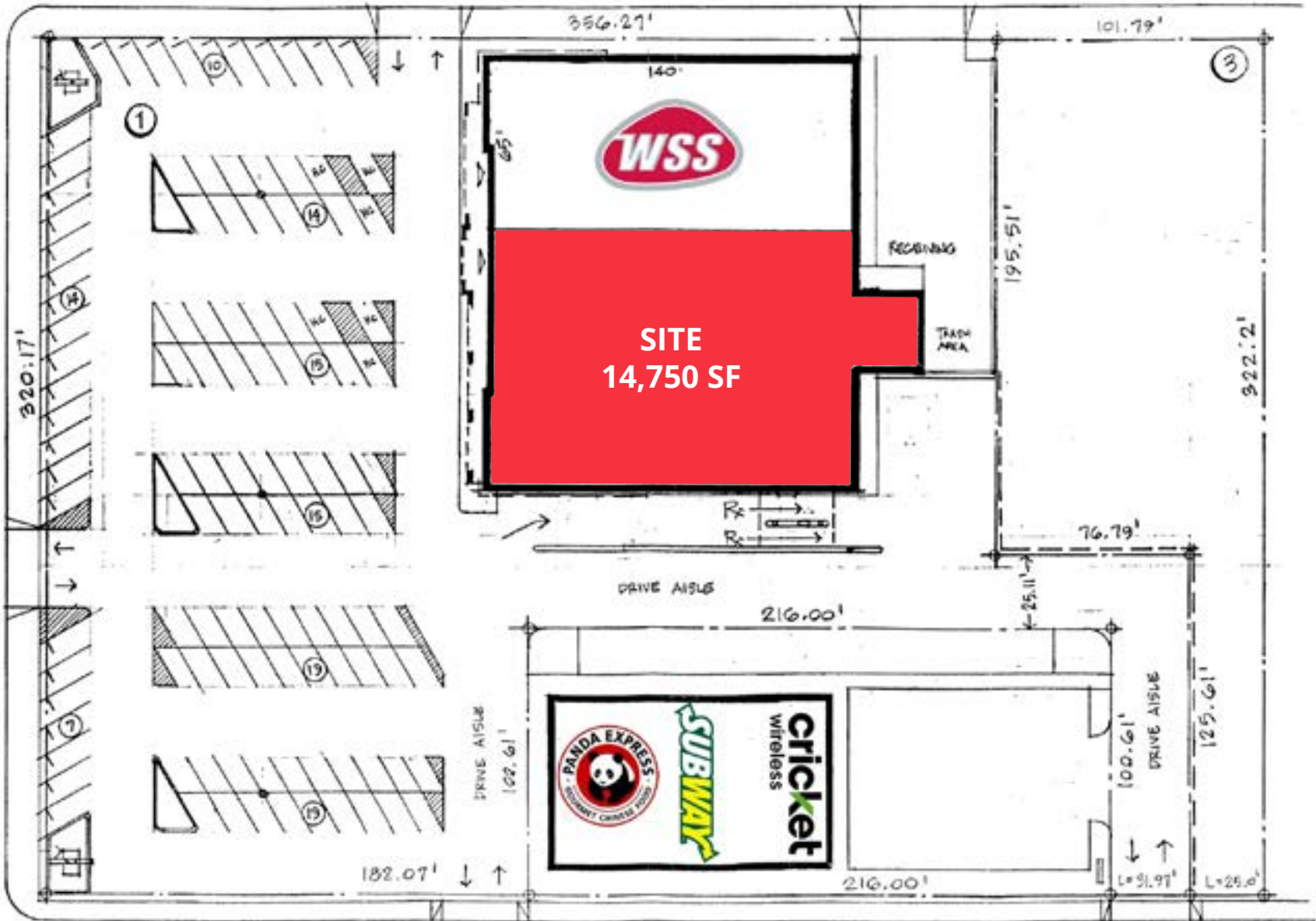


Former Walgreens

40 Chester Avenue, Bakersfield, CA 93301



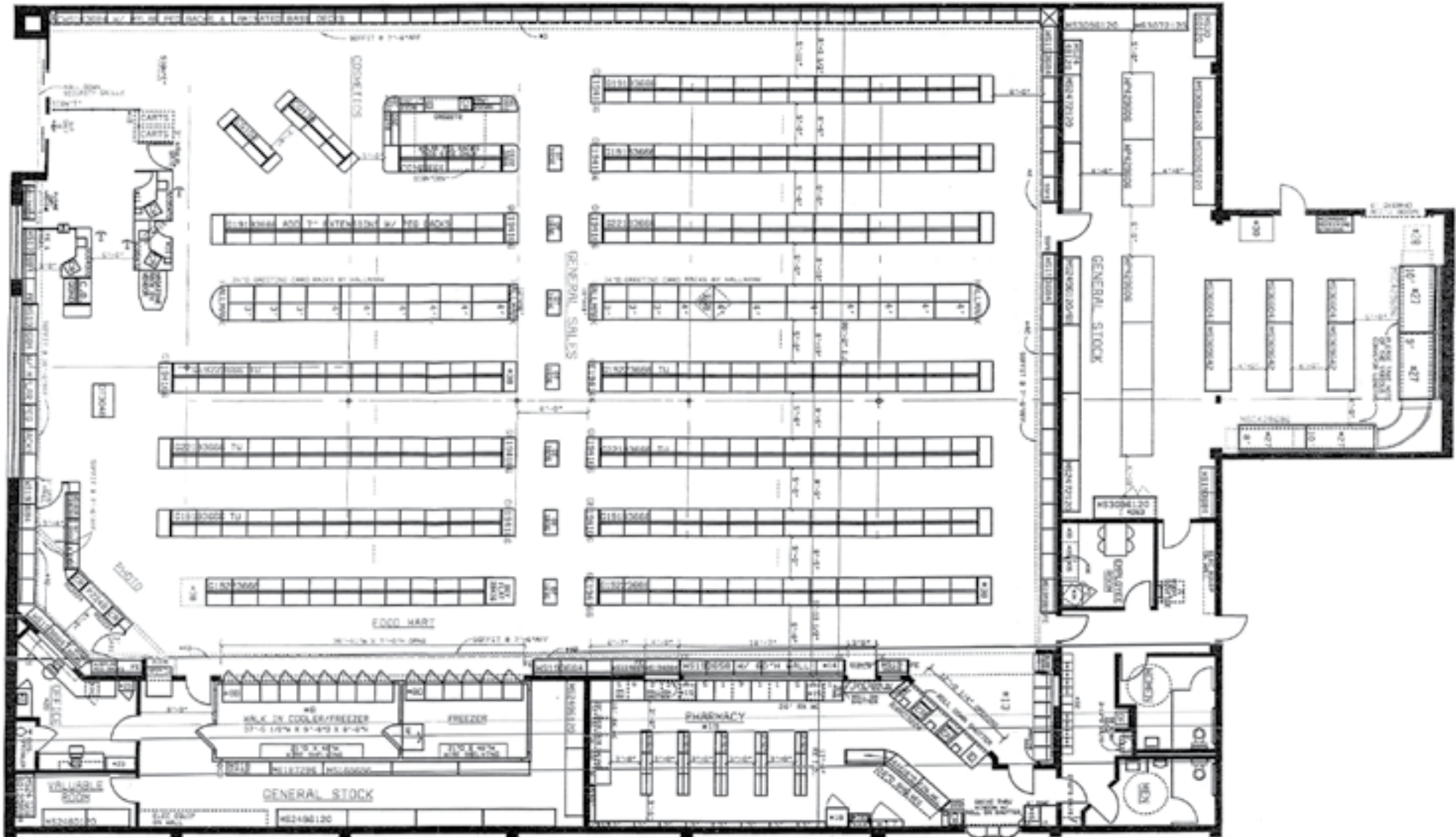
Chester Ave



Brundage Ln

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Former Walgreens

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

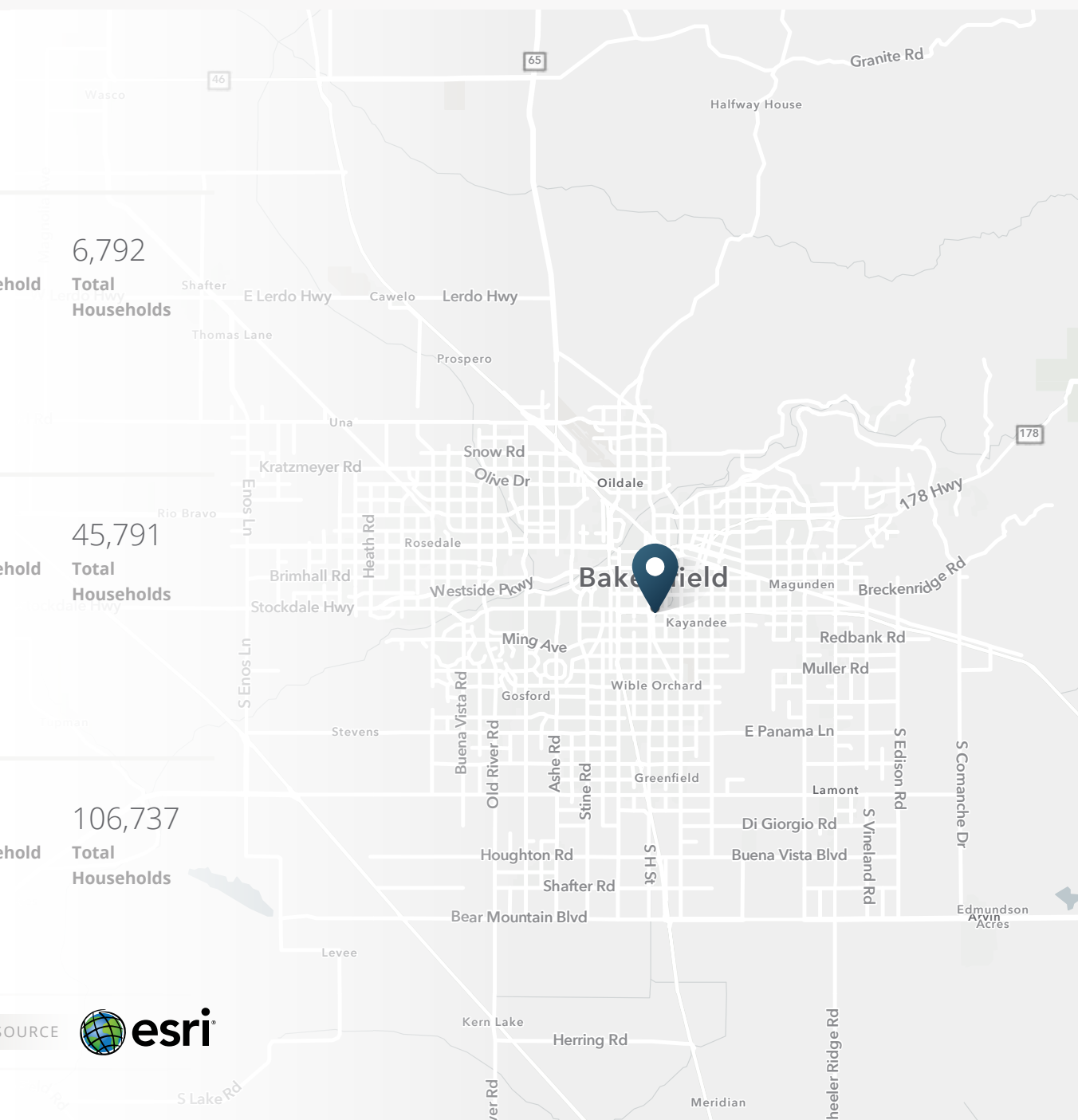
20,474 Population	18,759 Total Daytime Population	\$55,773 Average Household Income	6,792 Total Households
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3 MILES

140,853 Population	177,283 Total Daytime Population	\$57,580 Average Household Income	45,791 Total Households
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5 MILES

337,007 Population	363,525 Total Daytime Population	\$69,894 Average Household Income	106,737 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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