

Regional Grocery-Anchored Shopping Center

Freeway Pad available for purchase, build-to-suit, or ground lease!



OLIVIERI
COMMERCIAL GROUP

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Bakersfield, CA 93312
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THE CROSSINGS

AT HOSKING

US 99 & SWC Hosking Ave.
Bakersfield, CA 93307

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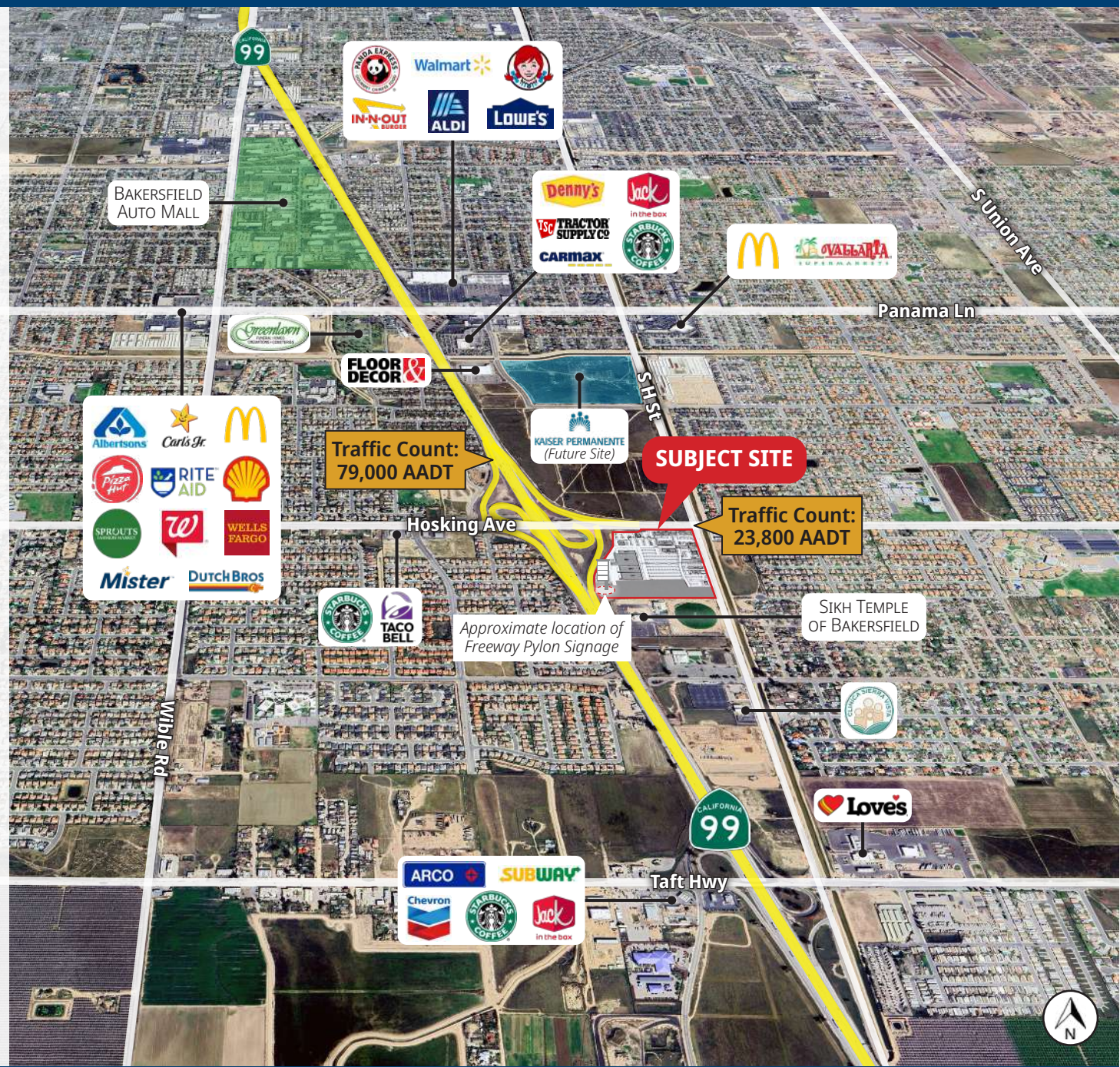
GAS STATION • QSR • DRIVE-THRU • SIT-DOWN RESTAURANTS CAR WASH • FREESTANDING & MULTI-TENANT RETAIL BUILDINGS



The Crossings at Hosking is a phased commercial development located at the CA-99 and Hosking interchange offering retail space, multi-tenant retail buildings, restaurant space, gas station, drive-thru, and quick-serve restaurant opportunities. This project is currently the only major retail development of this size, which is freeway-oriented, and offers a potential lineup of some of the top retailers in the country. The Crossings at Hosking will be the next major retail hub for South Bakersfield offering retail services to over 25,000 households in the area. Along with the project's excellent exposure to CA-99, easy freeway access, and signage, this premier development will be THE shopping destination for growing South Bakersfield. Come join the mix... at the Crossings!

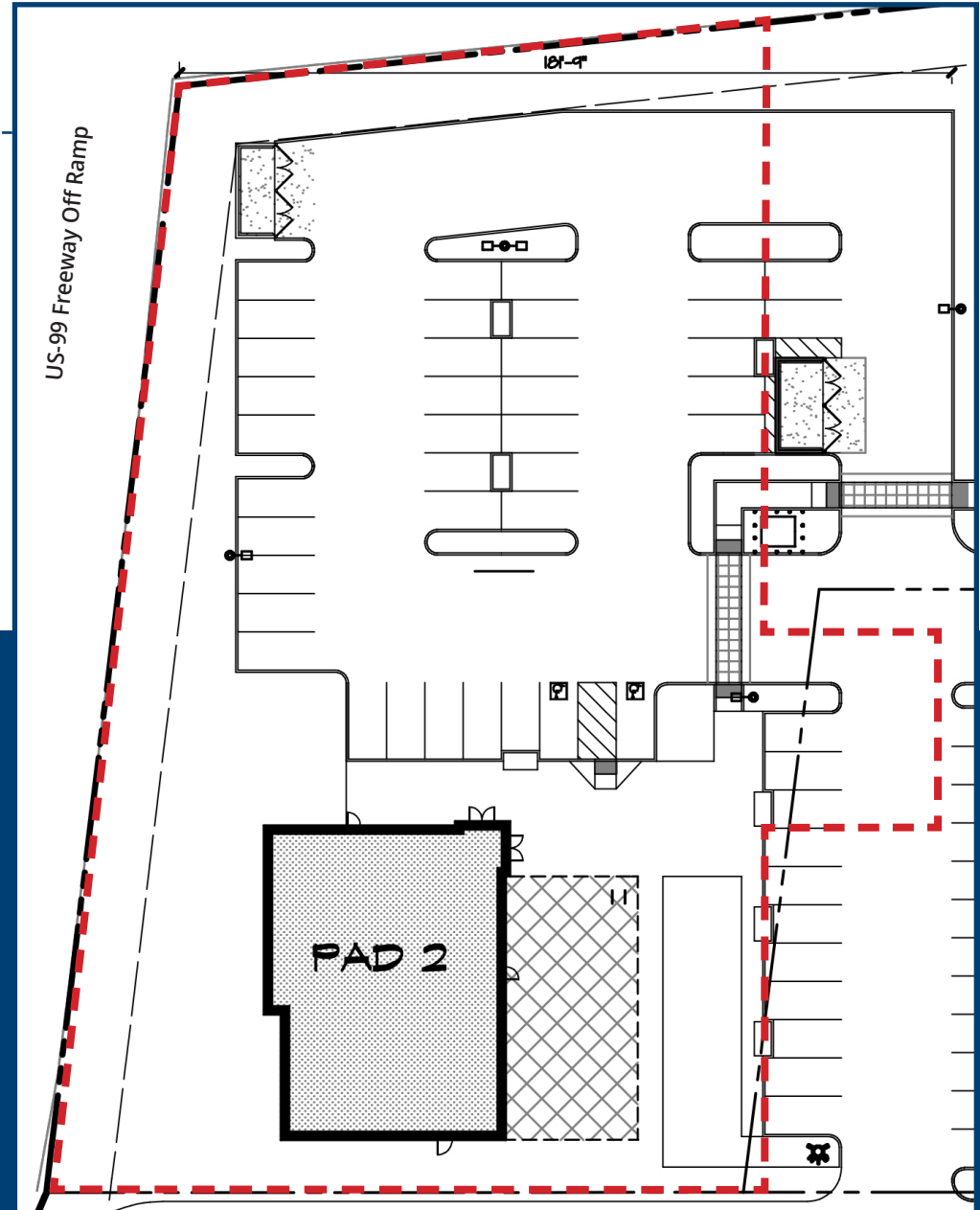
PROPERTY HIGHLIGHTS

- Located along CA-99 with traffic counts over 79,000 AADT
- Excellent exposure with easy on & off access to CA-99
- Heavy development area in the growing South East Bakersfield
- Multiple points of access including direct access to Hosking Ave
- Major nearby tenants including: Walmart, Lowes, CarMax, & Floor & Décor
- Neighbored to future Kaiser Permanente
- Construction to begin end of Q4 2025





- **Contact Broker for Pricing**
- **+/- 0.90 acre parcel**
- **Building size up to +/- 4,000 SF**
- **Zoning: C-2, City of Bakersfield**
- **Phased Commercial Development - Phase I:**
 - Gas station with c-store, QSR, drive-thru & sit-down restaurants, freestanding & multi-tenant retail buildings
- **Ground lease & build-to-suit options available**



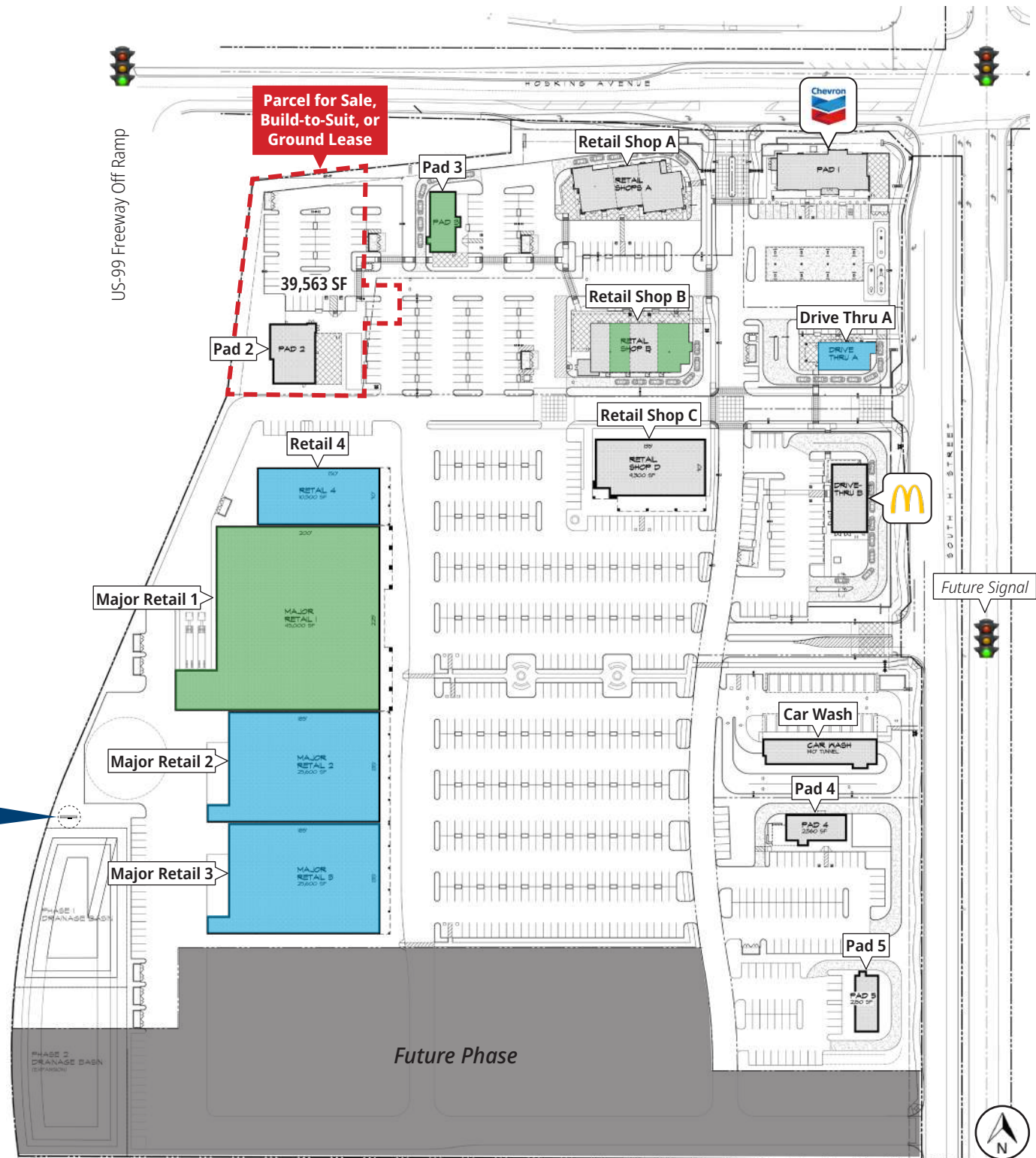
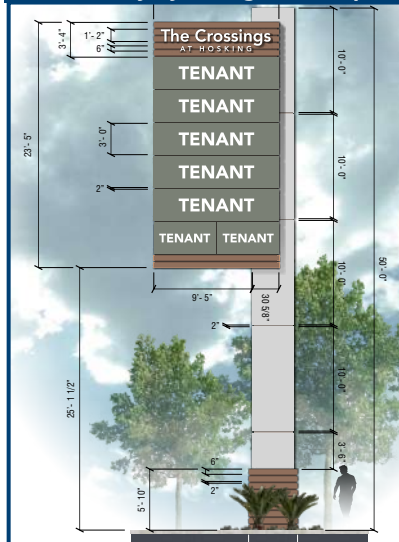
THE CROSSINGS

AT HOSKING

AVAILABILITY

SPACE	STATUS	SQ FT / SIZE
Pad 2	Available	+/- 4,000 SF
Pad 3	Lease Pending	+/- 2,560 SF
Retail Shop A	Available	+/- 6,200 SF
Retail Shop B	Available	+/- 4,000 SF
Drive Thru A	LOI Pending	+/- 2,200 SF
Retail 4	LOI Pending	+/- 10,000 SF
Major Retail 1	Lease Pending	+/- 45,000 SF
Major Retail 2	LOI Pending	+/- 25,600 SF
Major Retail 3	LOI Pending	+/- 25,600 SF
Retail Shop C	Available	+/- 9,300 SF
Car Wash	Available	140' Tunnel
Pad 4	Available	+/- 2,560 SF
Pad 5	Available	+/- 2,150 SF

50' Freeway Pylon Sign (Concept)



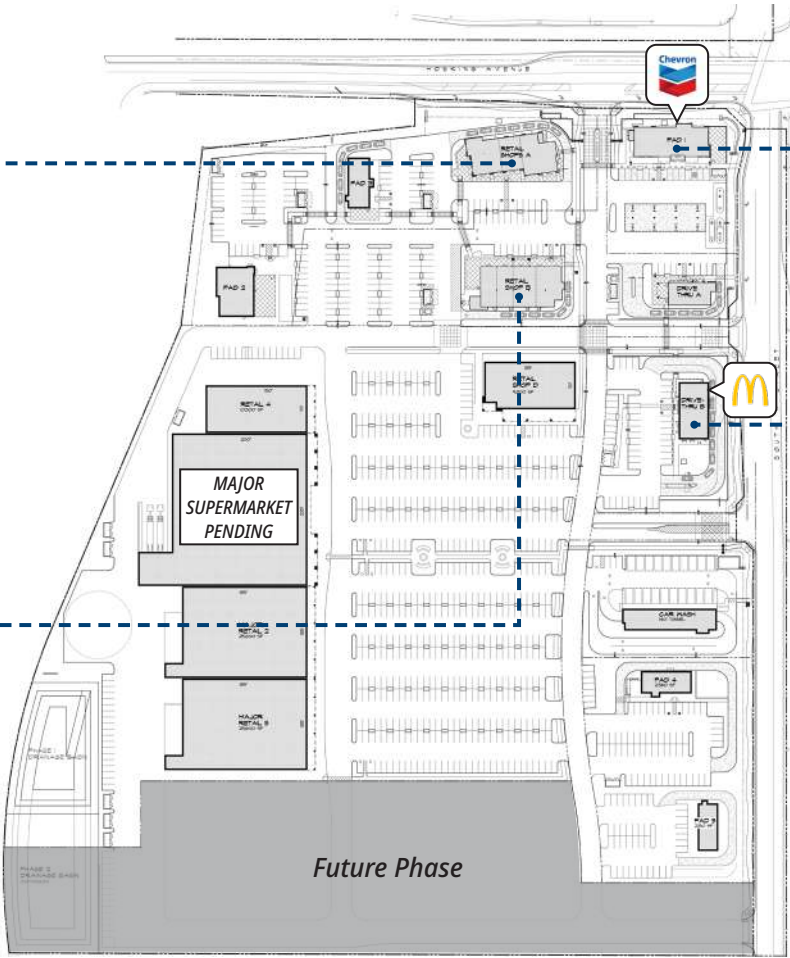




Retail Shop A



Retail Shop B



Tobbins C-Store



McDonald's

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#1 in Agricultural
Production Nationwide



#3 in Economic
Diversity
Nationwide



#4 in STEM
Jobs
Nationwide



OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest
Wind Farm
in the U.S.



#1 Largest Battery
Energy Storage
System in the World



#14 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR & SPACE
PORT AT RUTAN
FIELD



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



1-MILE RADIUS

17,044

Population

30.9

Median Age



Average
Household Size

\$99,629

Median Household
Income

BUSINESS



220

Total Businesses



1,431

Total Employees

INCOME



\$99,629

Median Household
Income



\$29,924

Per Capita Income



\$238,276

Median Net Worth

3-MILE RADIUS

101,695

Population

31.3

Median Age



Average
Household Size

\$78,753

Median Household
Income

BUSINESS



1,754

Total Businesses



14,502

Total Employees

INCOME



\$78,753

Median Household
Income



\$27,012

Per Capita Income



\$171,443

Median Net Worth

5-MILE RADIUS

193,534

Population

31.9

Median Age



Average
Household Size

\$71,926

Median Household
Income

BUSINESS



4,541

Total Businesses



37,432

Total Employees

INCOME



\$71,926

Median Household
Income



\$26,917

Per Capita Income



\$125,468

Median Net Worth



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