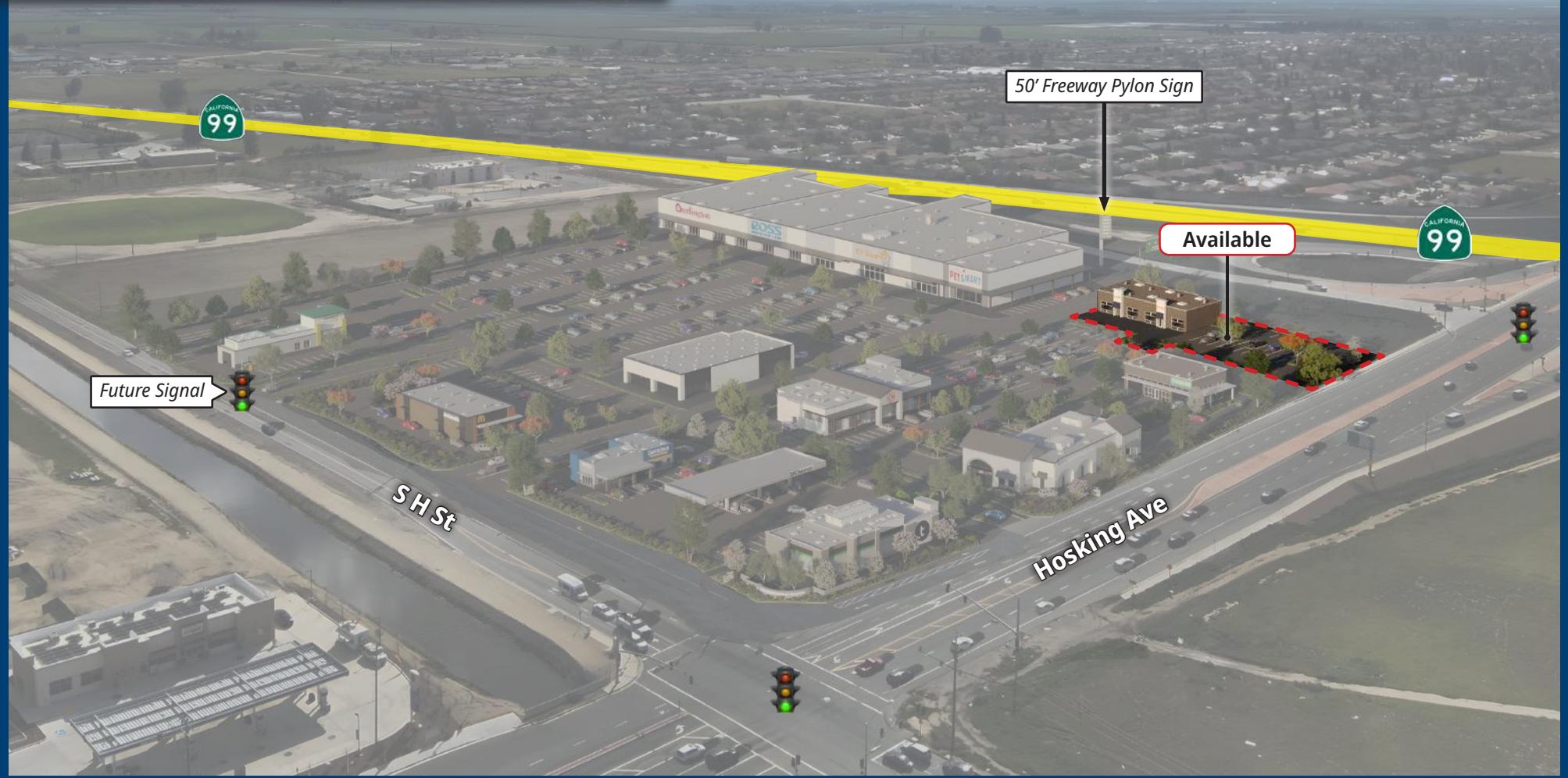


## Regional Grocery-Anchored Shopping Center

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



9810 Brimhall Road  
Bakersfield, CA 93312  
[www.oliviericommercial.com](http://www.oliviericommercial.com)

# THE CROSSINGS

AT HOSKING

US 99 & SWC Hosking Ave.  
Bakersfield, CA 93307

**Giana Olivieri**  
Senior Vice President  
LIC. #01973774  
661-616-4453  
[giana@oliviericommercial.com](mailto:giana@oliviericommercial.com)

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

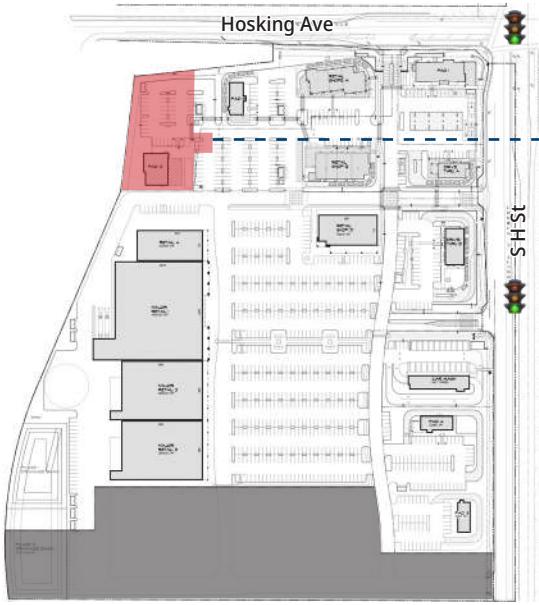


**The Crossings at Hosking** is a phased commercial development located at the CA-99 and Hosking interchange offering retail space, multi-tenant retail buildings, restaurant space, gas station, drive-thru, and quick-serve restaurant opportunities. This project is currently the only major retail development 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!

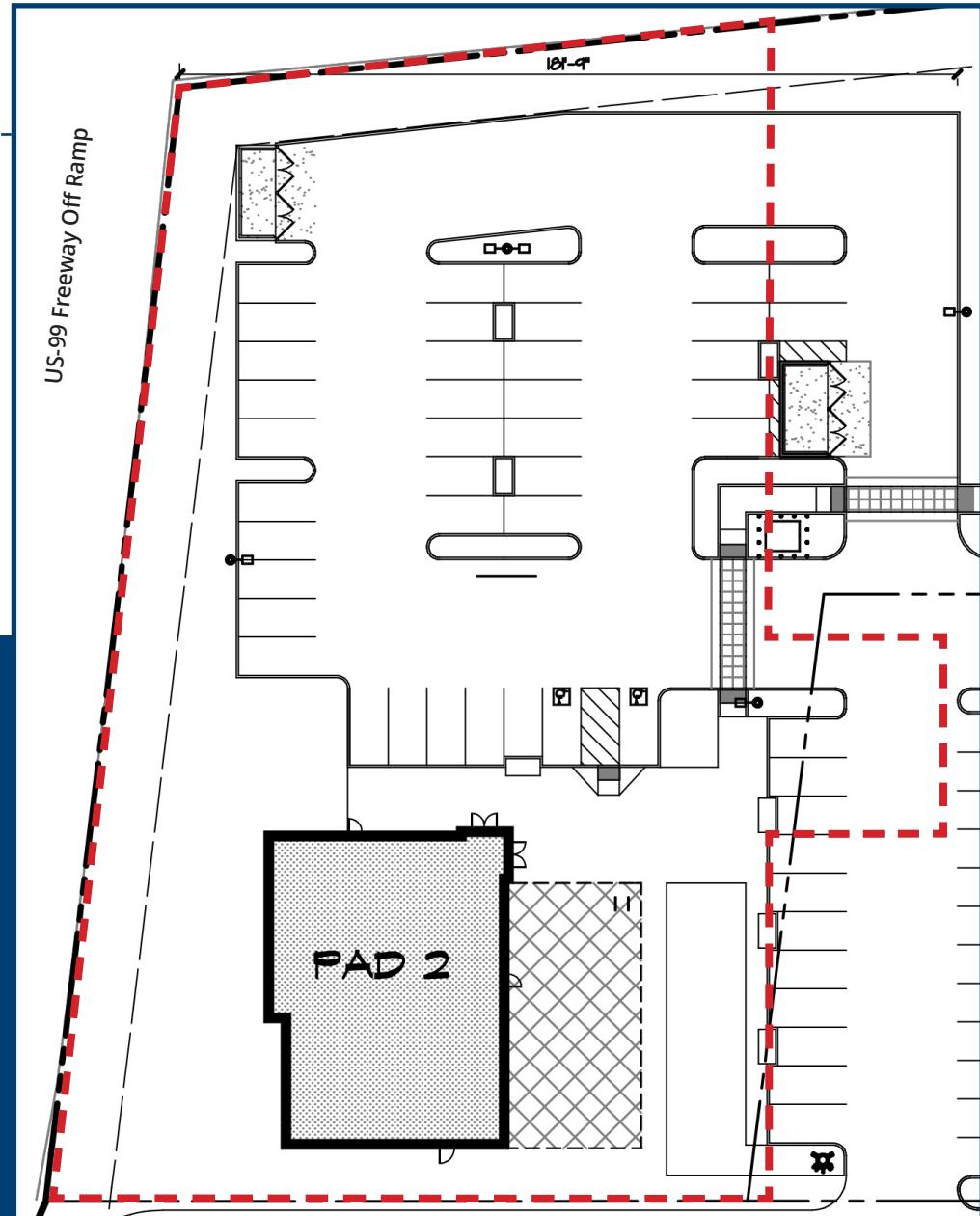
## PROPERTY HIGHLIGHTS

- 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

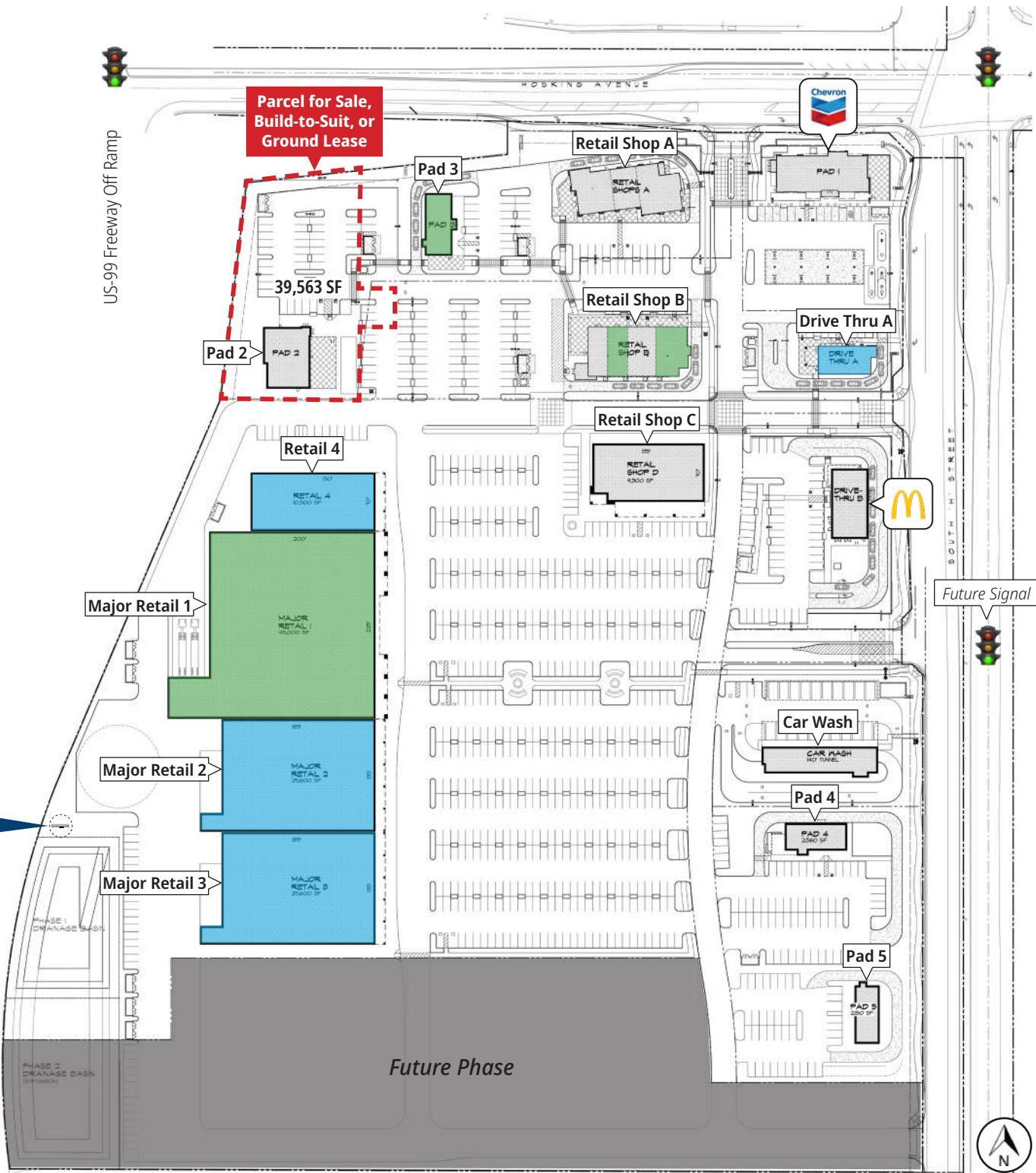
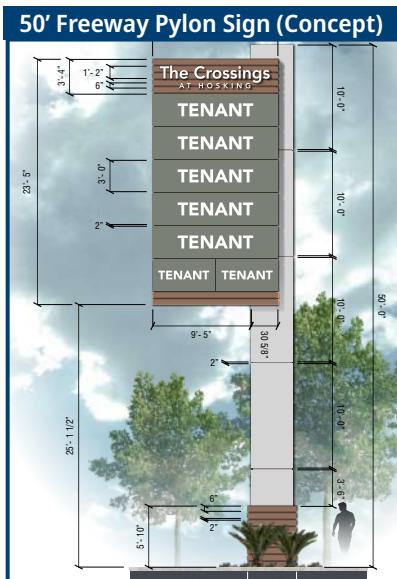


# THE CROSSINGS AT HOSKINS

## 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



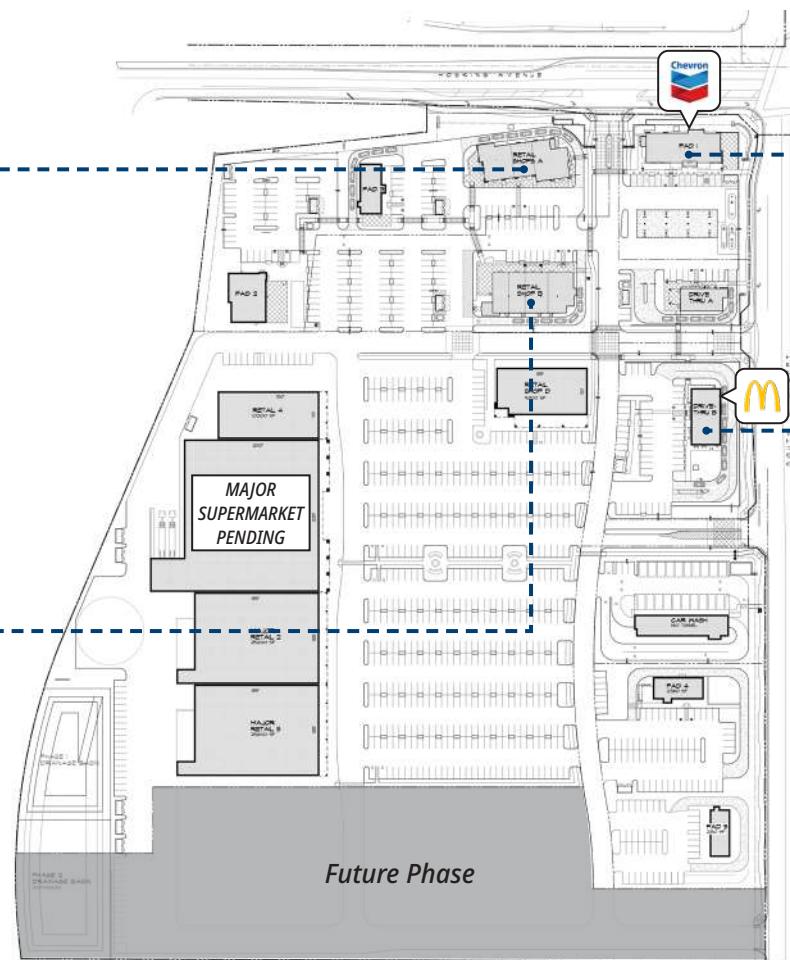




## Retail Shop A



## Retail Shop B



## *Future Phase*



**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



3.8

Average Household Size

30.9

Median Age

\$99,629

Median Household Income

101,695

Population



3.6

Average Household Size

31.3

Median Age

\$78,753

Median Household Income

5-MILE RADIUS

193,534

Population



3.4

Average Household Size

31.9

Median Age

\$71,926

Median Household Income

BUSINESS



220

Total Businesses



1,431

Total Employees



1,754

Total Businesses



14,502

Total Employees



4,541

Total Businesses



37,432

Total Employees

INCOME



\$99,629

Median Household Income



\$29,924

Per Capita Income



\$238,276

Median Net Worth



\$78,753

Median Household Income



\$27,012

Per Capita Income



\$171,443

Median Net Worth



\$71,926

Median Household Income



\$26,917

Per Capita Income



\$125,468

Median Net Worth