

# FOR SUBLEASE ► RETAIL

+/- 1,278 SF

10606 Hageman Rd, Suite B4

Bakersfield, CA 93308

## PROPERTY DETAILS

- LEASE RATE: CONTACT BROKER FOR PRICING
- SPACE AVAILABLE: +/- 1,278 SF
- PART OF ESTABLISHED SHOPPING CENTER IN NW BAKERSFIELD: THE ORCHARD ON HAGEMAN
  - 1-MILE POPULATION: 15,136
  - 1-MILE AVG HOUSEHOLD INCOME: \$110,811
- TRAFFIC COUNT: +/- 21,000 AADT (HAGEMAN RD & VERDUGO LN)
- SIGNALIZED INTERSECTION
- MONUMENT SIGNAGE AVAILABLE
- YEAR BUILT: 2004
- ZONING: C-2, CITY OF BAKERSFIELD
- CO-TENANTS INCLUDE:



**END-CAP SUITE WITH GREAT VISIBILITY FROM THE MAIN ENTRANCE INTO SHOPPING CENTER FROM HAGEMAN RD**



**OLIVIERI COMMERCIAL GROUP**

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**GLA: +/- 1,278 square feet**



\*Floor Plan not to scale



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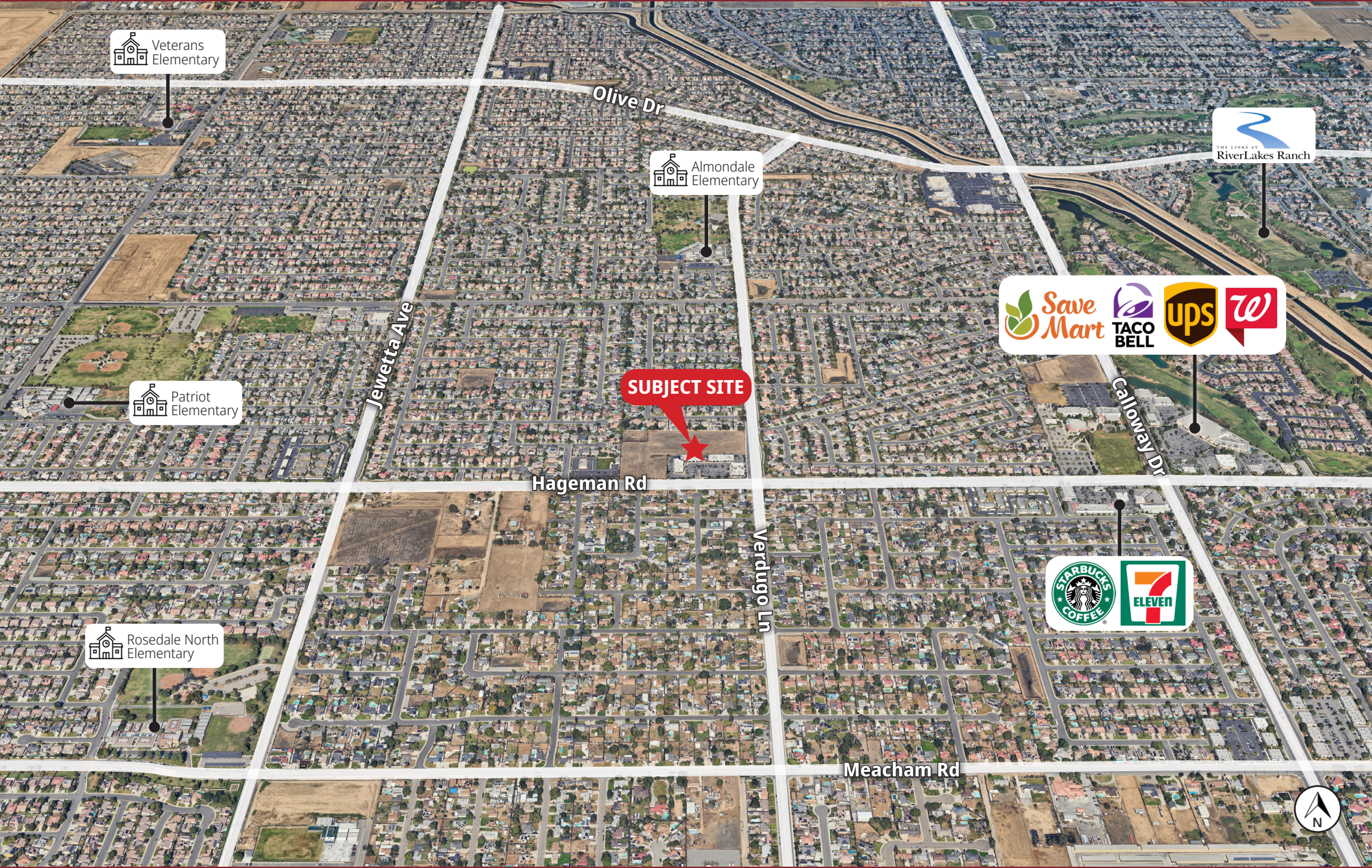


SUITE AVAILABILITY	
SUITE	TENANT
A1	Butcher Block
A4	Los Aguacates
B1	Ritmo Kitchen & Lounge
B2	Pure Bliss
B3	Darling Nails
B4	Available
C1	Slice of Italy
C2	Green Massage
C3	Bure Bliss Barber Shop
C4	Verdugo Market Liquor
D1	Vacant
D2	Vacant
D3	Vacant
E	Skillets Diner



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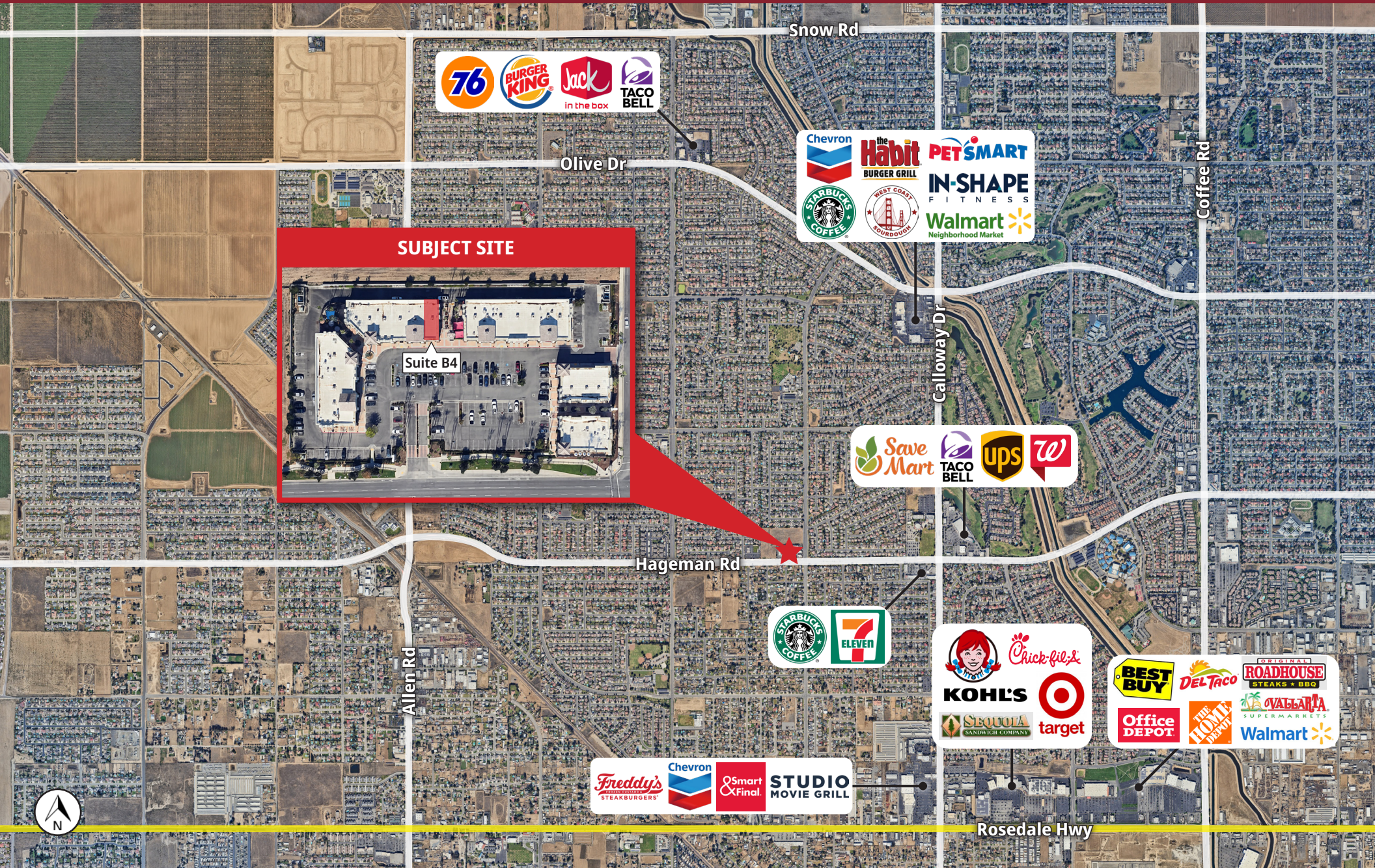


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# AERIAL OVERVIEW

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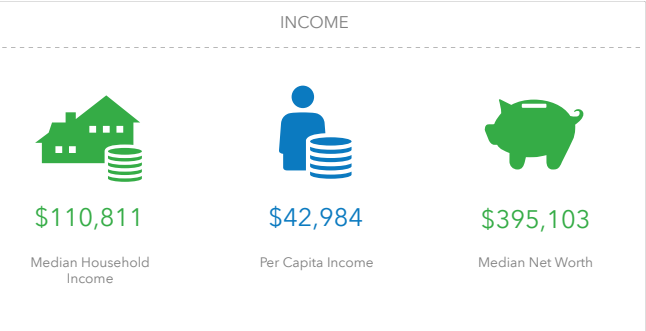
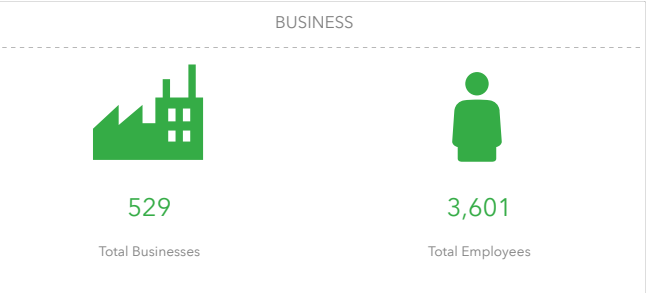
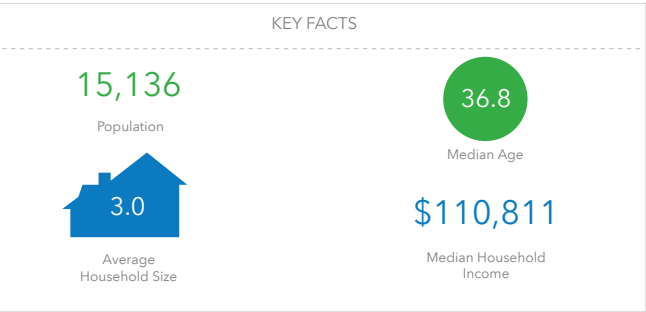




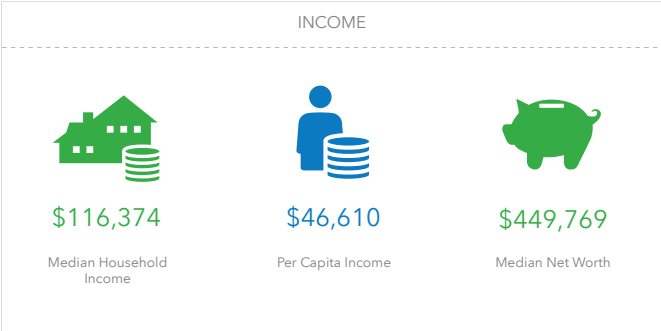
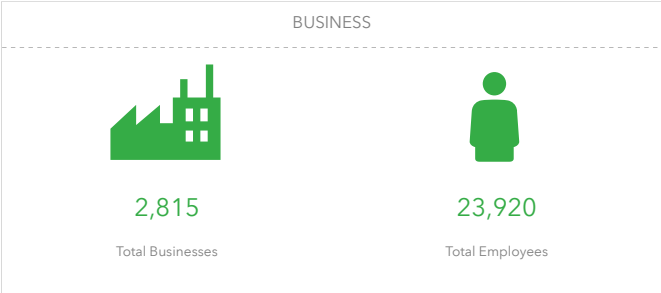
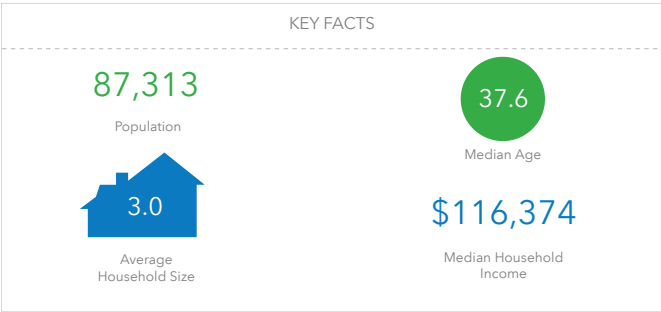
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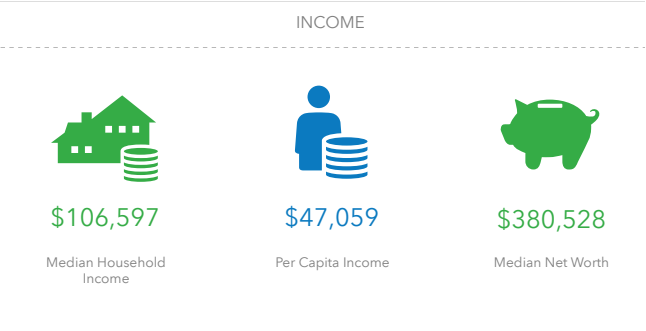
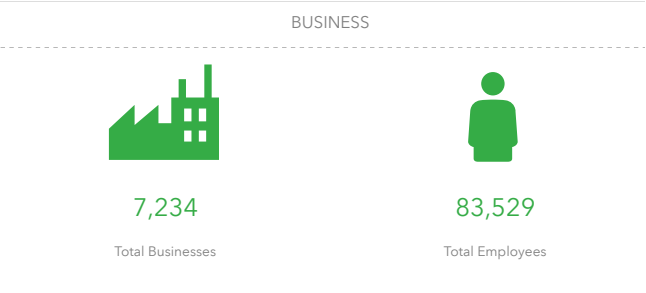
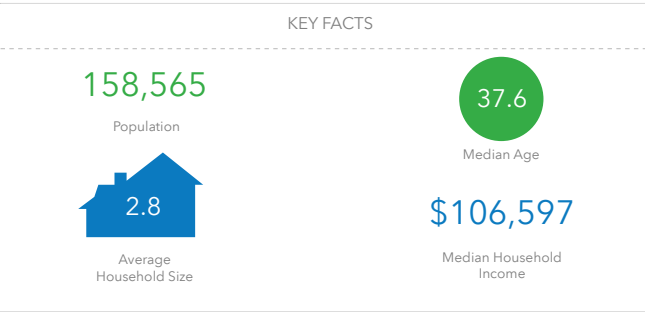
1-Mile Radius



3-Mile Radius



5-Mile Radius



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