

GROCERY ANCHORED PAD LONG-TERM GROUND LEASE



1115 UNION AVE, BAKERSFIELD, CA 93304



UNION AVE (+35,158 CPD)

E CALIFORNIA AVE (+25,658 CPD)



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**SUPERIOR
GROCCERS**

RETAIL PAD

1115 UNION AVE,
BAKERSFIELD, CA

Valero

SUBWAY

**W
Weierschitzel**

E CALIFORNIA AVE (+25,658 CPD)

UNION AVE (+35,158 CPD)



KERN COUNTY HUMAN SERVICES

INVESTMENT SUMMARY

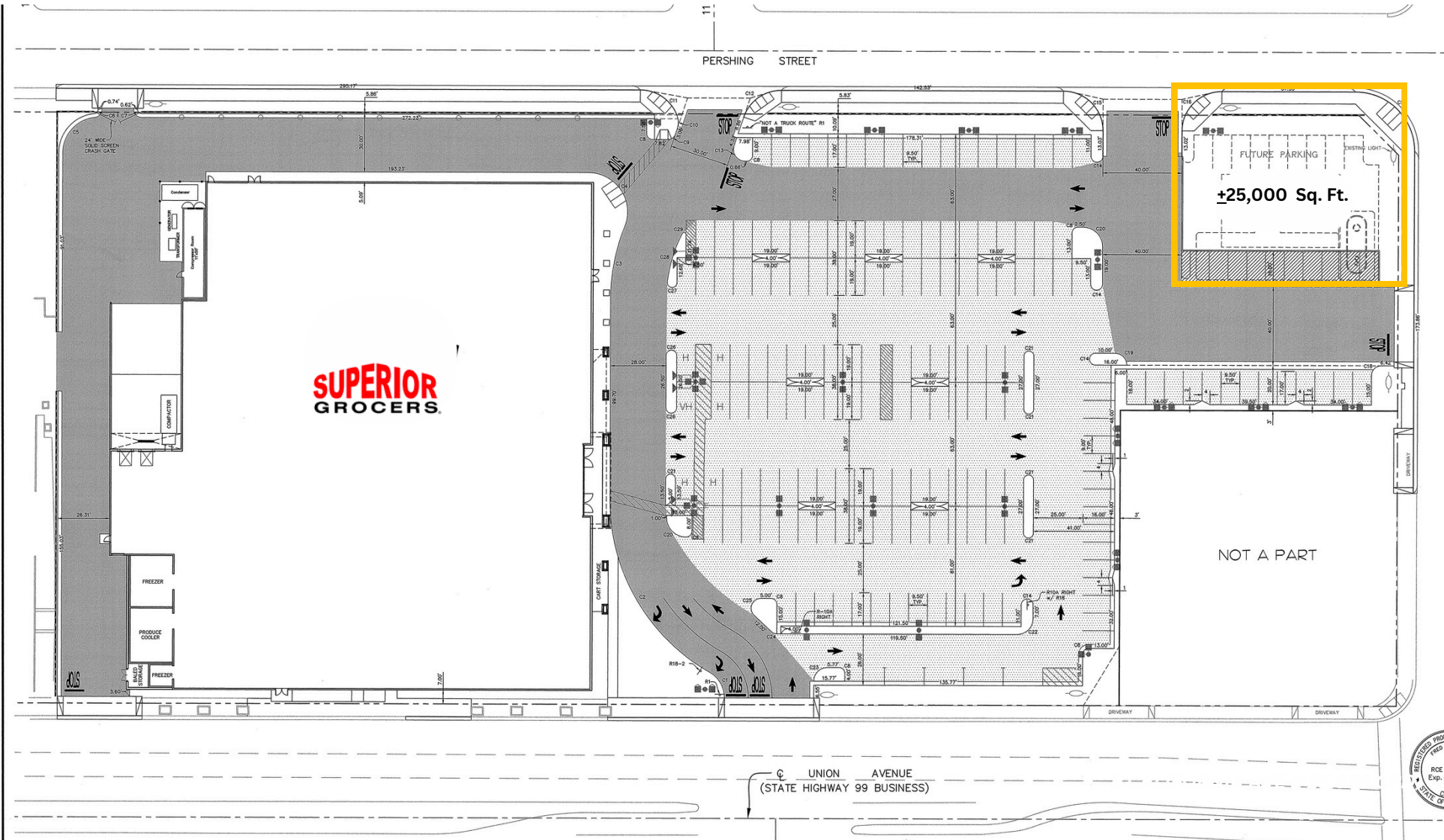
| | |
|--------------|---------------------------------------|
| Address | 1115 Union Ave, Bakersfield, CA 93307 |
| Leasing Rate | \$9,000 + NNN per Month |
| APN | 009-512-03-00-04 |
| Land Size | ±25,000 Sq. Ft. |
| Zoning | C3- Regional Commercial |

INVESTMENT HIGHLIGHTS

- **SUPERIOR GROCERS** Anchored center
- SWC E California Ave and Union Ave (Highway 204)
- Long-term ground lease possible
- Parking to be shared and in common
- Convenient access to the Highway 58 and Highway 178



SITE PLAN

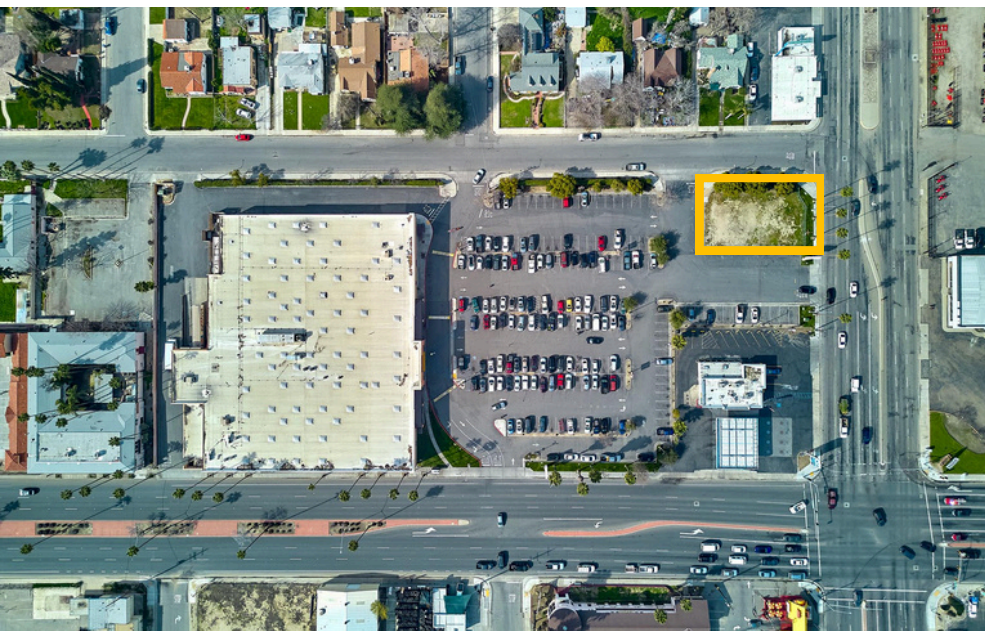


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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PROPERTY IMAGES



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DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|----------|
| Population | | | |
| 2023 Estimated Population | 17,981 | 140,516 | 315,261 |
| 2028 Projected Population | 18,411 | 143,303 | 321,854 |
| 2010 Census Population | 16,576 | 132,768 | 295,868 |
| Households | | | |
| 2023 Estimated Households | 5,431 | 42,964 | 100,304 |
| 2028 Projected Households | 5,587 | 43,876 | 102,472 |
| 2010 Census Households | 4,849 | 40,178 | 93,589 |
| Income | | | |
| 2023 Estimated Average Household Income | \$35,352 | \$51,162 | \$59,221 |
| 2023 Median Household Income | \$27,724 | \$36,188 | \$42,316 |



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