

## PROPERTY DETAILS

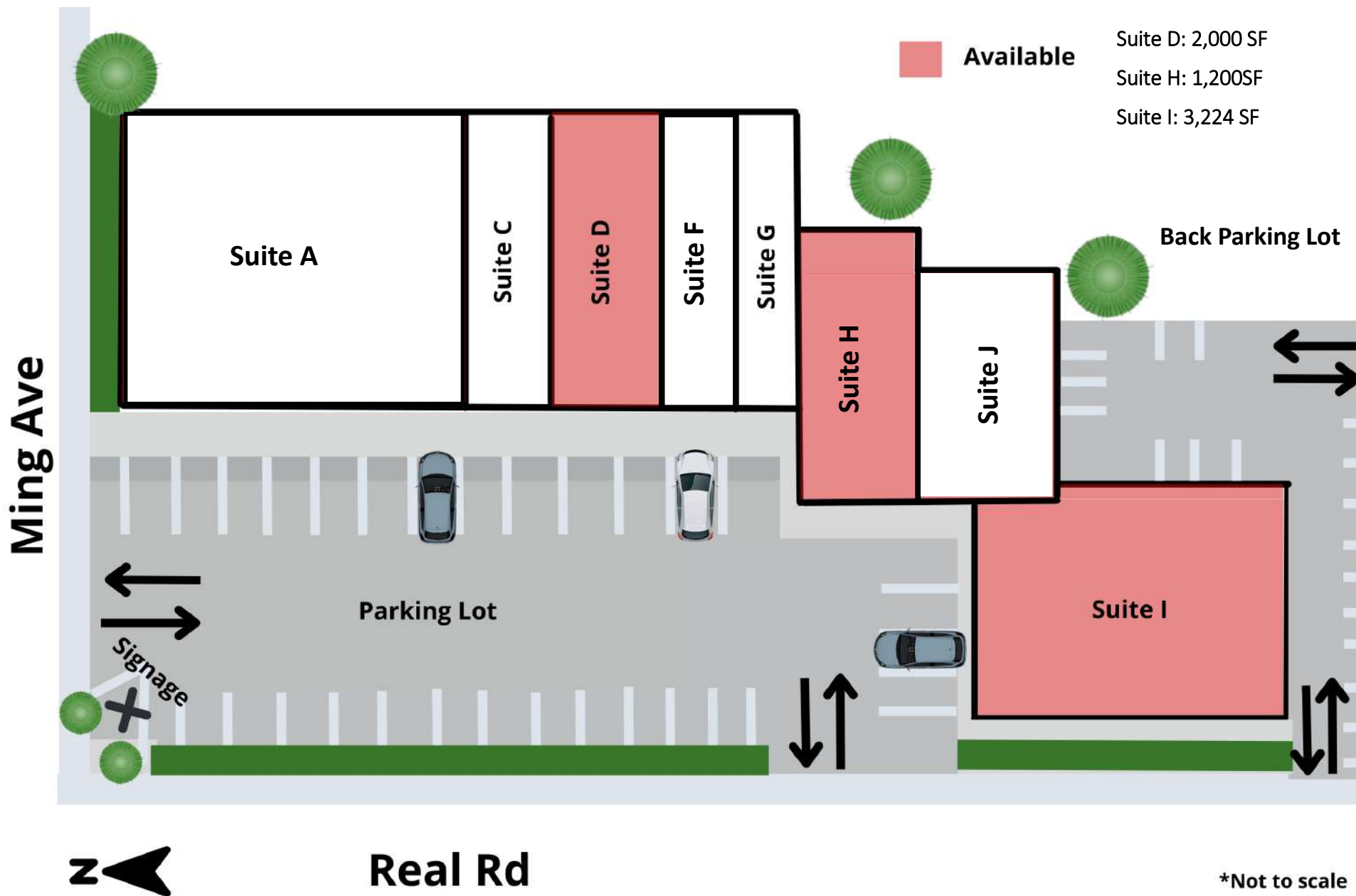
- SUITES AVAILABLE:
  - SUITE D +/- 2,000 SF
  - SUITE H +/- 1,200 SF
  - SUITE I +/- 3,224 SF
- ZONED C-2 IN THE CITY OF BAKERSFIELD
- EXCELLENT VISIBILITY FROM SIGNALIZED INTERSECTION
- IN PROXIMITY TO BAKERSFIELD'S REGIONAL MALL, THE VALLEY PLAZA
- 0.3 MILES WEST OF MAJOR HIGHWAY 99 (TRAFFIC COUNTS OVER 153,000 VPD)
- HIGHLY VISIBLE SUITES ALONG MING AVE WITH TRAFFIC COUNTS OVER 49,000 VPD PYLON SIGNAGE AVAILABLE
- NEARBY TENANTS INCLUDE: TJ MAXX, GUITAR CENTER, CHUCK E. CHEESE, 99 CENTS ONLY STORES, THE HOME DEPOT, AND ROSS



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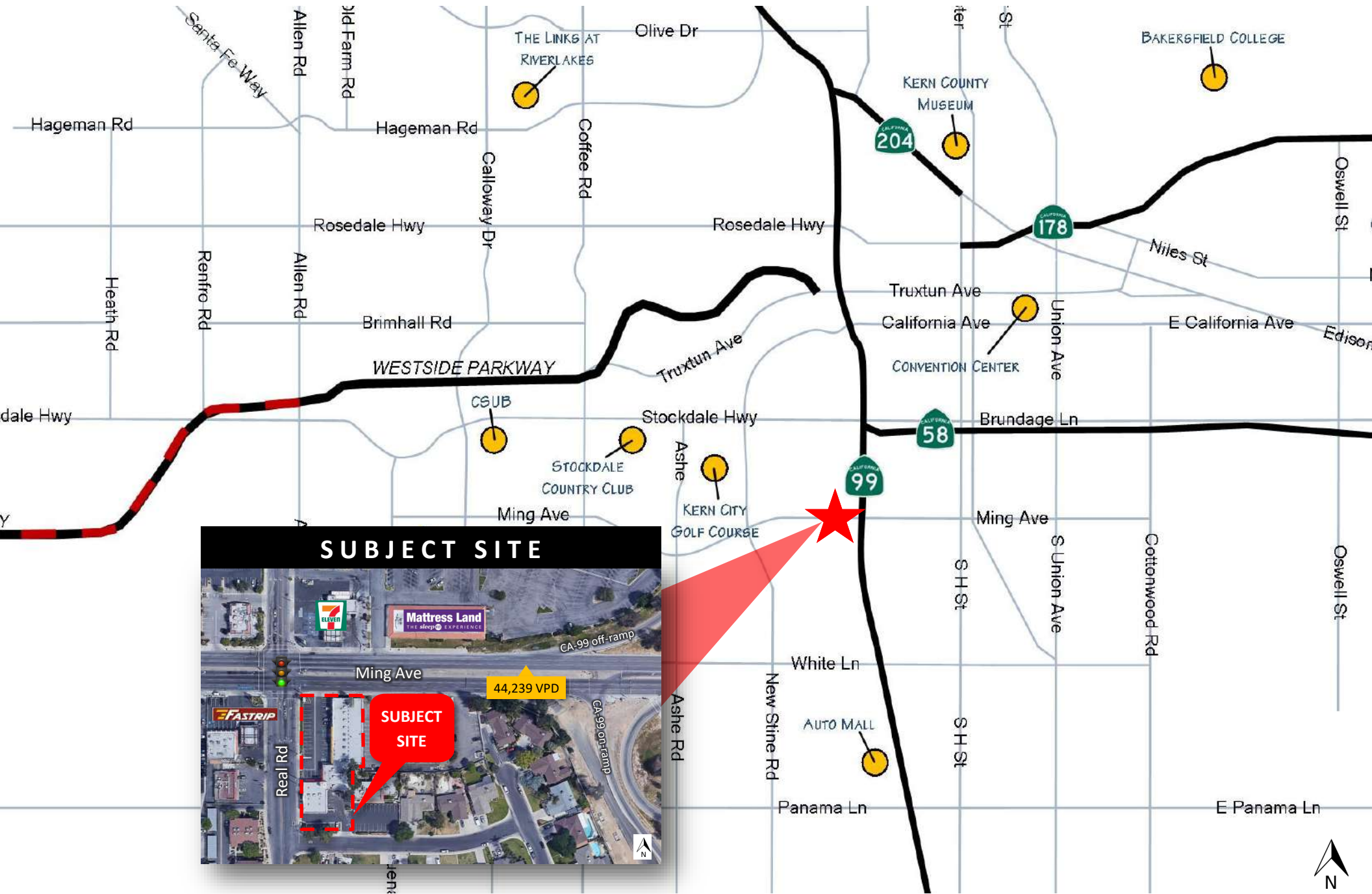




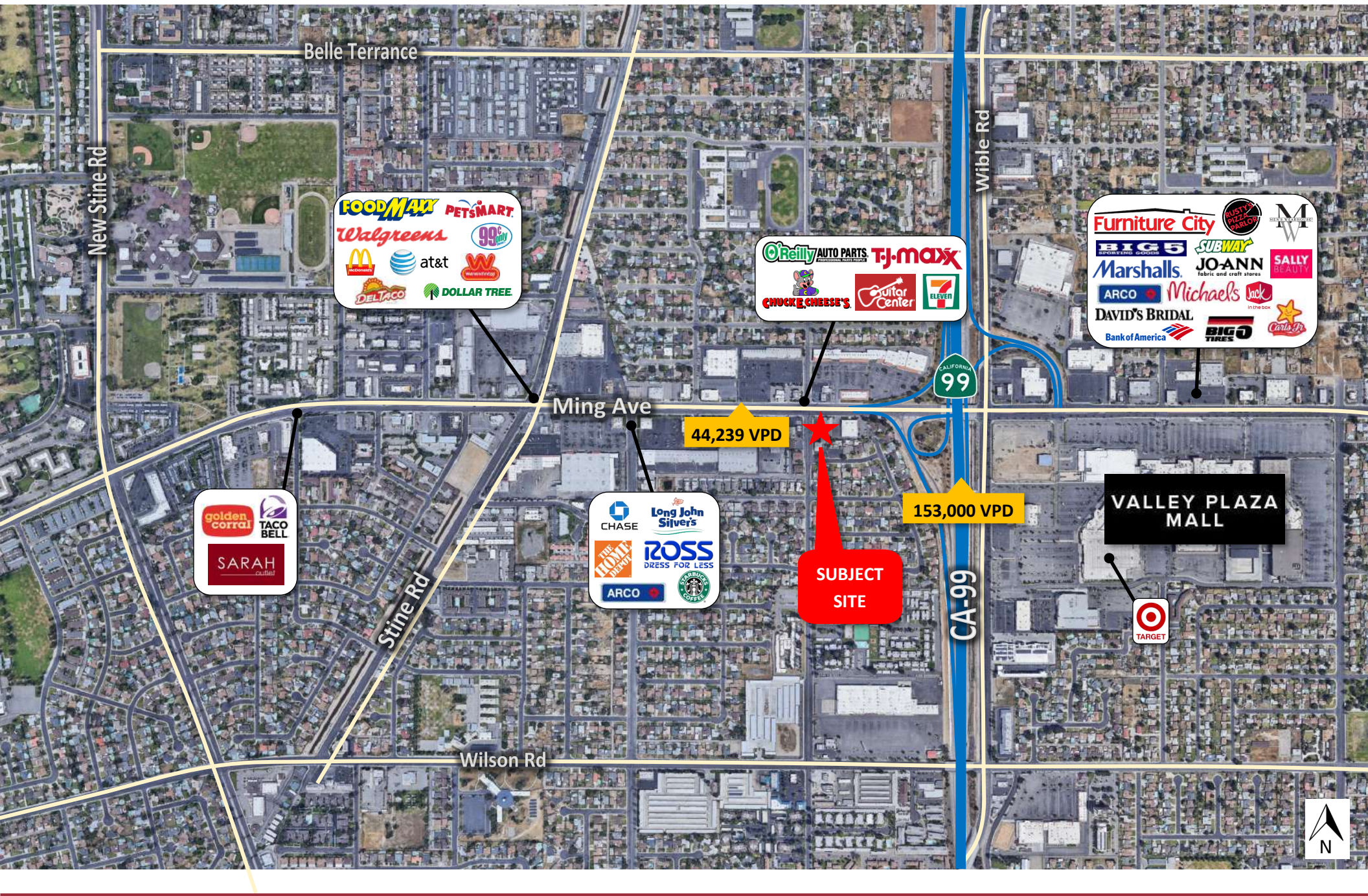


# LOCATION MAP

# Ming and Real Plaza



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## 1-MILE RADIUS

## 3-MILE RADIUS

## 5-MILE RADIUS

