



5000 STOCKDALE HWY / BAKERSFIELD, CA 93309

STOCKDALE PLAZA PARCEL FOR SALE

Retail Box Opportunity

30K SF Retail Anchor on ≈2.80 Acres

Represented by



610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

SRSRE.com



PYLON SIGN OPPORTUNITY

EXISTING LOADING DOCK

SUBJECT: 30,000 SF

BAKERSFIELD DENTAL GROUP

Smart&Final extra!



FOR SALE

Retail Box Opportunity

PRICING: \$4,250,000.00

Building: **30,000 SF**

Land Area: **~2.80 Acres** (~121,968 SF)

Parking Ratio: **4.23/1,000 SF** (127 spaces)

APN: **331-440-24-00-1**

Zoning: **PCD**

- Site presents a unique owner/user opportunity OR future investor with excellent upside through lease-up opportunity in a desirable location
- Great opportunity within one of the main regional retail shopping corridors in Bakersfield
- Close proximity to highway 99 and 58 (combined over 270K car per day)
- Strong tenant synergy with Aldi, Smart & Final Extra!, Chuze Fitness, CVS, In-N-Out and more ; drawing consumers to the trade area and promoting crossover tenant exposures to the site
- Ample on-site parking





For More Information, Contact

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