

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. SRS





FOR SALE

Retail Box Opportunity

PRICING: \$4,250,000.00

Building: 30,000 SF

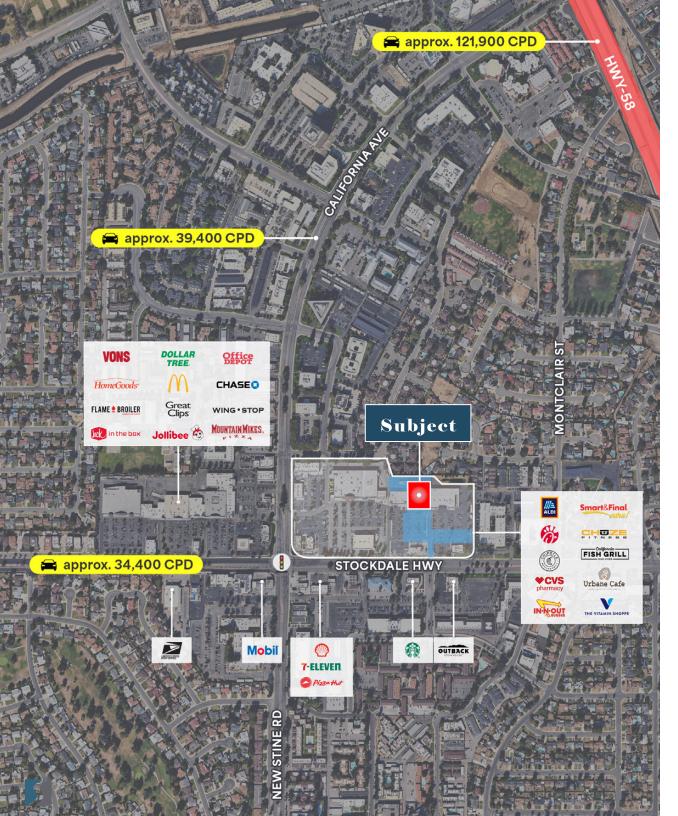
Land Area: ≈**2.80 Acres** (≈121,968 SF)

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



5.2M annual site visits to Stockdale Plaza

*SOURCE: PLACER.AI

Demographics

ESTIMATE 2025 *SOURCE: ESRI & DATA USA

175k daytime population408,366 population

one mile

Population / 16,919
Avg HH Income / \$70,261
Daytime Population / 16,545
Median Age / 33.9

three miles

Population / 115,178

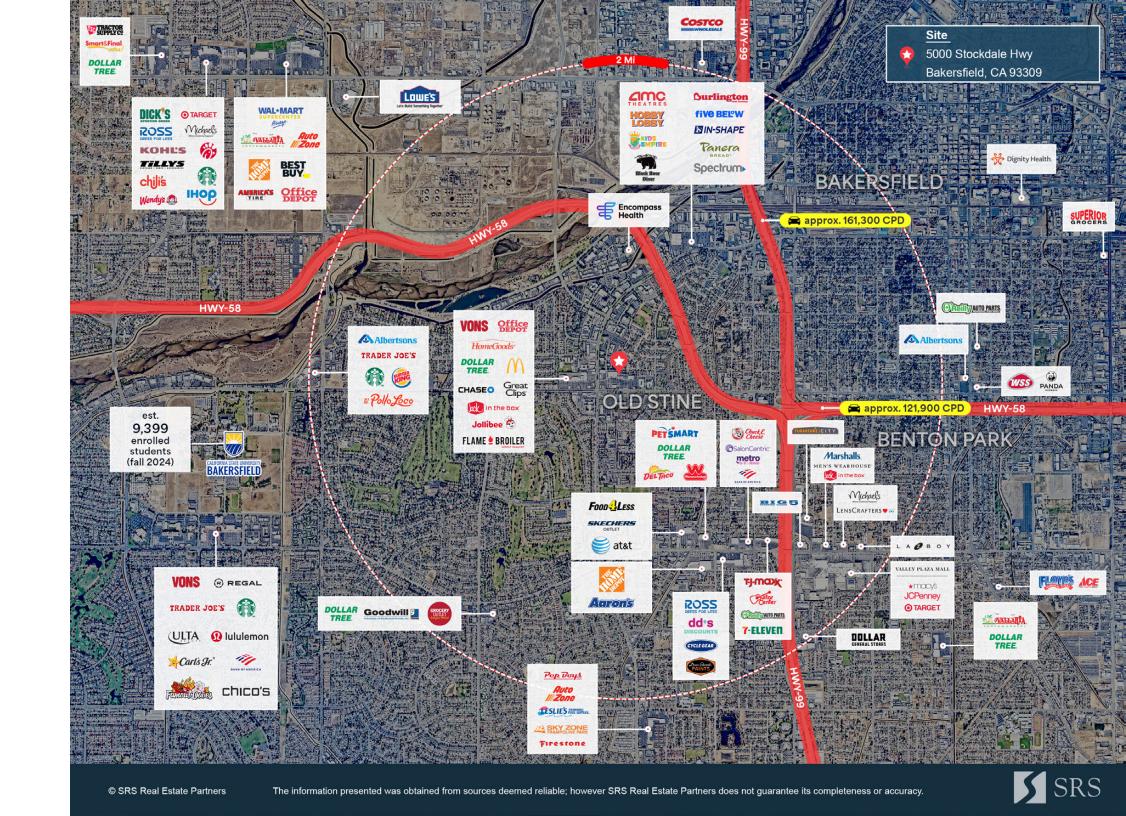
Avg HH Income / \$84,103

Daytime Population / 87,772

Median Age / 33.8

five miles

Population / 345,885 Avg HH Income / \$92,604 Daytime Population / 149,910 Median Age / 33.7





For More Information, Contact

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