

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text, there are three horizontal stripes in yellow, red, and blue.A sign for "CHOICECUT" is mounted on the building's facade. The word "CHOICECUT" is in large, bold, red letters. Below it, in smaller white letters on a red background, are the words "MEAT · POULTRY · PORK".A sign for "HAIR SALON" is mounted on the building's facade. The words "HAIR" and "SALON" are stacked vertically in large, blue, block letters.A sign for "सवनी भंडी D" is mounted above the glass entrance doors. The text is in white on a dark background.

For Lease | \$1.25/SF, NNN

# Multi-Tenant Office/ Warehouse Complex

8500 Harris Rd | Bakersfield, CA

## Contact Us:

### Scott Wells

Senior Vice President | Principal  
License No. 01126196  
+1 661 631 3822  
scott.wells@colliers.com

### Colliers International

Central California  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield

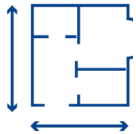
# Property Information

**Prime Southwest Bakersfield Retail Opportunity!** Position your business at the heart of one of Bakersfield's strongest retail corridors. Located at 8500 Harris Road in the highly desirable Southwest market, this property offers exceptional visibility and traffic, surrounded by some of the region's top national retailers. Immediate neighbors include Walmart, Sam's Club, Target, Kohl's, Starbucks, and Buffalo Wild Wings, creating a powerful draw for consistent daily traffic and strong consumer demand. The site benefits from easy access, ample parking, and close proximity to dense residential neighborhoods and major thoroughfares.

## Lease Rate:

\$1.25/SF, NNN

## Availability:



### Available for Lease

North Building Suite A: ± 2,360 SF



### Zoning

M-2 zoning

## Highlights:

- Available July 1st!
- Office warehouse space
- Suite has an interior restroom
- Great Signage
- Excellent Parking
- One roll-up doors
- Adjacent to Walmart, Sam's Club, Target, Kohl's, Starbucks, and Buffalo Wild Wings





# Aerial

# Demographics



**Population**  
 1 Mile: 15,120  
 3 Mile: 109,049  
 5 Mile: 231,488



**Daytime Population**  
 1 Mile: 13,917  
 3 Mile: 92,358  
 5 Mile: 209,750



**Businesses**  
 1 Mile: 363  
 3 Mile: 2,566  
 5 Mile: 6,689



**Median Age**  
 1 Mile: 31.3  
 3 Mile: 32.7  
 5 Mile: 32.3



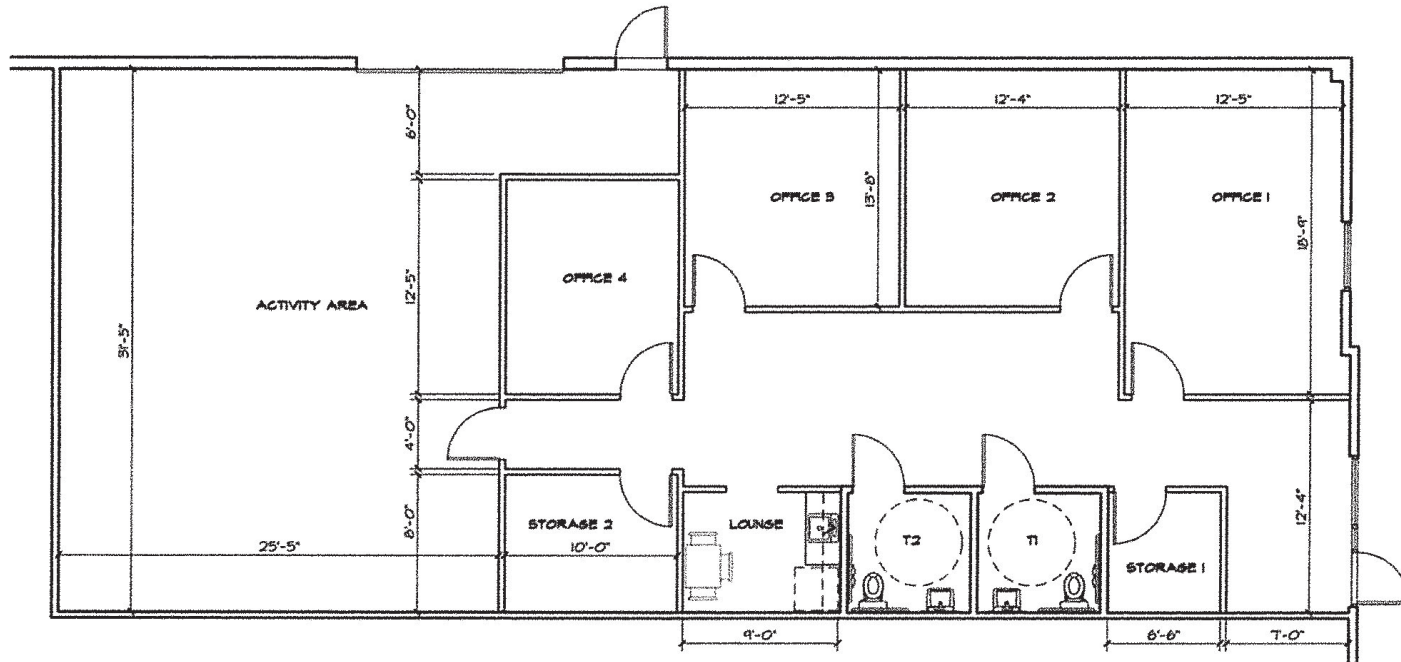
**Households**  
 1 Mile: 4,516  
 3 Mile: 34,299  
 5 Mile: 73,224



**Average HH Income**  
 1 Mile: \$104,441  
 3 Mile: \$116,057  
 5 Mile: \$102,885

# Floor Plan

## Suite A ± 2,360 SF



### Contact Us:

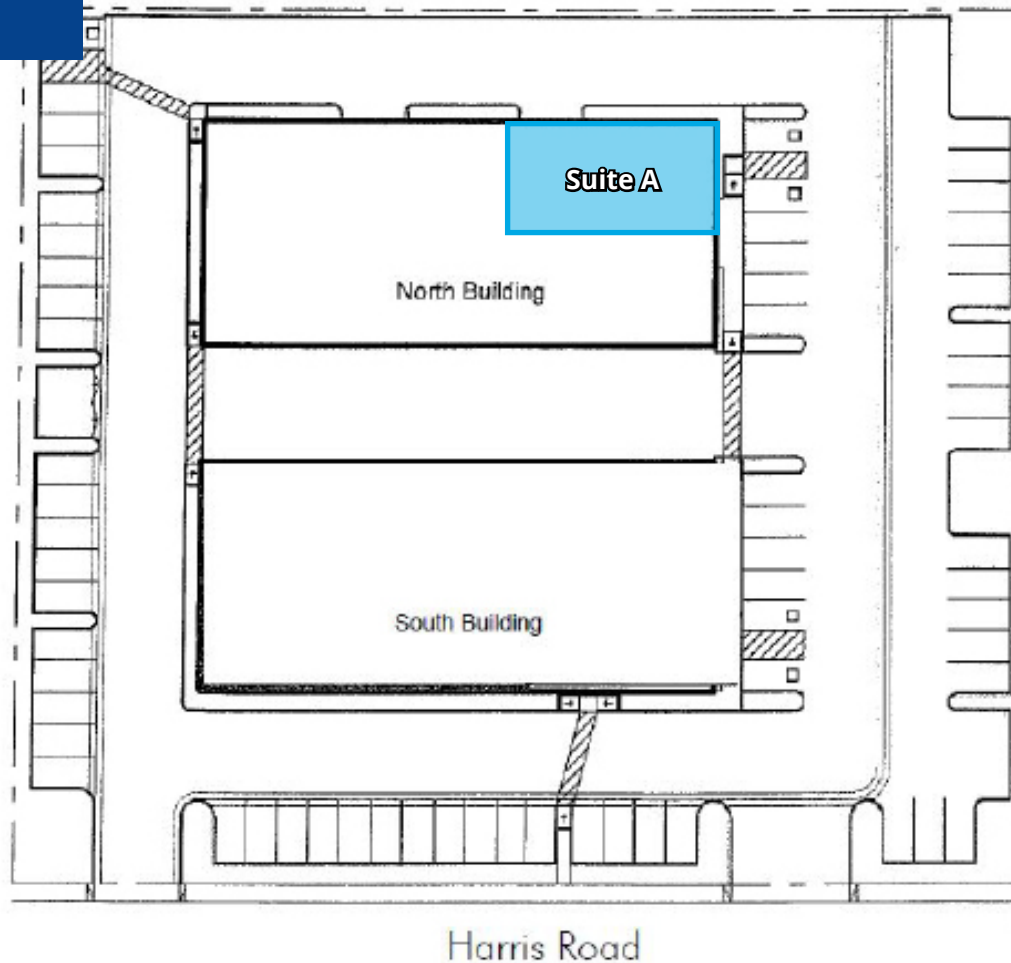
#### Scott Wells

Senior Vice President | Principal  
License No. 01126196  
+1 661 631 3822  
scott.wells@colliers.com

#### Colliers International

Central California  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield

# Site Plan



## Contact Us:

### Scott Wells

Senior Vice President | Principal  
License No. 01126196  
+1 661 631 3822  
scott.wells@colliers.com

### Colliers International

Central California  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield