

For Lease | Retail Space

Airport & Olive Community Shopping Center

715-731 Airport Drive | Bakersfield, CA

Garret Tuckness, CLS

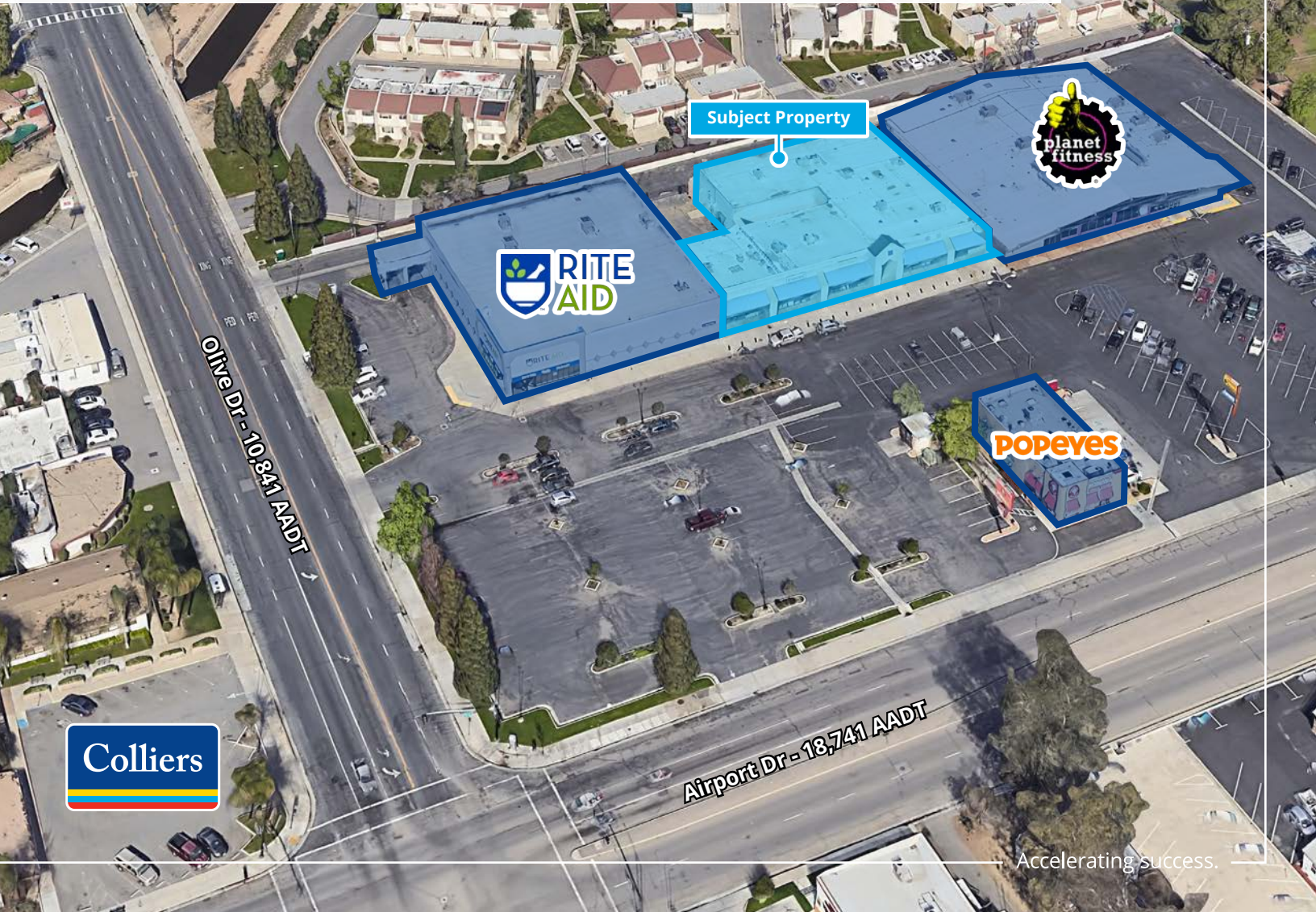
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Subject Property



Accelerating success.



Olive Dr - 10,841 AADT

Airport Dr - 18,741 AADT



Property Highlights:

- Prime retail space in highly visible and easily accessible area
- In-line space available now
- Excellent corner location at signalized intersection
- Ample parking
- Situated in bustling commercial area with high volume of foot and vehicle traffic
- Strong demographic profile in surround area
- Proximity to Bakersfield Meadows Field Airport
- Surrounding tenants include:



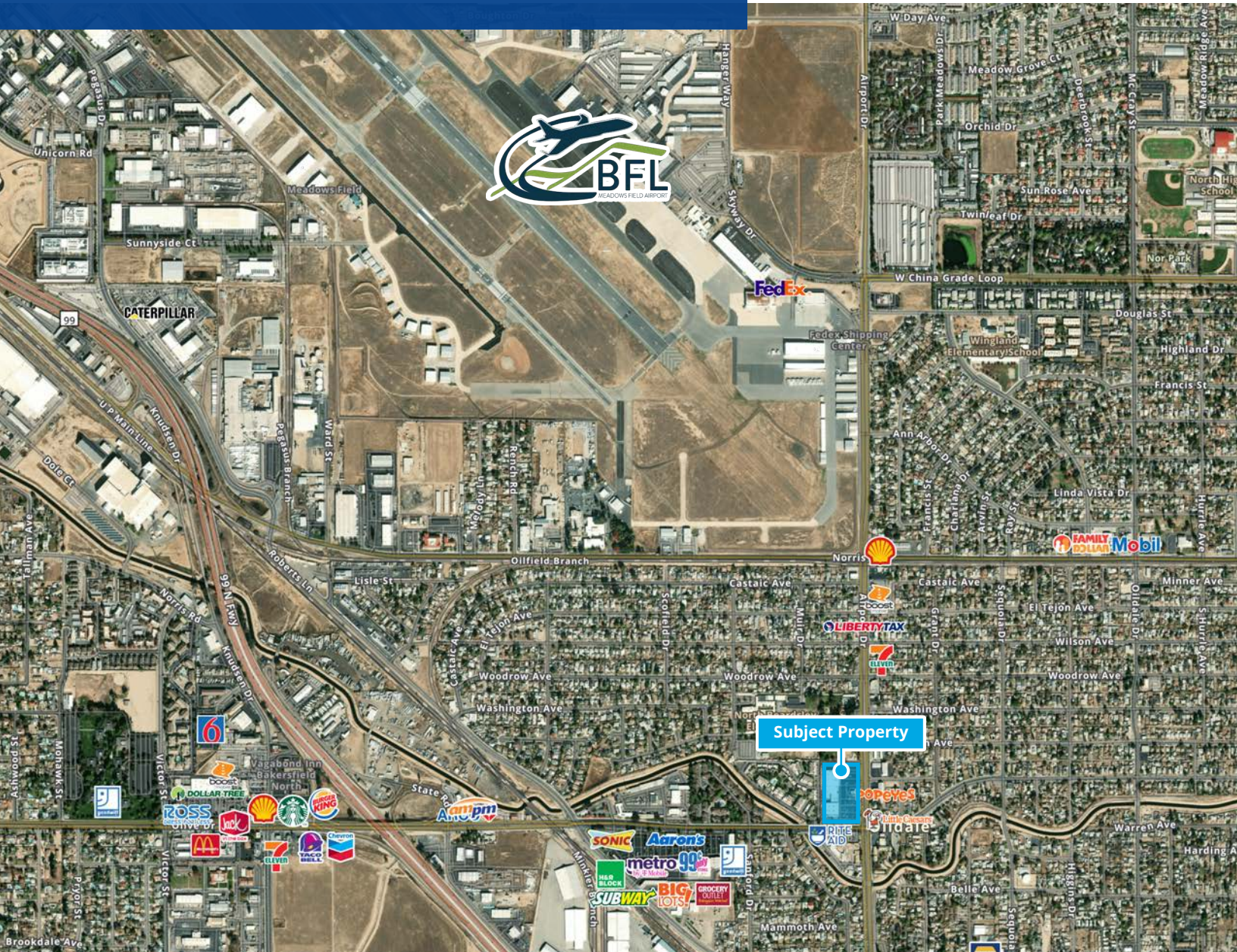
Available:

Suite 721	900 sf	\$2.00/sf, NNN
Suite 725	3,600 sf	\$1.00/sf, NNN
Suite 729	11,240 sf	\$1.00/sf, NNN

Property Overview:

715-731 Airport Drive is an approximately 58,140 sf community shopping center located at the northwest corner of Airport Drive and Olive Drive in the north Bakersfield trade area. It is surrounded by dense residential with high traffic volume and is in proximity to Freeway 99 and Meadows Field Airport.

Aerial



Population

1 Mile: 17,218
3 Mile: 71,283
5 Mile: 213,943



Daytime Population

1 Mile: 14,918
3 Mile: 101,494
5 Mile: 256,442



Median Age

1 Mile: 33.1
3 Mile: 34.9
5 Mile: 32.6



Businesses

1 Mile: 338
3 Mile: 5,245
5 Mile: 11,382



Households

1 Mile: 6,210
3 Mile: 26,053
5 Mile: 72,528



Average HH Income

1 Mile: \$51,367
3 Mile: \$71,243
5 Mile: \$75,806

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