

New Development
Office | Medical | Retail

AVAILABLE
For Lease

8702
Harris Road
Bakersfield, CA

Property Highlights

- New, modern mixed use development in southwest Bakersfield totaling approximately 30,000 SF
- Abundantly parked
- High visibility location - newly installed traffic signal at Harris and Young Streets
- AADT of 21,687 vehicles (2024)
- Close to Gosford Village power retail center which includes Sam's Club, Walmart, Kohl's, Petco, Target (coming soon), and many more
- Flexible space offerings
- Designed by Paul Dhanens Architect, Inc.
- Constructed by Wallace & Smith Contractors

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Offering Terms | Site Plan

8702 Harris Road - Bakersfield, CA

ASU Commercial is pleased to offer for lease space within this new development located at 8702 Harris Road at the northwest corner of Harris Road and Young Street in Southwest Bakersfield.

The project will consist of three buildings. Construction is under way on the east building, with 2,749 SF available.

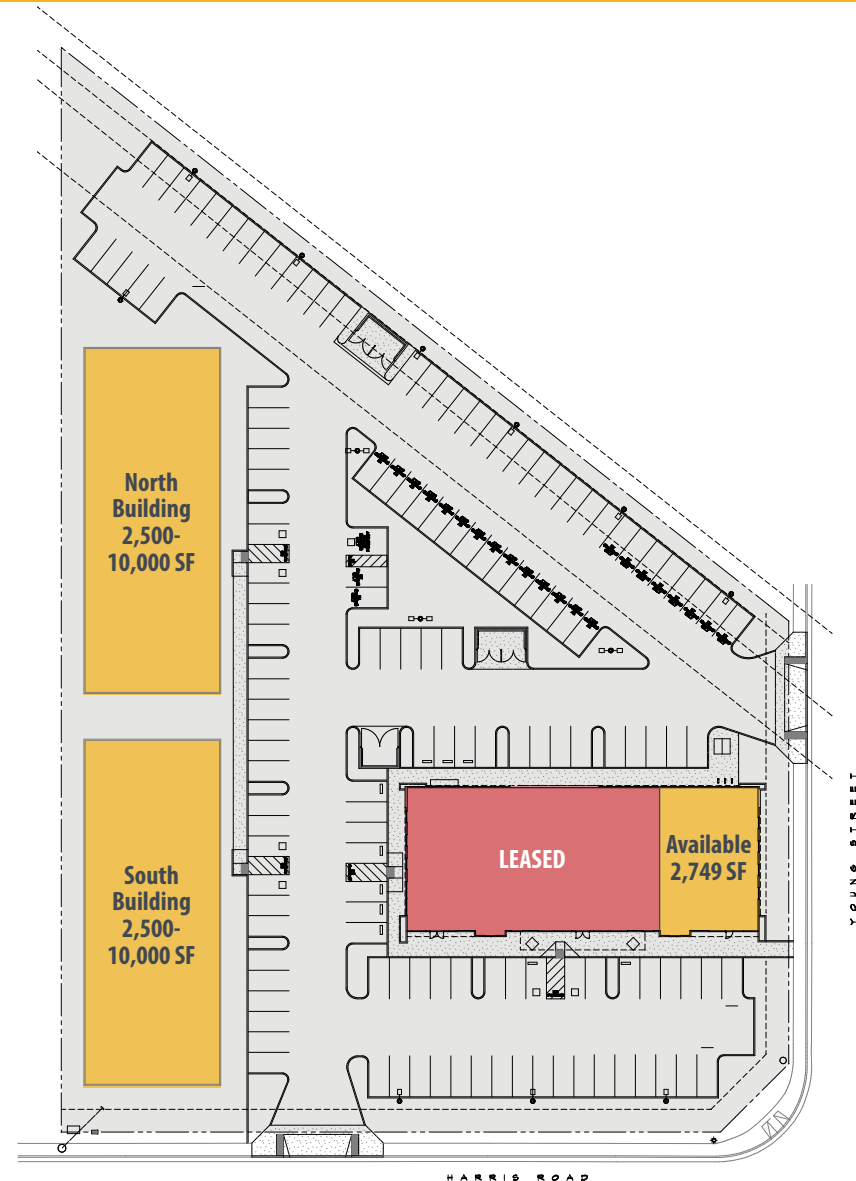
Availability

- **East Building** 2,749 SF
Location East end cap fronting Young Street
Timing Q2 2026 delivery
- **South Building** Approximately 10,000 SF
Divisible to 2,500 SF
Timing Nine months following lease execution estimated
- **North Building** Approximately 10,000 SF
Divisible to 2,500 SF
Timing Nine months following lease execution estimated

Pricing

- **Rental Rate** \$2.65 PSF NNN
- **Allowance** Negotiable depending upon credit and term
- **Condition** Shell condition delivery

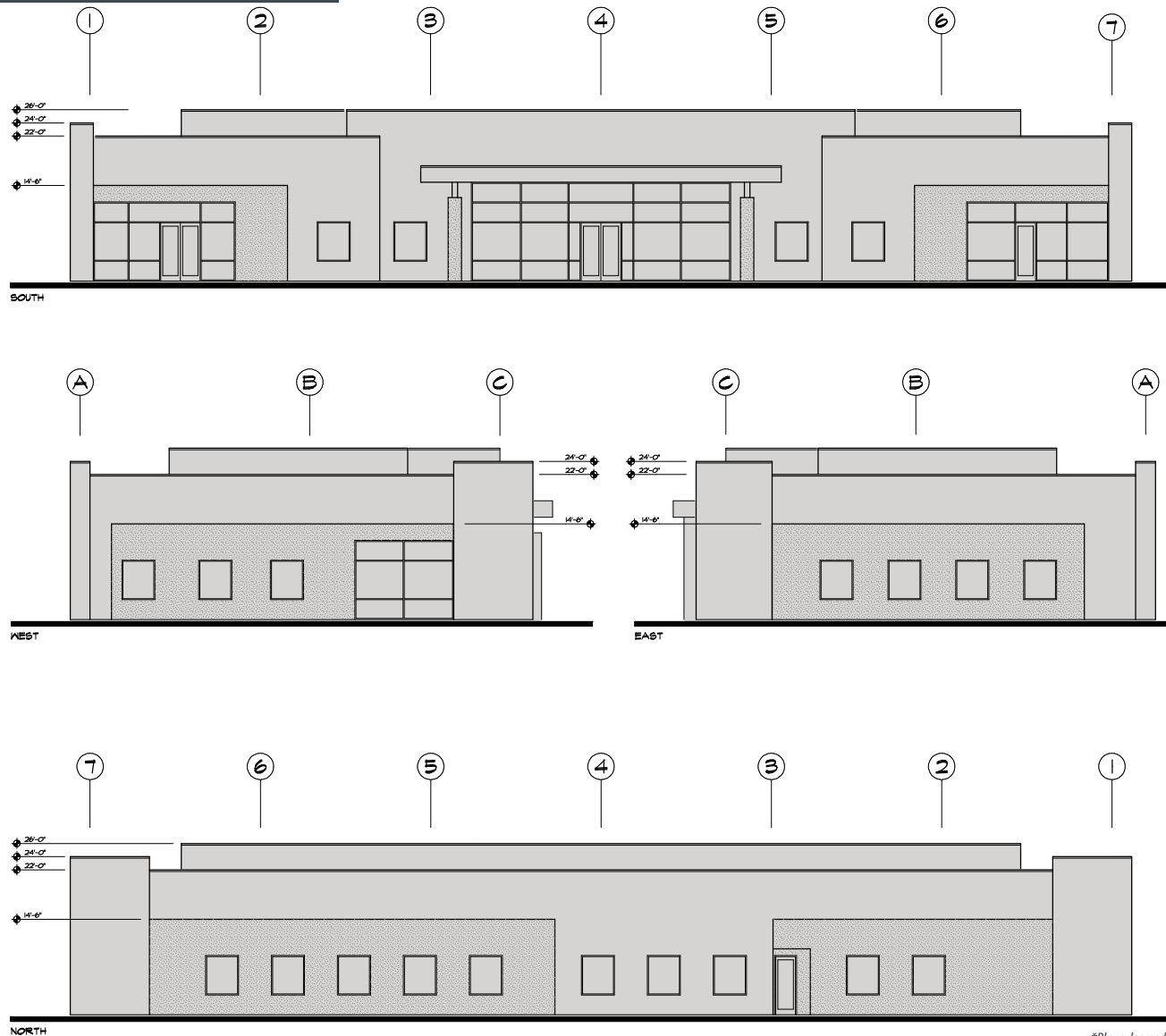
*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



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Elevations

8702 Harris Road • Bakersfield, CA



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Property Photos

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Aerial of Southwest Submarket Area

8702 Harris Road - Bakersfield, CA



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Demographics

8702 Harris Road - Bakersfield, CA



The Marketplace



Stockdale High School



Valley Plaza



Gosford Village



1 Mile

Independence High School

2 Miles

Ridgeview High School



3 Miles

Demographics	1 Mile	2 Mile	3 Mile
Total Population	16,433	58,523	110,883
Total Households	4,846	17,902	35,300
Average Household Income	\$115,435	\$124,137	\$124,254
Median Household Income	\$94,760	\$100,719	\$98,416