

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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11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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Offering Terms | Site Plan

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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.

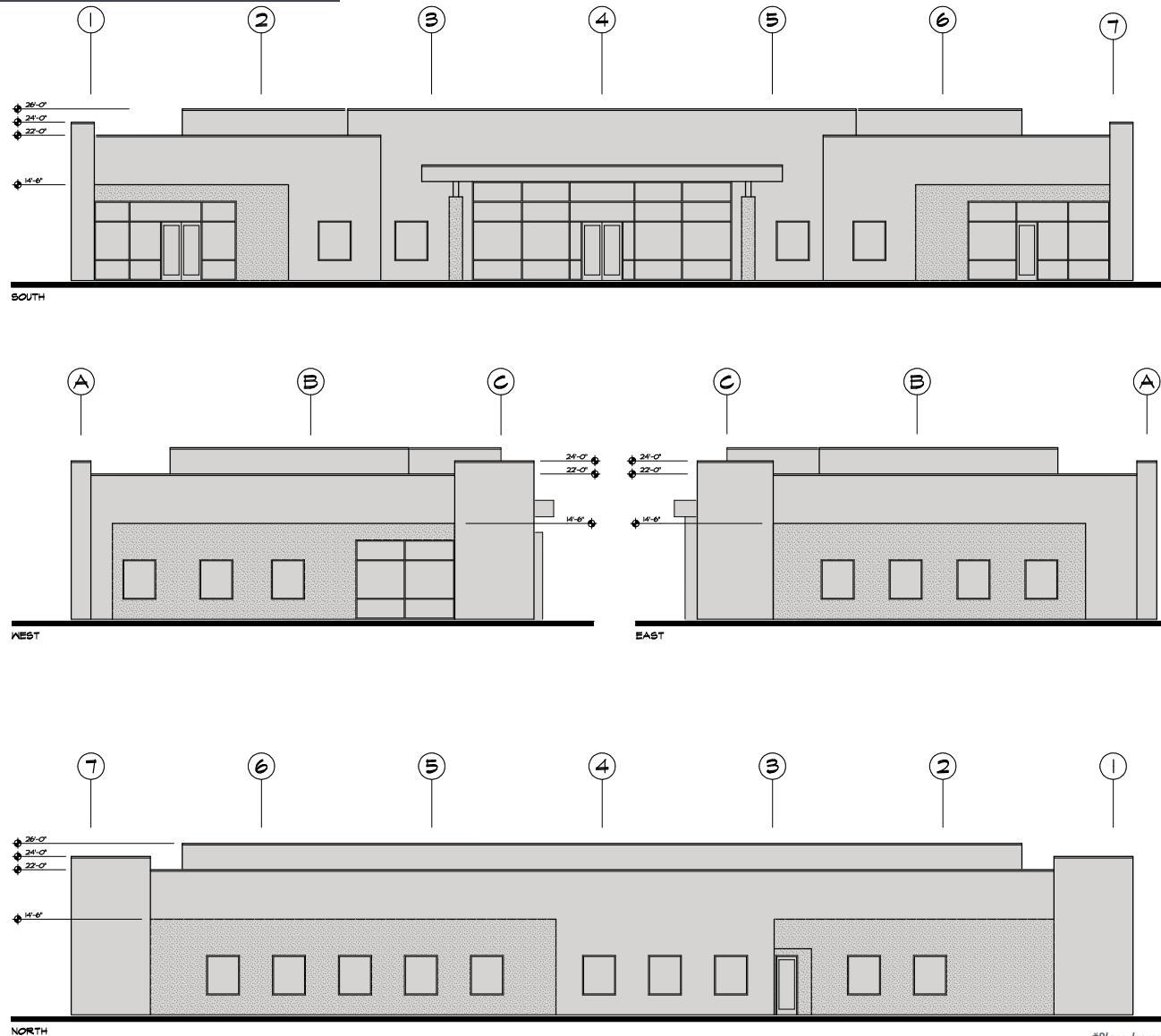


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Elevations

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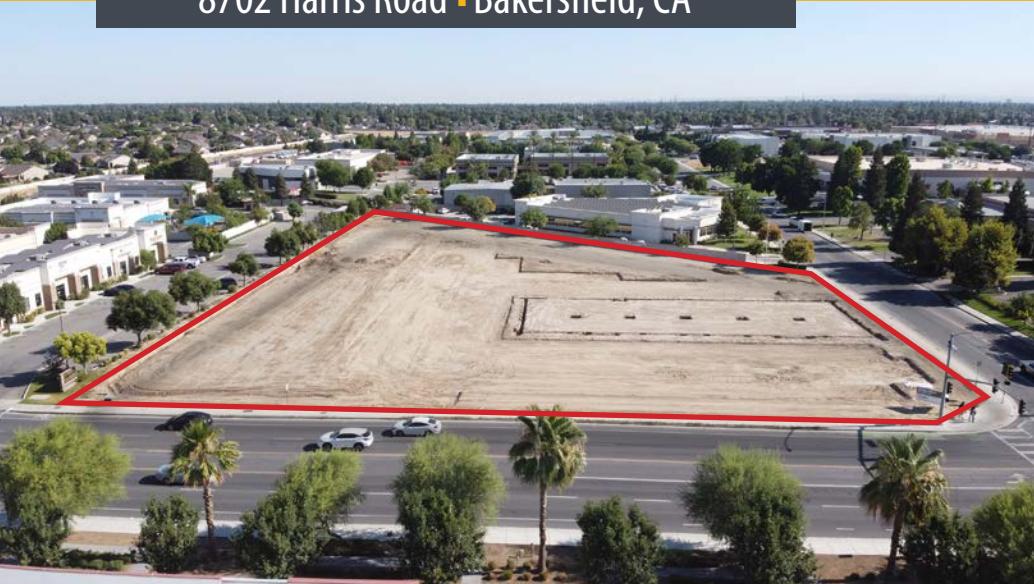


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Property Photos

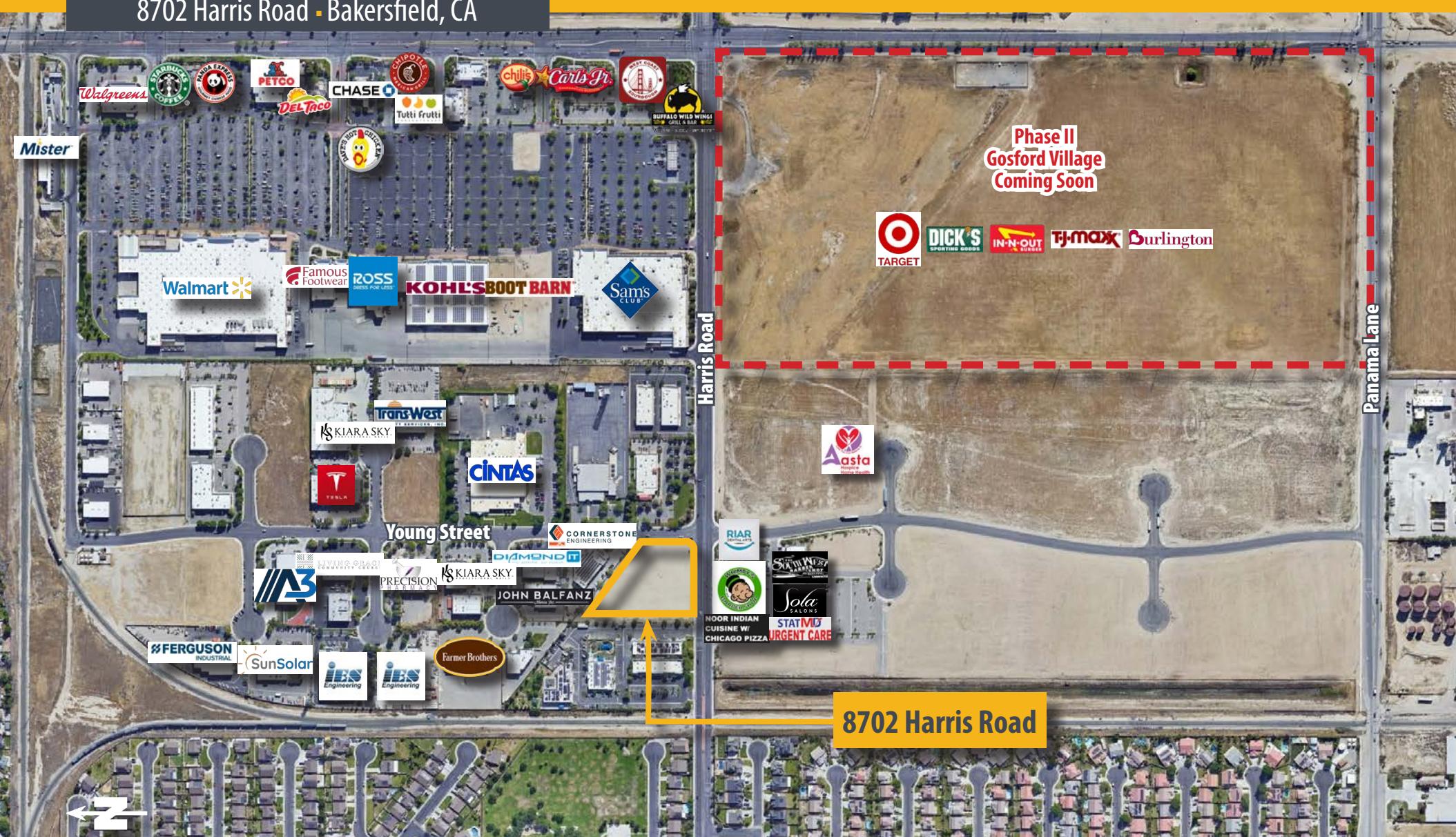
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Aerial of Southwest Submarket Area

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Demographics

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