



FOR LEASE

Walgreens Pad

4306 Ming Avenue | Bakersfield, CA 93309



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FOR LEASE

Walgreens



14,490 SF

Building

7/1/2027

Lease End Date

\$15 PSF MG

Asking

ABOUT THE PROPERTY

All offers are subject to approval by Walgreens Real Estate Committee.

- Located in the Ming Ave retail corridor, the largest cluster of retail in Bakersfield
- Co-tenancy with Food Maxx, Skechers Warehouse Outlet, and AT&T
- 48 dedicated parking spaces

NEARBY RETAILERS



at&t



TRAFFIC COUNTS

Ming Ave
Stine Rd

34,333 VPD
9,578 VPD

Year: 2023 | Source: Placer Labs, Inc.

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SITE
14,490 SF

food maxx
SKECHERS at&t

McDonald's

34,333 CPD

9,578 CPD

NEW
HOMER
DISCOUNT

ROSS
DRESS FOR LESS
dds
DISCOUNTS STARBUCKS

FURNITURE CITY

BIG 5
MATTRESS FIRM

Marshalls
MEN'S WEARHOUSE
JO-ANN

Michaels

LAZBOY

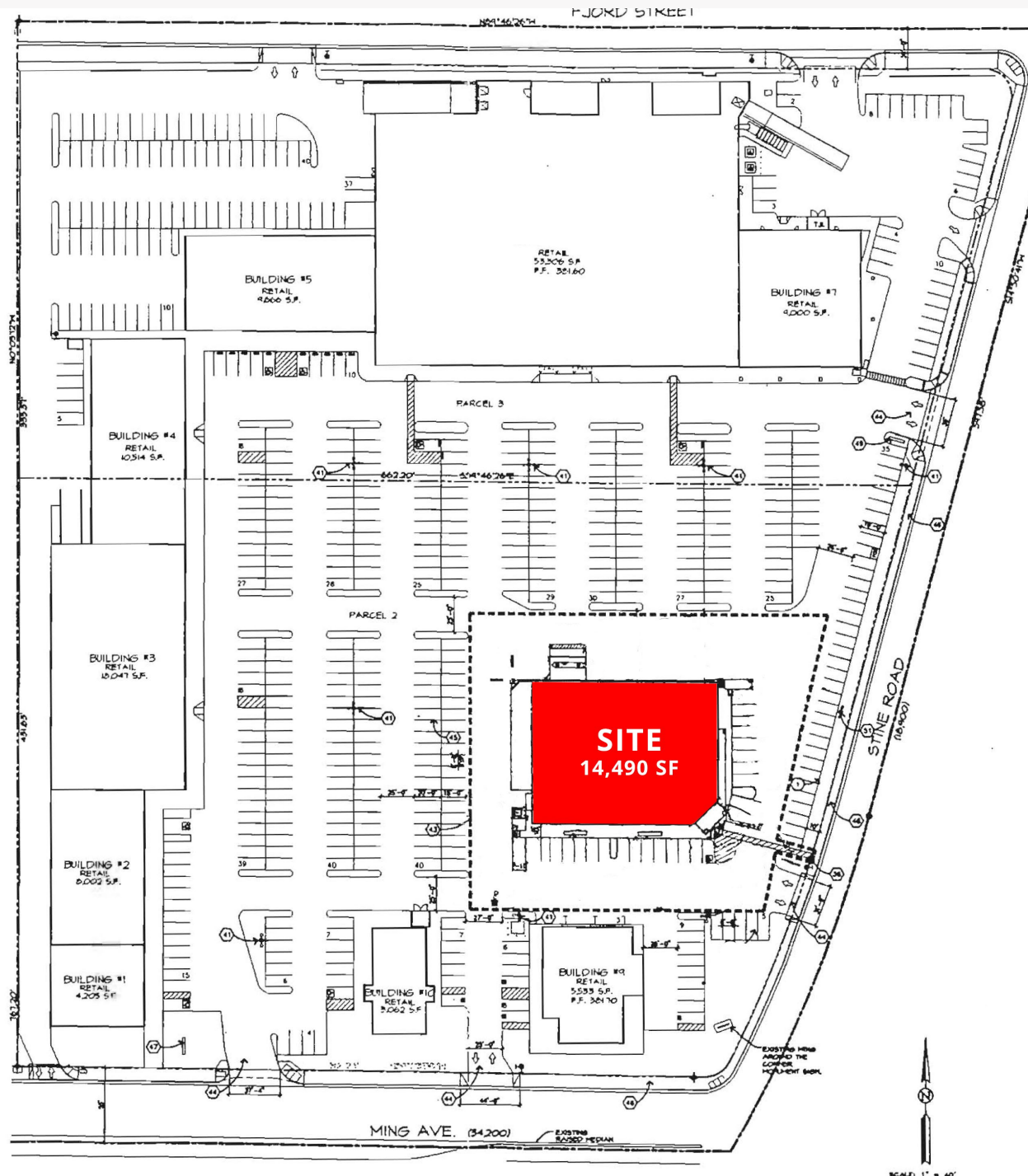
Carls Jr.

Valley Plaza
TARGET macy's
FOREVER 21 JCPenney
H&M MINI SO'S SEPHORA
Apple Store OLD NAVY
carter's

DOLLAR GENERAL

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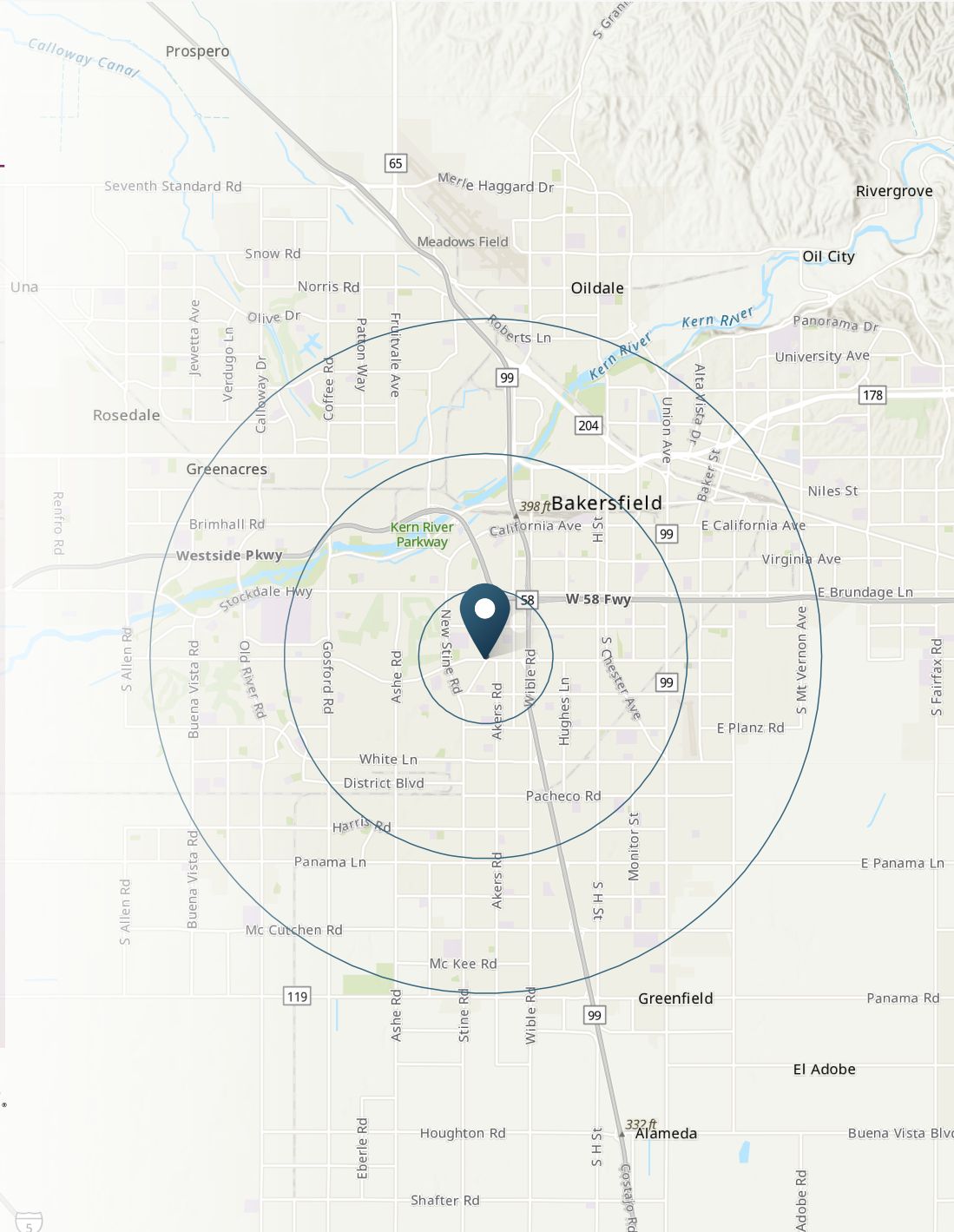
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	22,701	143,032	339,888
2029 Projected Population	22,727	142,491	342,469
Projected Annual Growth 2024 to 2029	0.02%	-0.08%	0.15%
2024 Daytime Population			
Daytime Population	22,808	160,613	368,615
Workers	9,497	75,515	166,372
Residents	13,311	85,098	202,243
2024 Income			
Average Household Income	\$68,441	\$83,378	\$92,531
Median Household Income	\$51,083	\$59,902	\$65,737
Households & Growth			
2024 Estimated Households	8,565	49,179	108,345
2029 Projected Households	8,671	49,638	110,407
Projected Annual Growth 2024 to 2029	0.19%	0.14%	0.37%
2024 Race & Ethnicity			
White	31.66%	33.60%	32.76%
Black or African American	13.04%	9.59%	7.95%
Asian or Pacific Islander	3.92%	4.31%	7.32%
Other Race	32.63%	33.39%	32.58%
Two or More Races	16.59%	16.98%	17.32%
Hispanic	58.59%	60.38%	59.74%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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4306

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