

STOCKDALE PLAZA BAKERSFIELD, CA

●●● NEC Stockdale Hwy & California Ave
FOR LEASE ±1,335 - ±1,477 SF AVAILABLE



PROPERTY HIGHLIGHTS

- ±1,335 – ±1,477 SF Available
(Can be combined for ±2,812 SF)
- Anchored by Smart & Final Extra, CVS & ALDI
- Approximately 5.3 million visits to the center in the last 12 months (*Source, Placer.ai)
- Diverse mix of outstanding tenants
- Situated at the NEC of the Top west central intersection of Stockdale Hwy and California Ave, one of the most heavily trafficked intersections in the trade area (74,591 CPD)



CO - TENANTS



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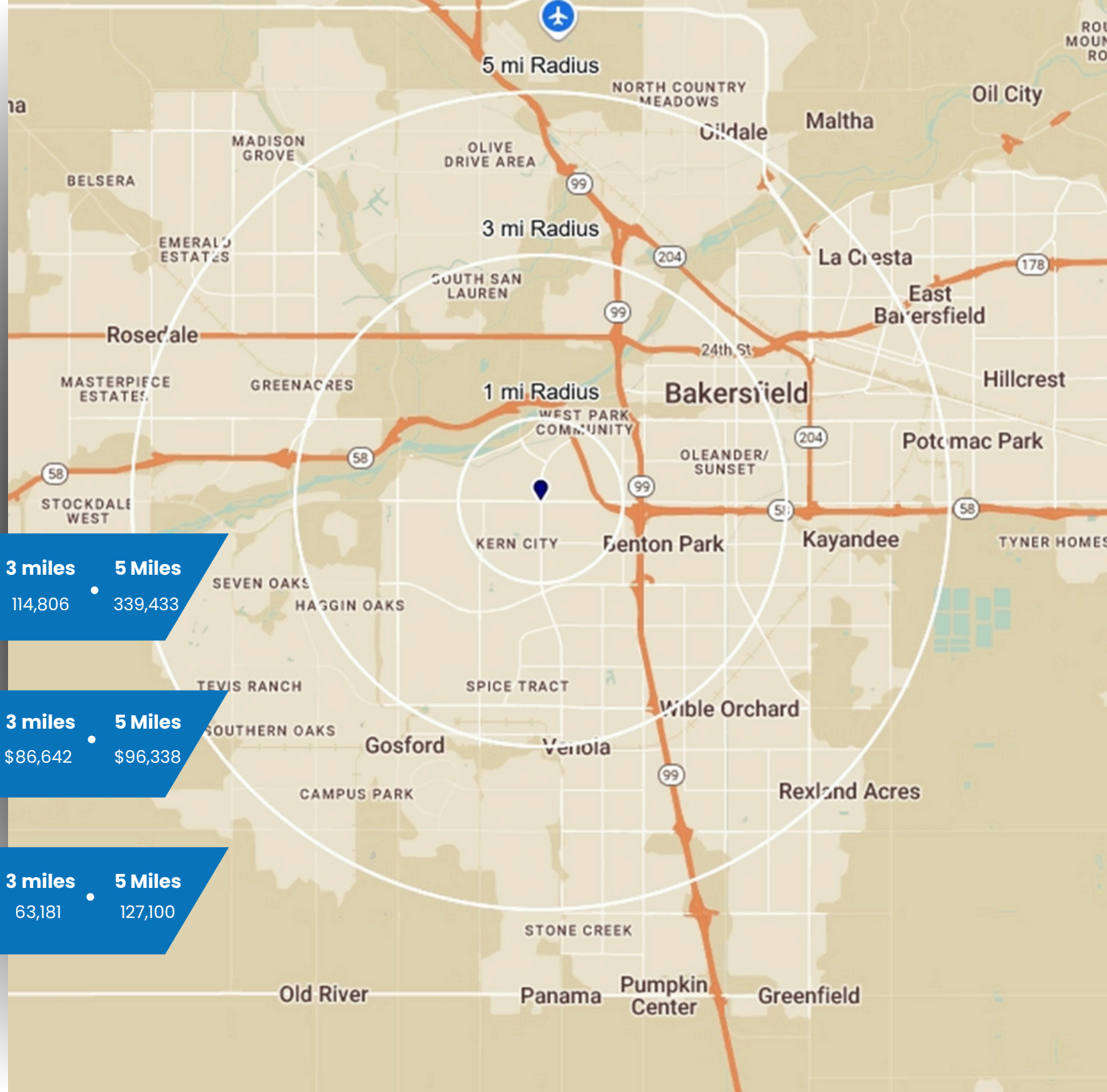
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North Office

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5 - MILE RADIUS TRADE AREA



Estimated Population

| 1 Mile | 3 miles | 5 Miles |
|--------|---------|---------|
| 17,592 | 114,806 | 339,433 |

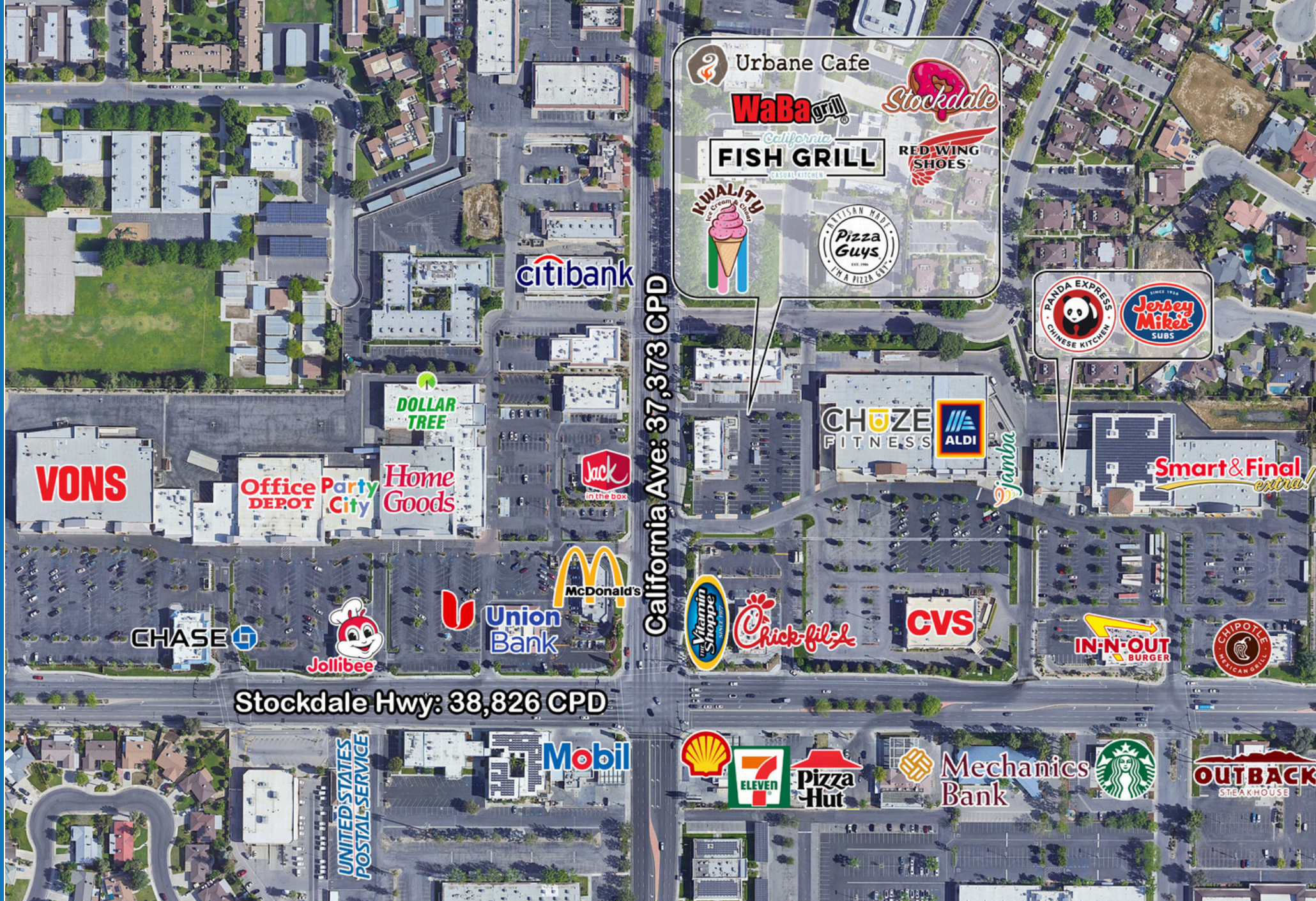
Avg. Household Income

| 1 Mile | 3 miles | 5 Miles |
|----------|----------|----------|
| \$75,196 | \$86,642 | \$96,338 |

Total Employees

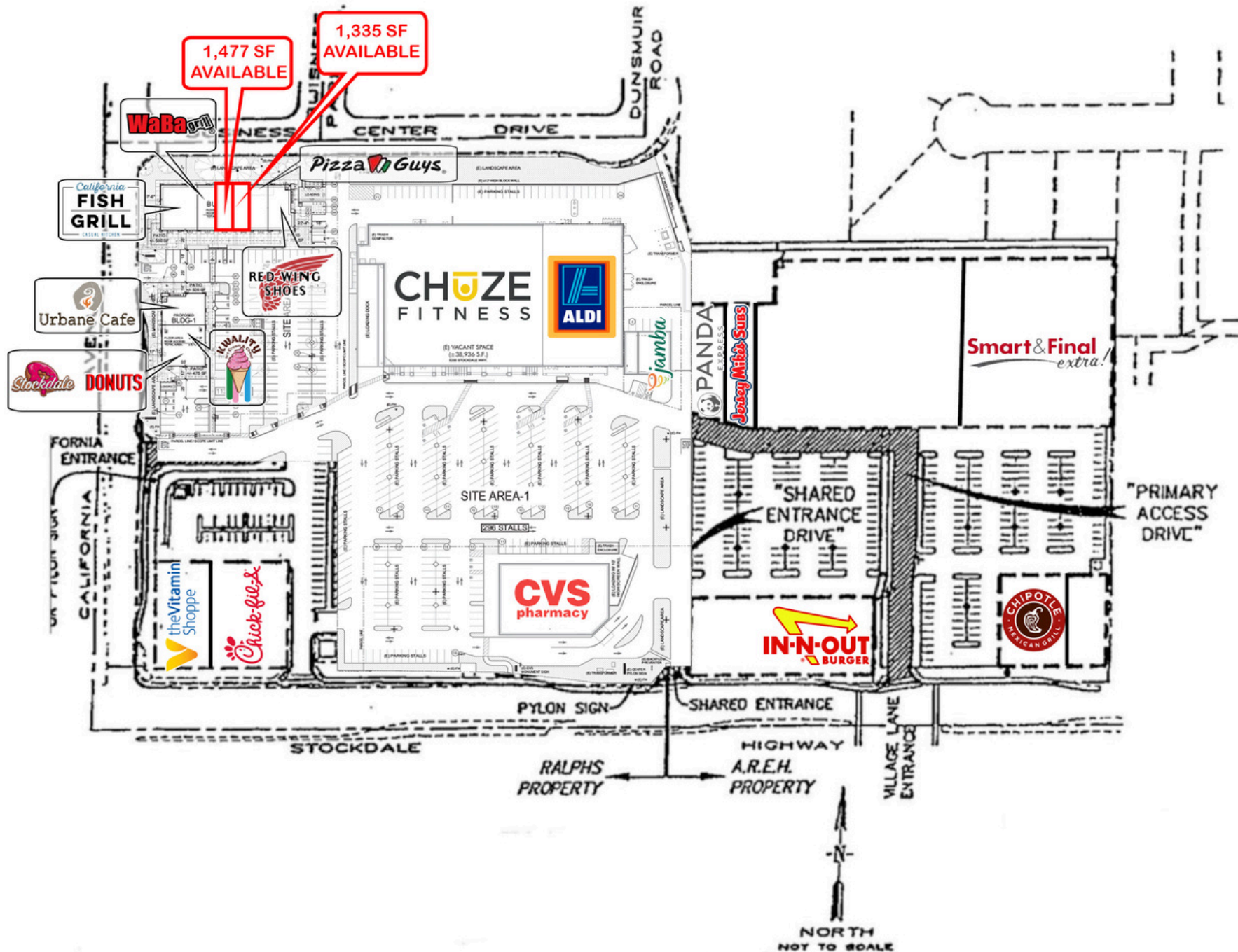
| 1 Mile | 3 miles | 5 Miles |
|--------|---------|---------|
| 12,707 | 63,181 | 127,100 |



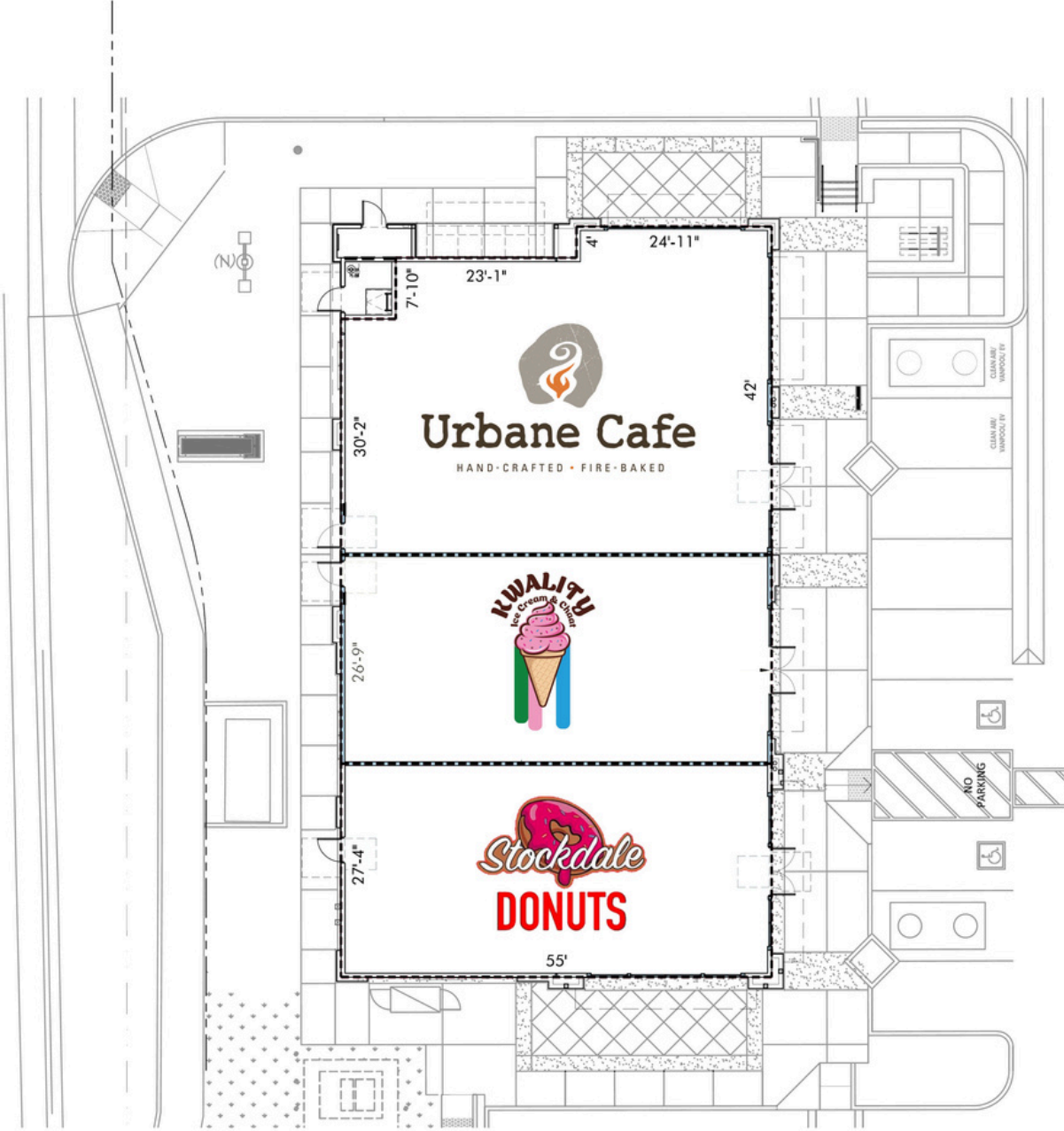


SITE AERIAL

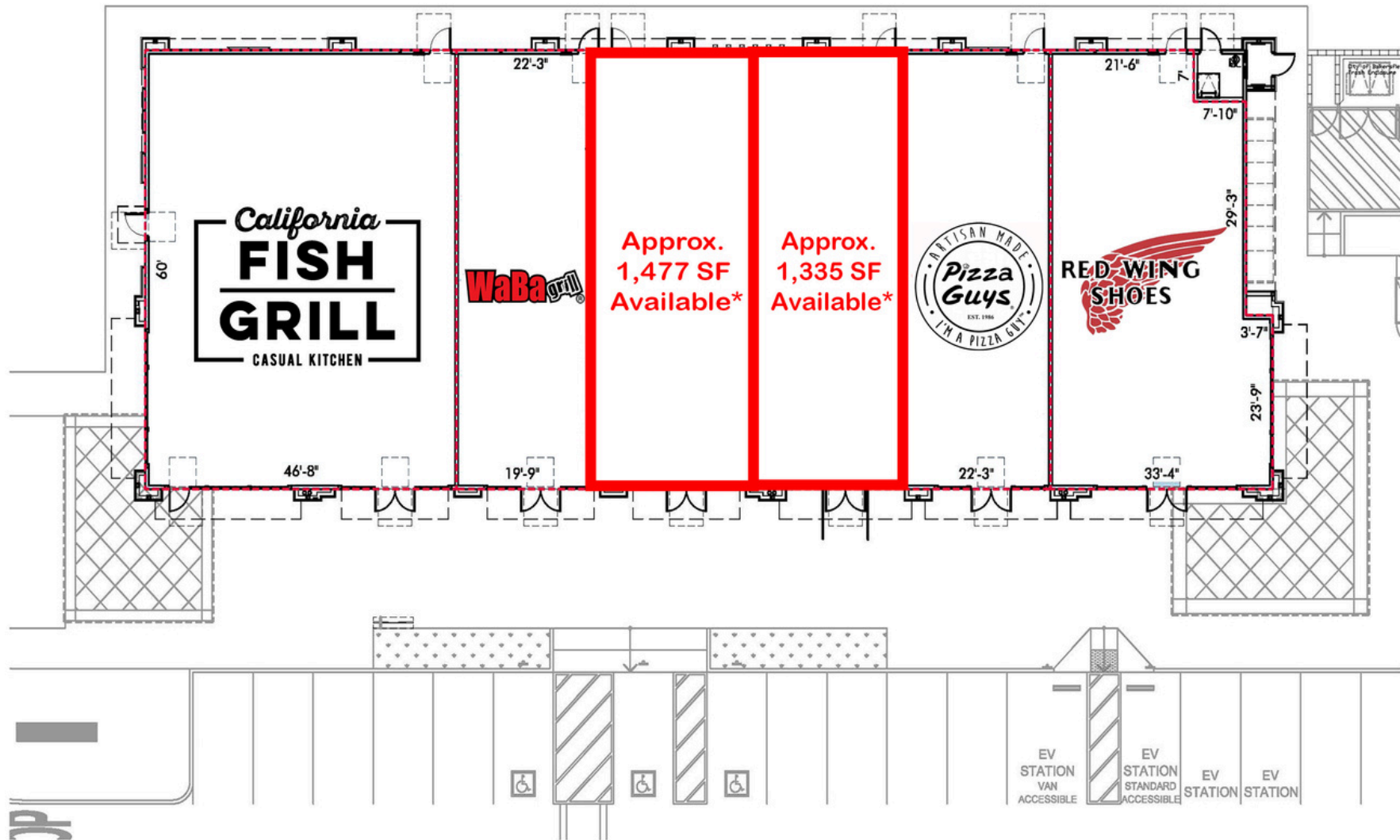
SITE PLAN



BLDG 1 – 5625 CALIFORNIA AVE



BLDG 2 – 5601 CALIFORNIA AVE



***Can be combined for 2,812 SF**

CONTACT US

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NORTH OFFICE

SOUTH OFFICE

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