

AVAILABLE For Lease

**Anchor Tenant
Retail Space
Village at the Oaks**

**8000
White Lane**

Bakersfield, CA 93309



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Anchor Tenant Retail Space**
Property Details

8000 White Lane
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Property Highlights

- Anchor tenant space available
- Divisible to: 10,000 SF to 21,280 SF
- Located within the Village At The Oaks shopping center
- Excellent exposure
- Located at NEC of Gosford Road & White Lane (63,000 CPD)
- Other tenants in the immediate area include:
Albertson's, Dollar tree, Taco Bell,
Burger King, McDonald's, Mechanics Bank
& Wells Fargo Bank
- Excellent parking with 650± parking stalls
- Recessed truck well
- Well maintained shopping center
- Previously occupied by Rite Aid

Asking Rent: \$1.25 SF NNN (\$0.40)



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Available for Lease
Village at the Oaks
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Site Map

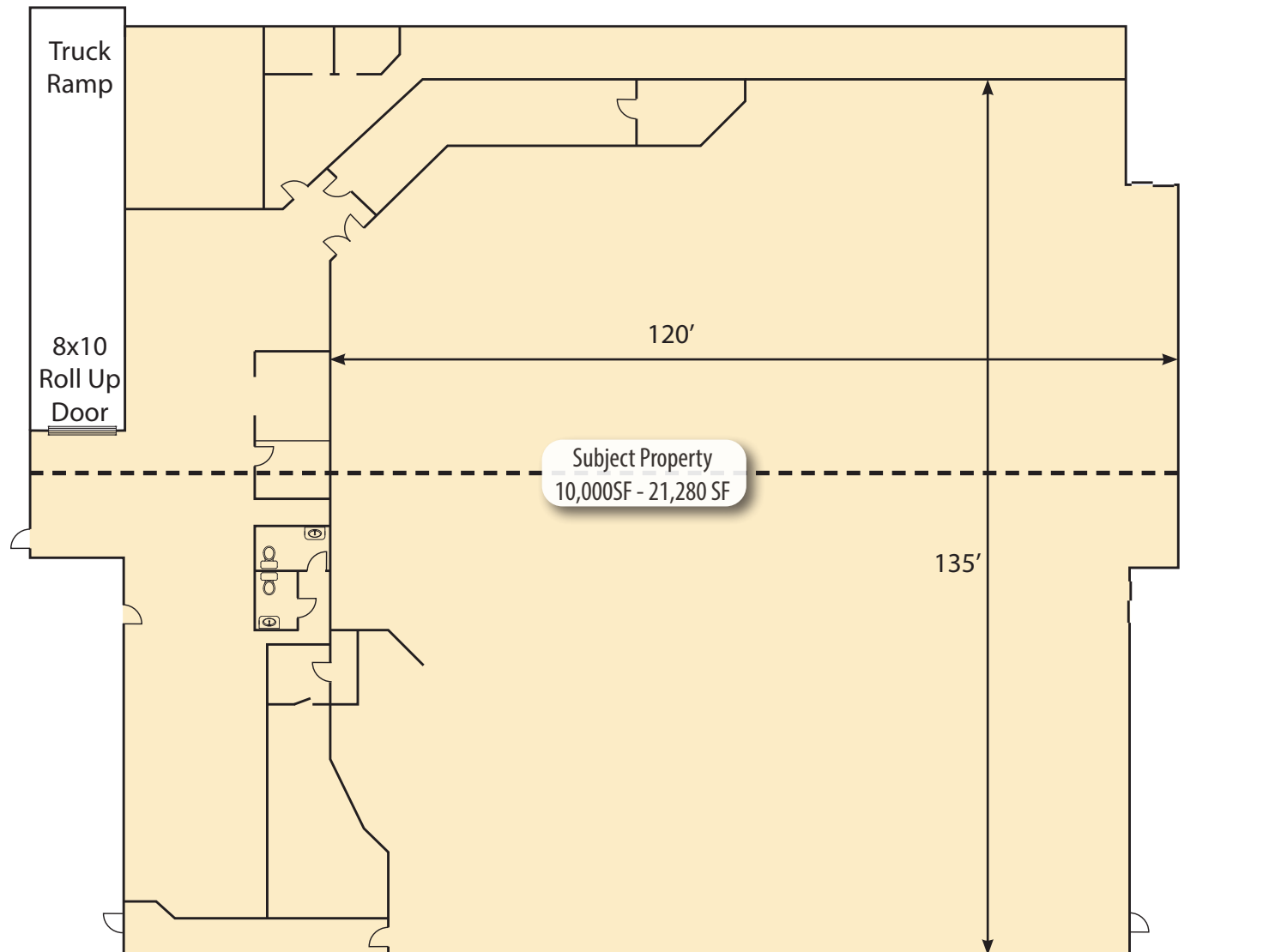
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Floor Plan

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Property Photos

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Facing South



Roof



Facing North



Facing West



Loading Dock



Front Door

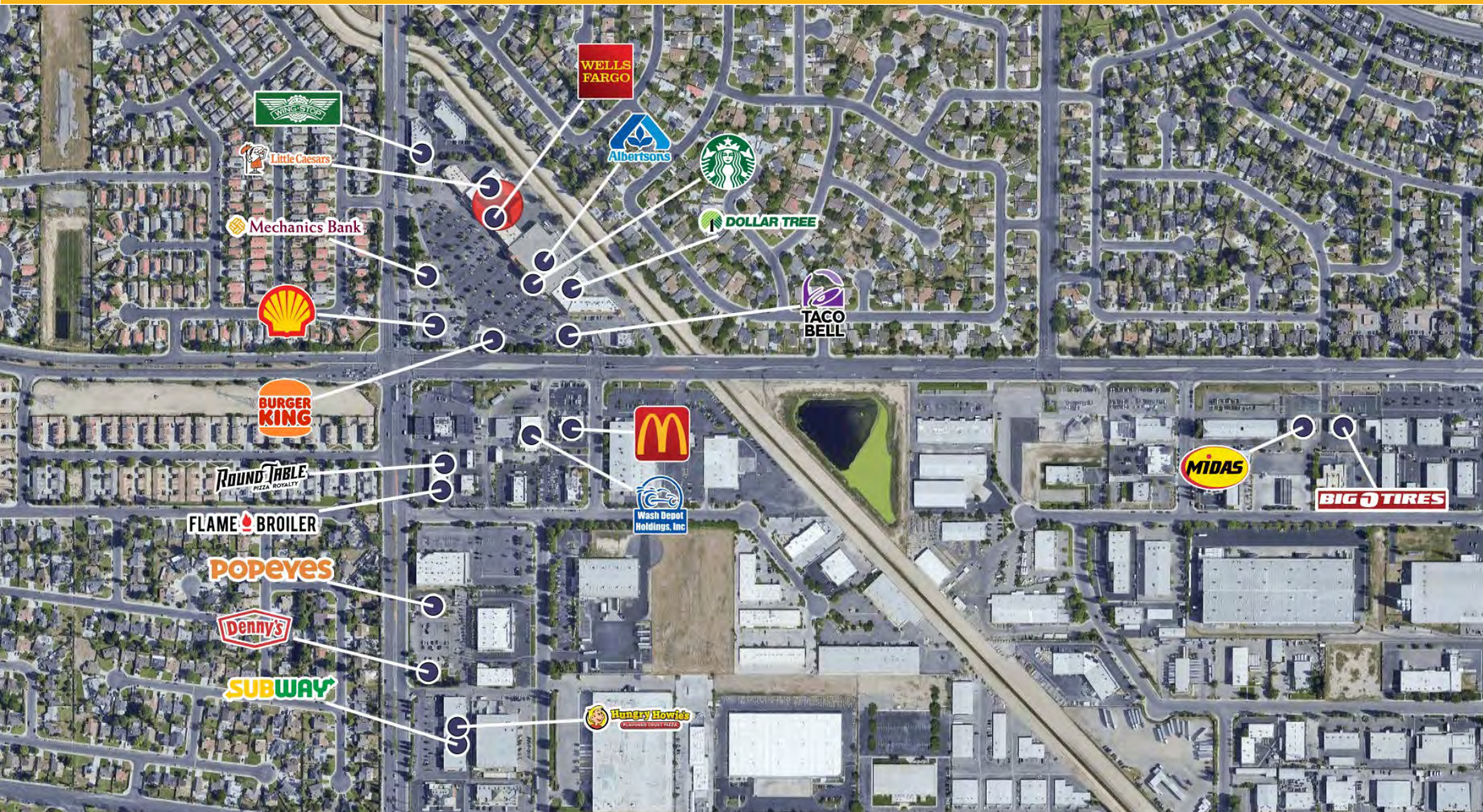


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Available for Lease Village at the Oaks Anchor Tenant Retail Space

Trade Map

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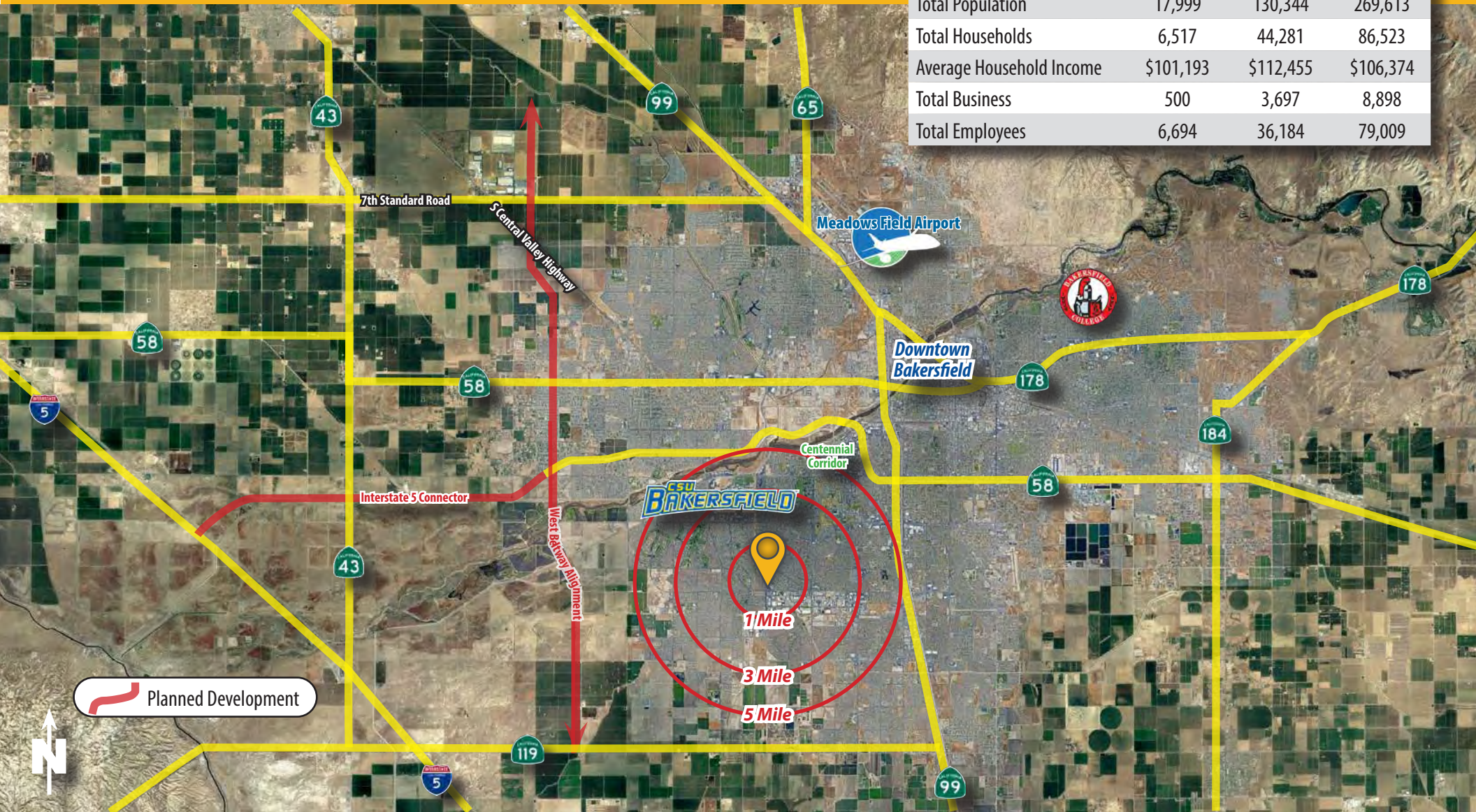
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Available for Lease Village at the Oaks Anchor Tenant Retail Space

Bakersfield Area Roadways

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,999	130,344	269,613
Total Households	6,517	44,281	86,523
Average Household Income	\$101,193	\$112,455	\$106,374
Total Business	500	3,697	8,898
Total Employees	6,694	36,184	79,009



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