



# NEW COMMERCIAL DEVELOPMENT

## NWC Colony Street & Berkshire Road ■ Bakersfield, CA

### Property Highlights

- Located along the main thorough-fare into Bakersfield from the south
- Heavy development area with proximity to ONE MILLION SQUARE FOOT POWER CENTER
- Tremendous exposure and traffic counts
- 14.92 Acres with Retail Shops and Pads Available
- Zoned C-2 Commercial, City of Bakersfield



6800 Colony Street



HIGHWAY 99  
CENTRAL CALIFORNIA'S  
HIGHEST TRAFFIC COUNT:

147,000 AADT/53 MILLION CARS PER YEAR

SOUTH STREET

HOSKING AVENUE

Scott A. Underhill, CRX, SCLS ■ Principal ■ 661 706 9312 ■ [scott@asuassociates.com](mailto:scott@asuassociates.com) ■ CA RE #00785728

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

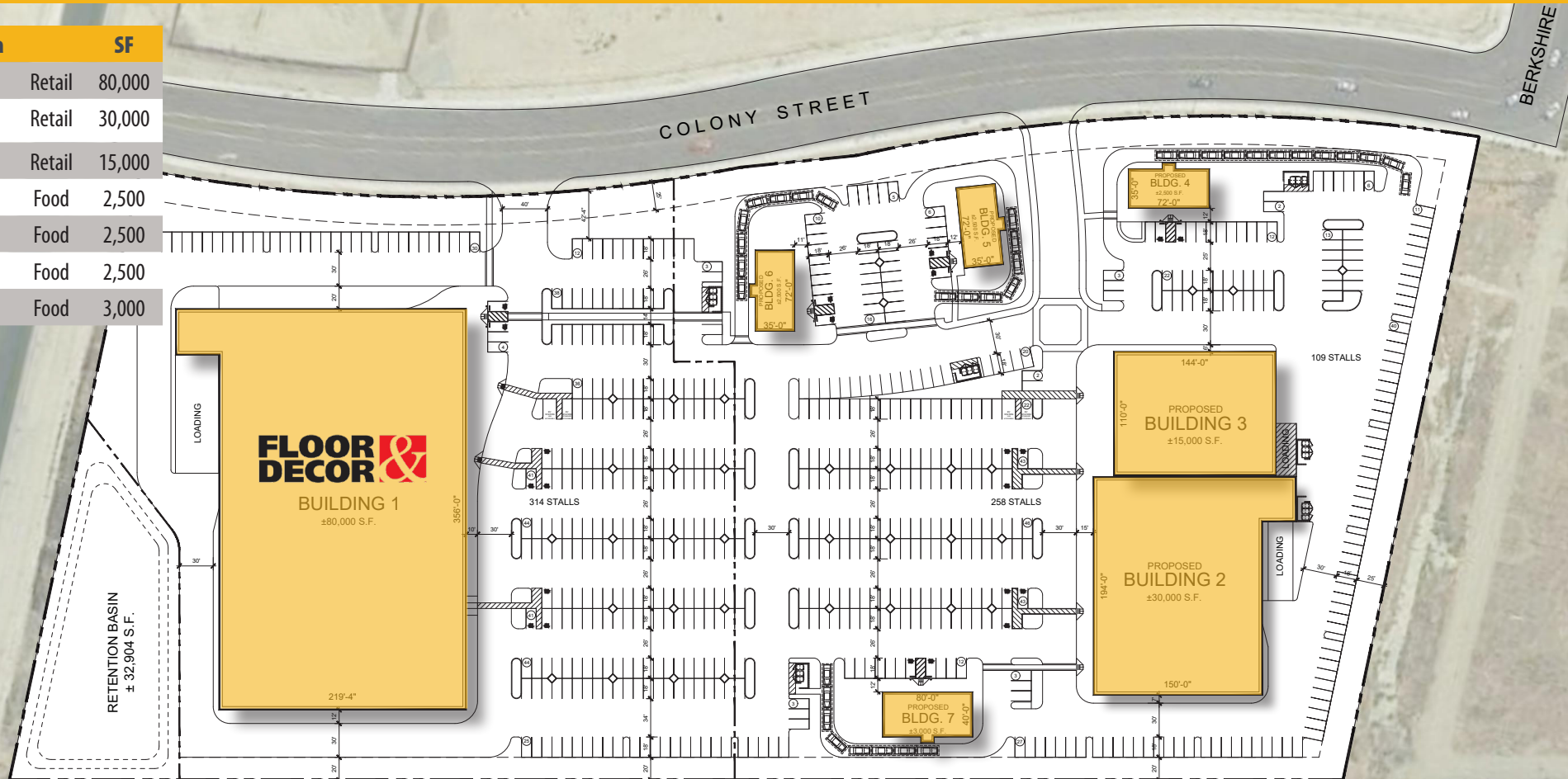
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### Preliminary Site Plan & Project Overview

Building Data		SF
Building 1	Retail	80,000
Building 2	Retail	30,000
Building 3	Retail	15,000
Building 4	Food	2,500
Building 5	Food	2,500
Building 6	Food	2,500
Building 7	Food	3,000



### Project Overview

- Total building area of 135,000 SF
- 681 parking stalls



99 GOLDEN STATE HWY

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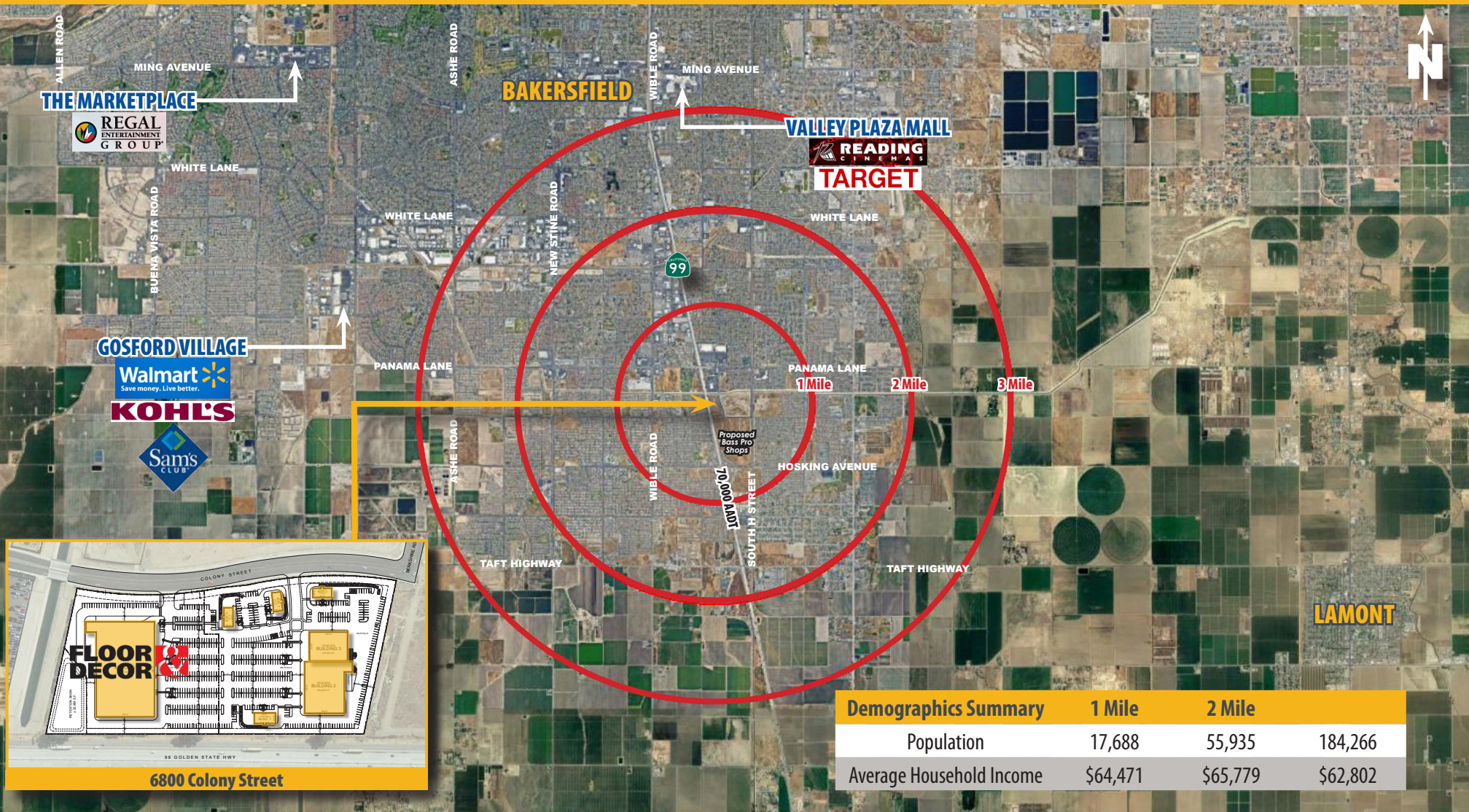
### Neighborhood Market Area



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### South Bakersfield Retail Centers



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### Tentative Tract Map Activity

