

Available

New Stine Rd - 20,900 AADT

Wilson Rd - 11,989 AADT

For Lease | +/- 1,920 SF
**Prime Retail Space
in Southside Center**

2500 New Stine Rd | Bakersfield, CA 93309

Contact Us:

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Property Overview

2500 New Stine Rd is located on the southeast corner of Wilson Rd and New Stine Rd in close proximity to two schools and a large amount of housing.

Property Highlights:

- Easy ingress/egress into center
- Strong surrounding demographic numbers
- Low vacancy rate in the area
- 4-way signalized intersection of New Stine Rd and Wilson Rd
- Hard to find mid-size retail space in Southwest Bakersfield

Available:

Suite 306 +/- 1,920 SF \$2.00/SF, Modified Gross

Trade Area Highlights:



Population
 1 Mile: 24,344
 3 Mile: 153,718
 5 Mile: 320,097



Average HH Income
 1 Mile: \$73,529
 3 Mile: \$89,388
 5 Mile: \$98,958



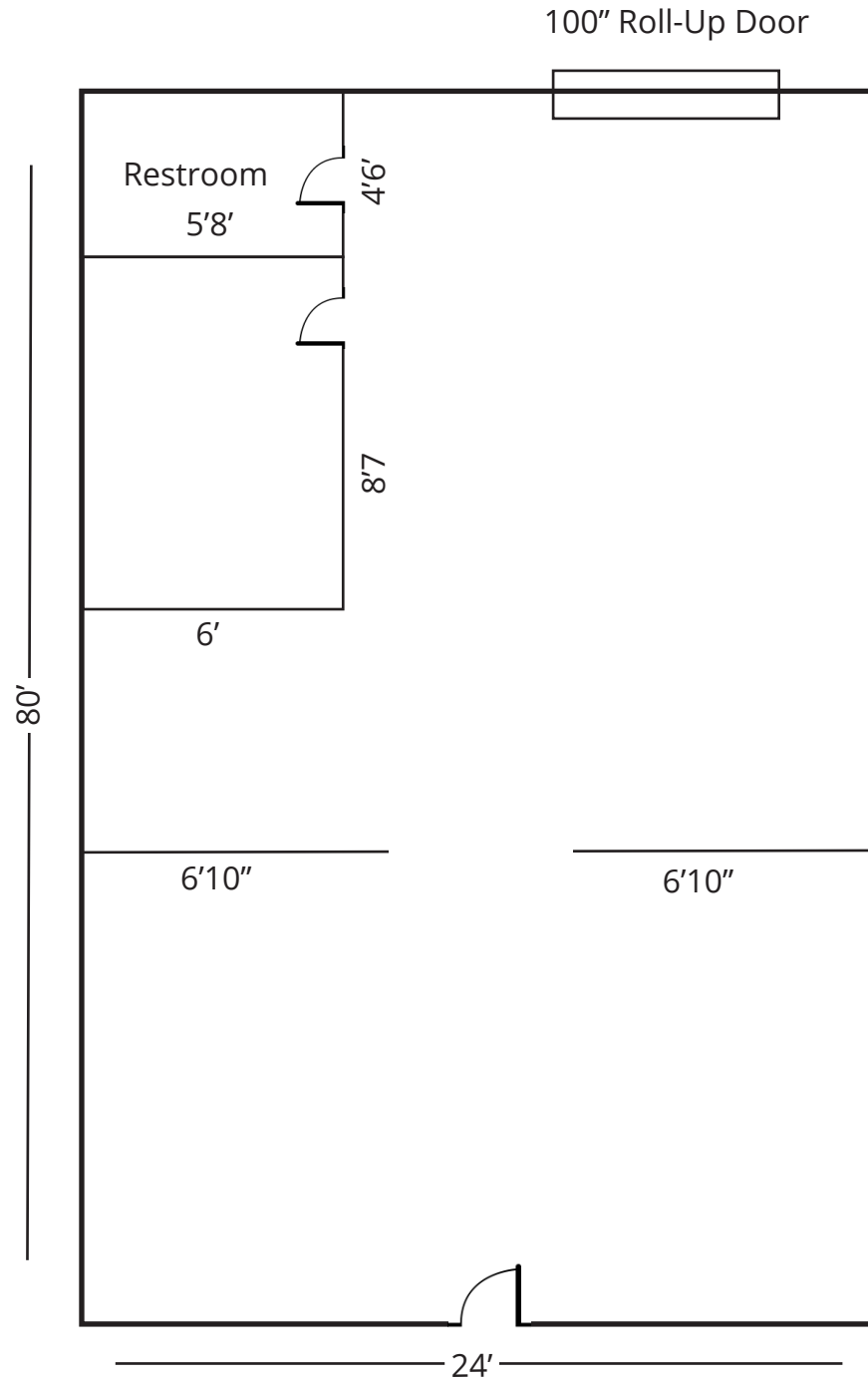
Households
 1 Mile: 8,851
 3 Mile: 52,424
 5 Mile: 102,142

Site Plan

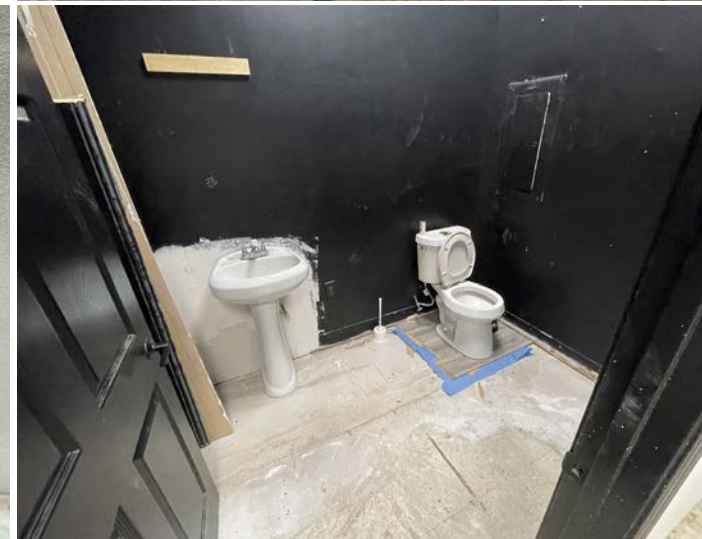


Suite	Tenant
101	Quick Choice Foods & More
102	Buena Vida Restaurant
200	West Coast Tattoo
201-204	Get Faded Barber & Beauty College
205	Leased
301	Nailed Beauty Lounge
302-303	Fun Zone
304	Ambitious Beauty Salon
305	Tao Spa
306	Available (+/- 1,920 SF)
307	Smoke Bros
401	No Vacancy Cocktails
501	Queen Liquor

Floor Plan



Interior Photos



Retailers in the Area



Demographics



Population
 1 Mile: 24,344
 3 Mile: 153,718
 5 Mile: 320,097



Total Employees
 1 Mile: 4,971
 3 Mile: 59,193
 5 Mile: 136,978



Average HH Income
 1 Mile: \$73,529
 3 Mile: \$89,388
 5 Mile: \$98,958



Median Age
 1 Mile: 32.7
 3 Mile: 33.6
 5 Mile: 33.1



Households
 1 Mile: 8,851
 3 Mile: 52,424
 5 Mile: 102,142



Businesses
 1 Mile: 633
 3 Mile: 5,942
 5 Mile: 13,201

For Lease | +/- 2,000 SF

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