



Bakersfield  
Auto Mall



CA-99 - 107,000 AADT



Subject Site



Panama Ln - 43,638 AADT



Wible Rd - 15,342 AADT



**Prime Southwest  
Bakersfield Location!**

For Lease | Anchor/ Shops/Pads  
Panama Lane Village - New  
Retail Shopping Center

3117 Panama Ln | Bakersfield CA

Contact Us:

**JJ Woods, CLS**

Senior Vice President | Principal  
License No. 01420570  
+1 661 631 3807  
jj.woods@colliers.com

**Garret Tuckness, CLS**

Senior Vice President | Principal  
License No. 01323185  
+1 661 631 3811  
garret.tuckness@colliers.com

**Logan Blanton**

Associate  
License No. 02167852  
+1 661 631 3820  
logan.blanton@colliers.com

**Colliers International**

License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield

# Property Information

*Panama Lane Village*, located at the southwest corner of Panama Lane and Hwy-99 in Bakersfield, CA, is a prime commercial real estate opportunity offering a variety of spaces for lease within an 11.5 acre development. The site offers exceptional highway visibility and is located at a signalized intersection, ensuring maximum exposure and is ideally positioned to support a range of retail, restaurant, and service-based businesses.

## Availability:

	Square Feet	Space Type	Rent Range
Building 1	± 20,000 SF	Anchor	Call Broker for Pricing
Building 2	± 9,000 SF	Sub-Anchor	Call Broker for Pricing
Building 3	± 5,000 SF	Shop Space	Call Broker for Pricing
Building 4	± 25,000 SF	Anchor	Call Broker for Pricing
Building 5, Suite A	<b>Leased</b>	Bucky's Hot Chicken	
Building 5, Suite B&C	<b>Leased</b>	Nail Spa	
Building 5, Suite D-F	<b>Leased</b>	Pediatric Orthodontics	
Building 6	<b>Leased</b>	Flame Broiler/Victor's Mexican Grill	
Building 7	<b>Leased</b>	Dutch Bros	
Pad 1		Call Broker for More Information	
Pad 2		Call Broker for More Information	
Building 10	<b>Leased</b>	Tobbins/Shell	

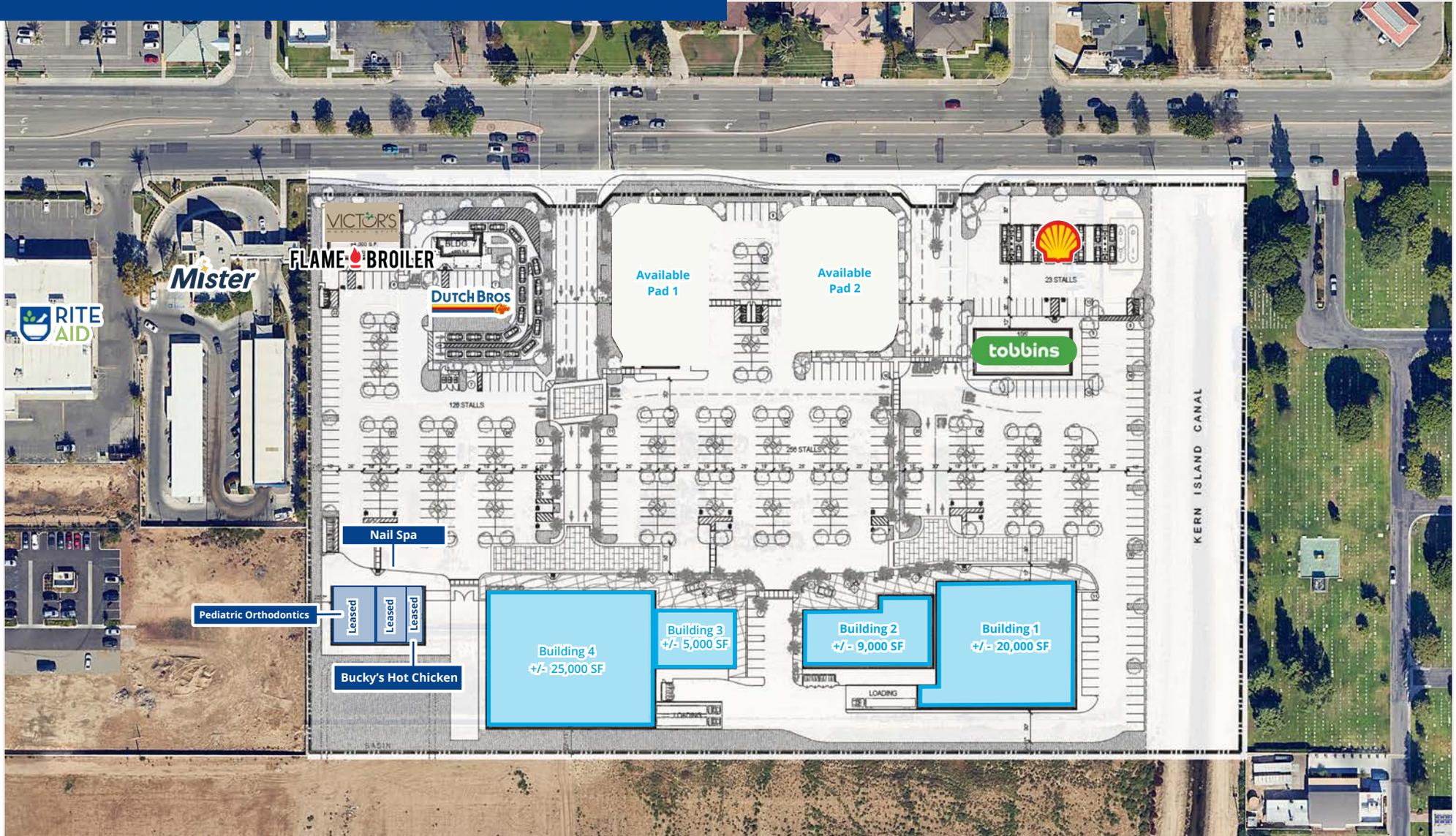


## Property Highlights:

- Excellent traffic counts & highway visibility
- Signalized intersection
- Highway pylon signage
- Approx. 11.5 acres (500,940 SF)
- 451 parking stalls
- Zoned C-2

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

# Site Plan



# Aerial Overview



## Demographics



### Population

1 Mile: 18,980  
3 Mile: 144,821  
5 Mile: 258,094



### Daytime Population

1 Mile: 16,493  
3 Mile: 114,475  
5 Mile: 218,002



### Average HH Income

1 Mile: \$102,260  
3 Mile: \$89,010  
5 Mile: \$92,014



### Median Age

1 Mile: 32.8  
3 Mile: 31.7  
5 Mile: 32.6



### Households

1 Mile: 5,326  
3 Mile: 41,133  
5 Mile: 79,578



### Businesses

1 Mile: 383  
3 Mile: 3,060  
5 Mile: 6,722