

AVAILABLE For Lease

**Retail Space
Bakersfield Airport
Business Center**

**35315
Merle Haggard Drive
Bakersfield, CA 93308**



Property Highlights

- AADT 99 Highway: 69,302
- AADT Merle Haggard Dr: 23,438
- 15,432 of business within 3 miles
- 1,206 of employees within 3 miles
- Located near the new 2.5 million square foot Amazon Fulfillment Center
- Available Space:

#120: 1,085 SF

#118: 1,050 SF

#100: 1,600 SF

**Rendering Not Final, Subject To Change.*



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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Retail Space Available For Lease

Site Map

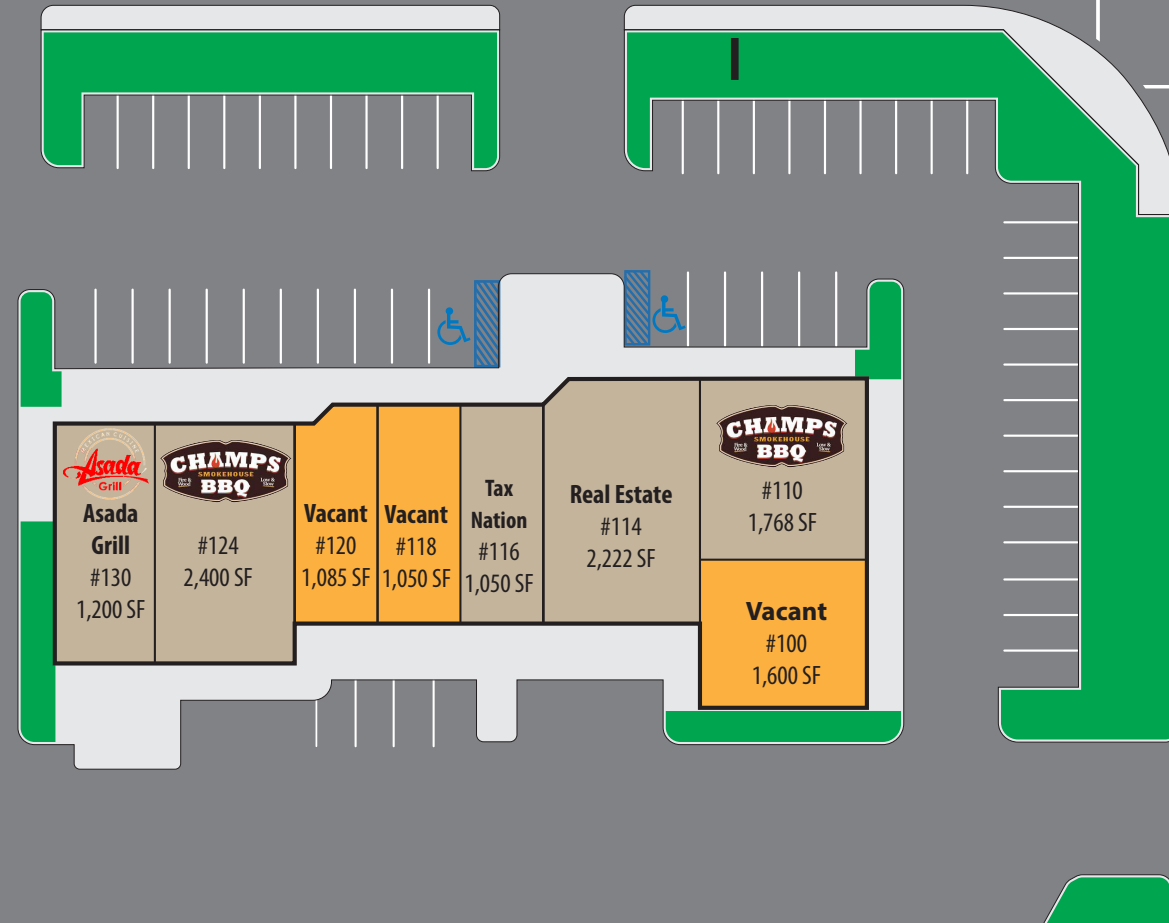
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Traffic Count AADT
West & East Bound 23,438

Merle Haggard Drive



Pegasus Drive



Property Highlights

Retail strip center located on Merle Haggard Drive. Offers immediate access from Highway 99 and Highway 65. Neighboring tenants include Jack in the Box, AM/PM, Chevron, the Bakersfield Airport Business Center, The Spectrum featuring Harley Davidson, Kern Schools, McDonalds, Del Taco, Starbucks and Amazon Fulfillment Center

- Center Type: Strip Center
- Building Size: 12,375 SF
- Parking Spaces: 64
- Lot Size: 1.24 AC
- Zoned: M-2

Space #	Tenet/Available	SF
#130	Asada Grill	1,200
#124	Champs BBQ (Catering)	2,400
#120	Available	1,085
#118	Available	1,050
#116	Tax Nation	1,050
#114	Real Estate	2,222
#110	Champs BBQ	1,768
#100	Available	1,600



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Trade Map

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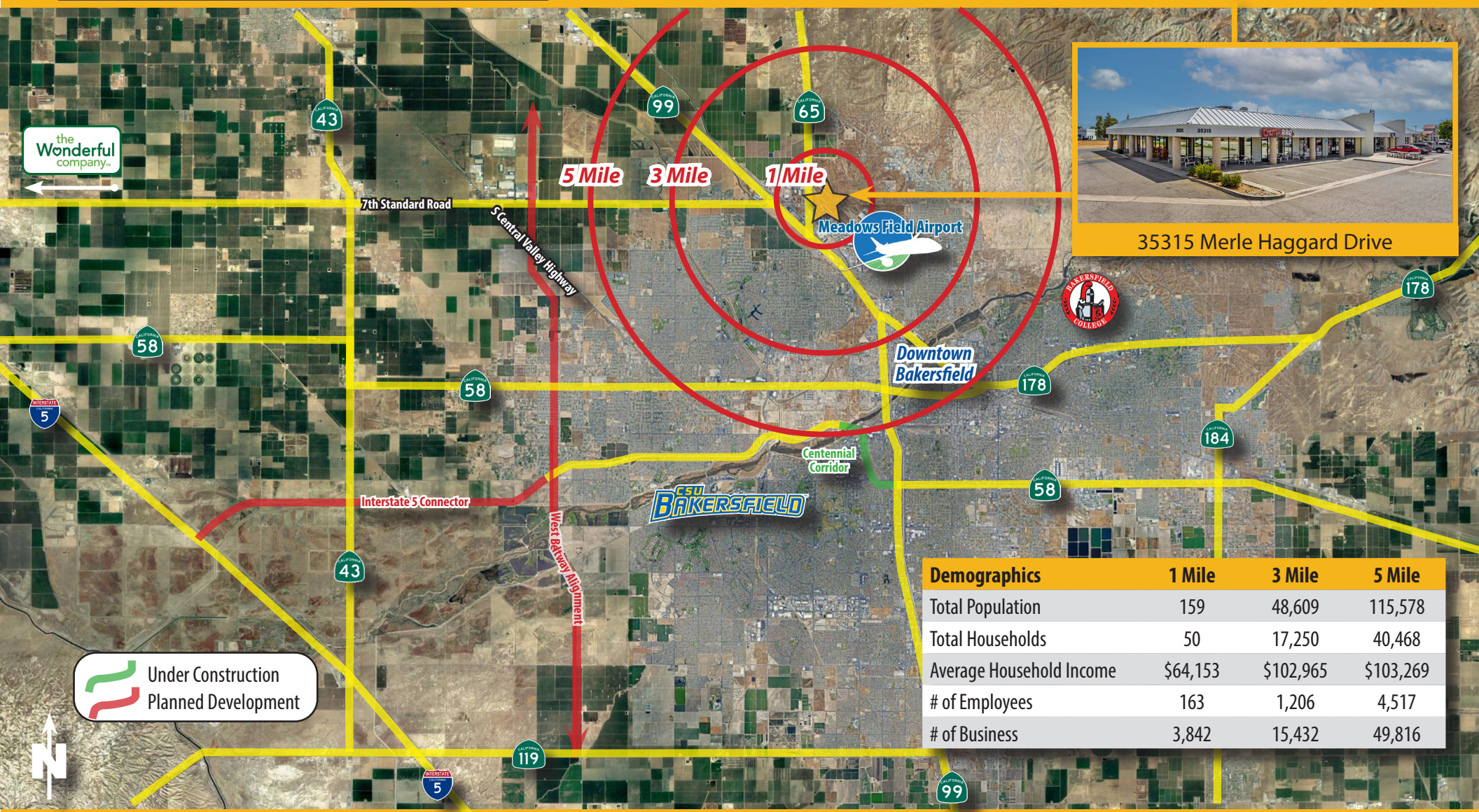


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Location Area Map / Demographics

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35315 Merle Haggard Drive

Demographics	1 Mile	3 Mile	5 Mile
Total Population	159	48,609	115,578
Total Households	50	17,250	40,468
Average Household Income	\$64,153	\$102,965	\$103,269
# of Employees	163	1,206	4,517
# of Business	3,842	15,432	49,816

Under Construction
Planned Development

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