



Hughes Ln

Brundage Ln - 17,538 AADT

For Lease | +/- 21,000 SF  
**Brundage Square  
Shopping Center**

2333 Brundage Ln | Bakersfield, CA 93308

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# Property Information

Brundage Square is located on the southwest corner of Brundage Ln and Hughes Ln, a hard corner with a signalized intersection that has 17,538 AADT. With a strong tenant mix surrounded by a lot of residential and freeway access, the shopping center is a great fit for retail tenants.

## Lease Rate:

Contact agent for details

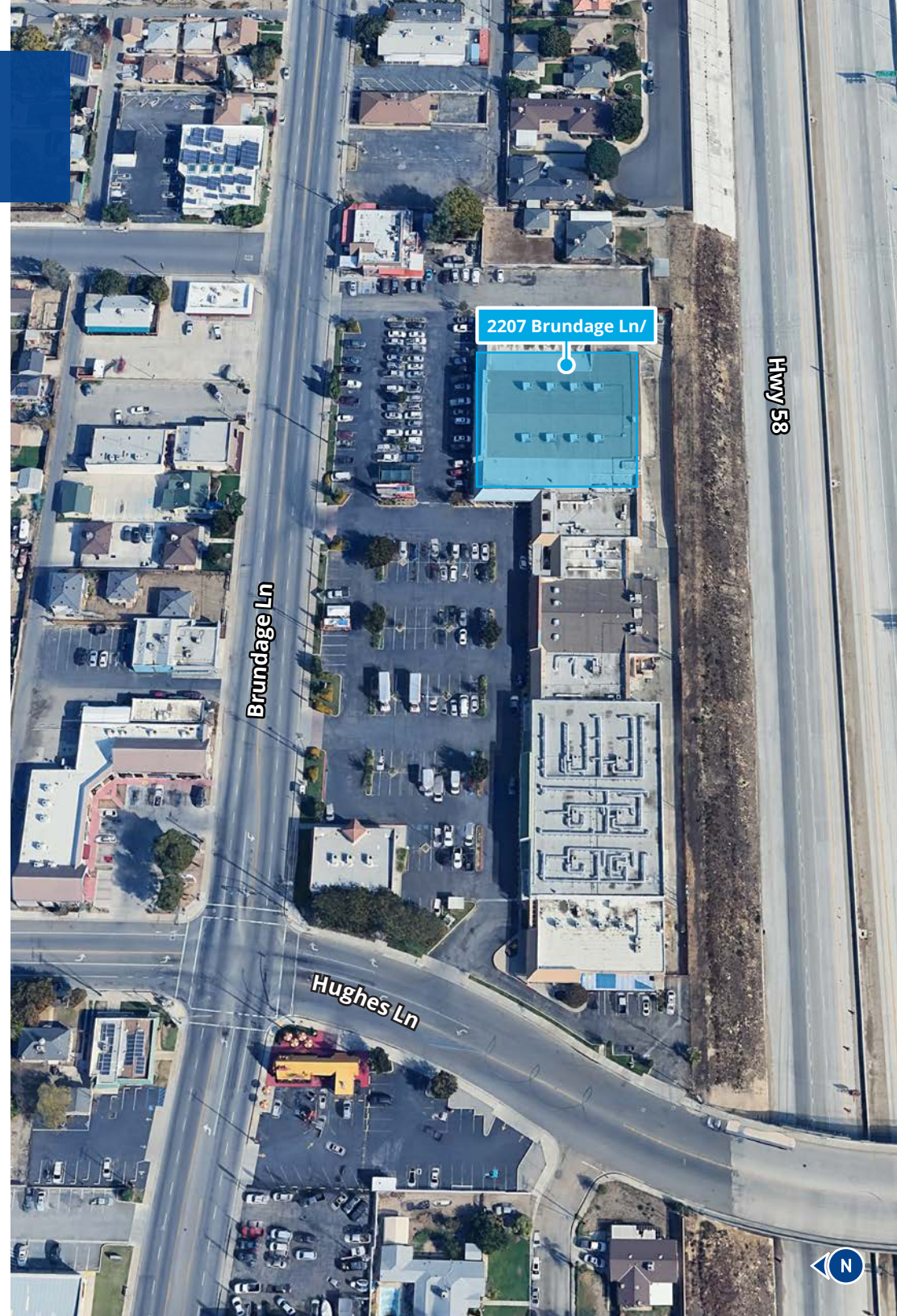
## Available:

± 21,000 sf      \$12/PSF/Year NNN

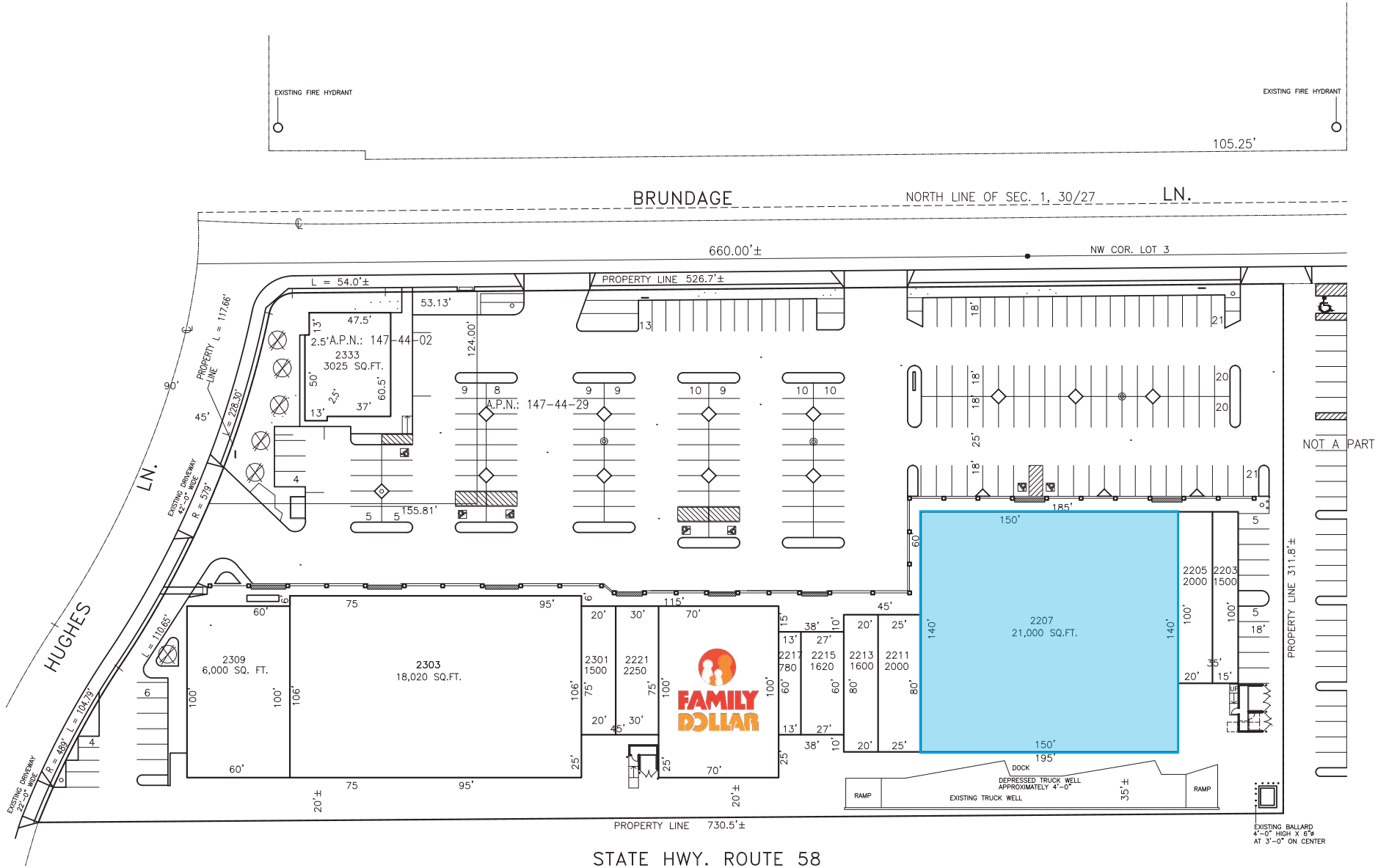
## Highlights:

- ± 21,000 SF Anchor Location
- Infill shopping center with dense population.
- Great Visibility.
- Signalized Intersection.
- Close proximity to Hwy 58 and Hwy 99.
- Co-tenants include: Family Dollar and Brundage Storage.

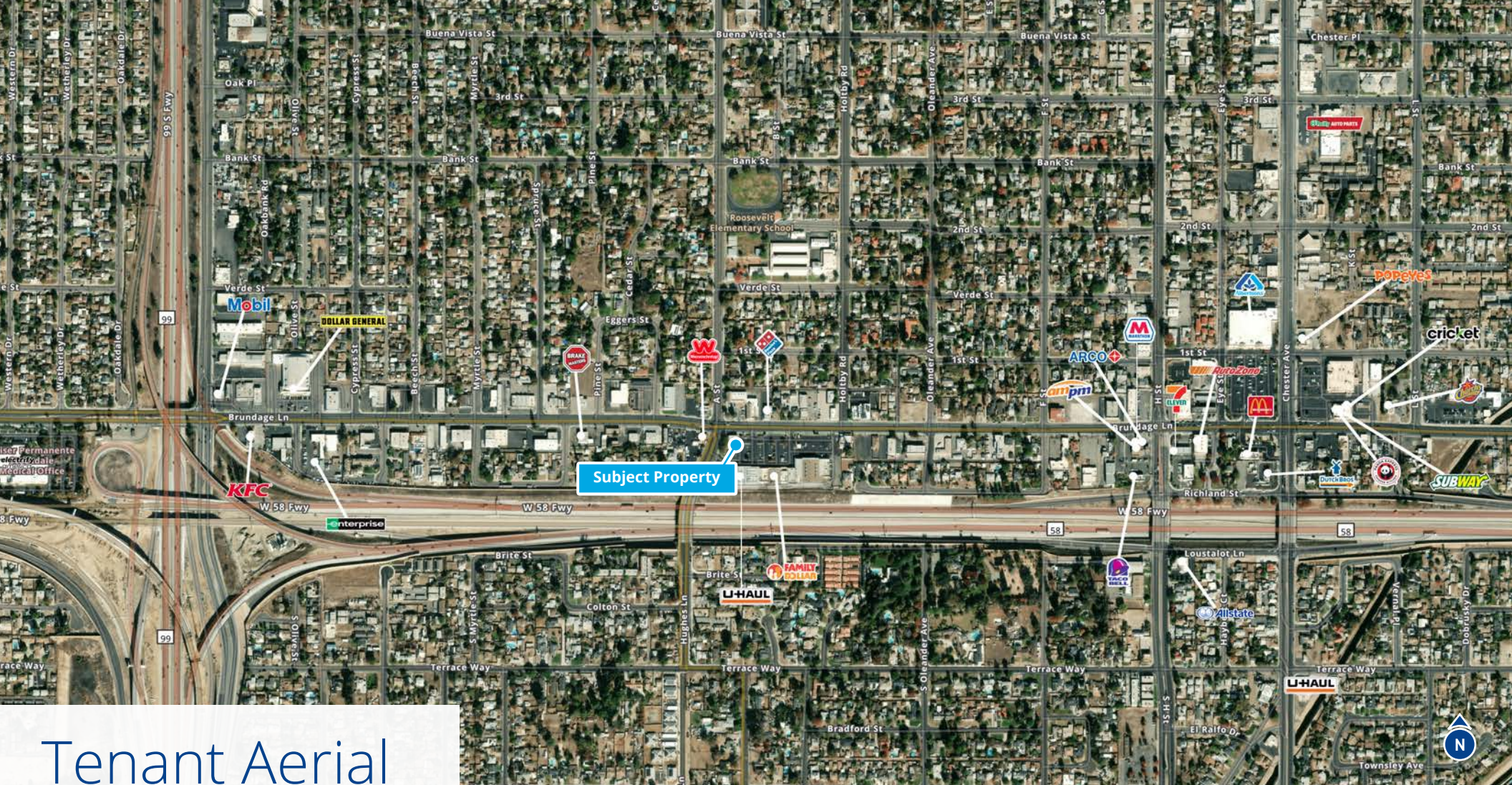
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# Site Plan







# Tenant Aerial

# Demographics



**Population**  
 1 Mile: 20,977  
 3 Mile: 137,238  
 5 Mile: 346,205



**Daytime Population**  
 1 Mile: 17,642  
 3 Mile: 179,662  
 5 Mile: 382,156



**Businesses**  
 1 Mile: 825  
 3 Mile: 8,299  
 5 Mile: 14,284



**Median Age**  
 1 Mile: 32.3  
 3 Mile: 30.8  
 5 Mile: 38.0

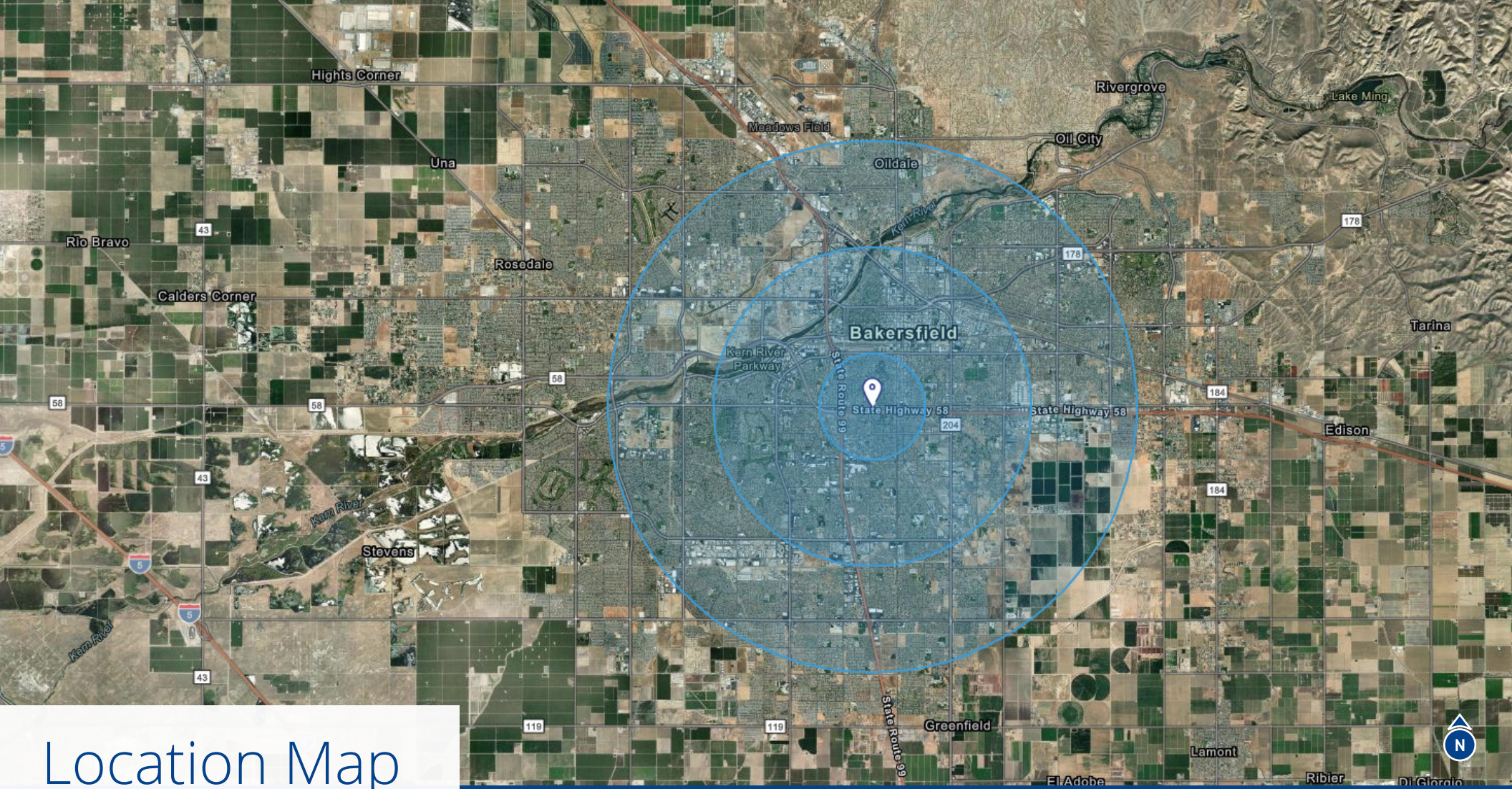


**Households**  
 1 Mile: 7,095  
 3 Mile: 45,623  
 5 Mile: 110,584



**Average HH Income**  
 1 Mile: \$68,287  
 3 Mile: \$62,888  
 5 Mile: \$74,933





# Location Map

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