

SWC

Seventh Standard Road & Verdugo Lane

Bakersfield, CA

Property Highlights

- 13.61 acre development located in dynamically growing Northwest Bakersfield neighborhood
- Zoned C-2, PCD Combining, City of Bakersfield
- Easy access to Northbound and Southbound Freeway 99 / Highway 65 / Interstate 5
- Excellent area traffic counts
- Heavy housing and commercial developments underway in immediate and proximate area
- **RETAIL SHOPS AND PADS AVAILABLE**



Scott A. Underhill, CRX, SCLS

Principal

661 706 9312 mobile #

scott@asuassociates.com

CA RE #00785728

Wesley M. McDonald

Principal

661 885 6950

wesley.mcdonald@asuassociates.com

CA RE #01511739

11601 Bolthouse Drive • Suite 110

Bakersfield, CA 93311

661 862 5454 main

661 862 5444 fax

Coming Soon

New Northwest Retail Development



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.

*Rendering Not Final, Subject To Change.


New Northwest Bakersfield Retail Development Now Leasing

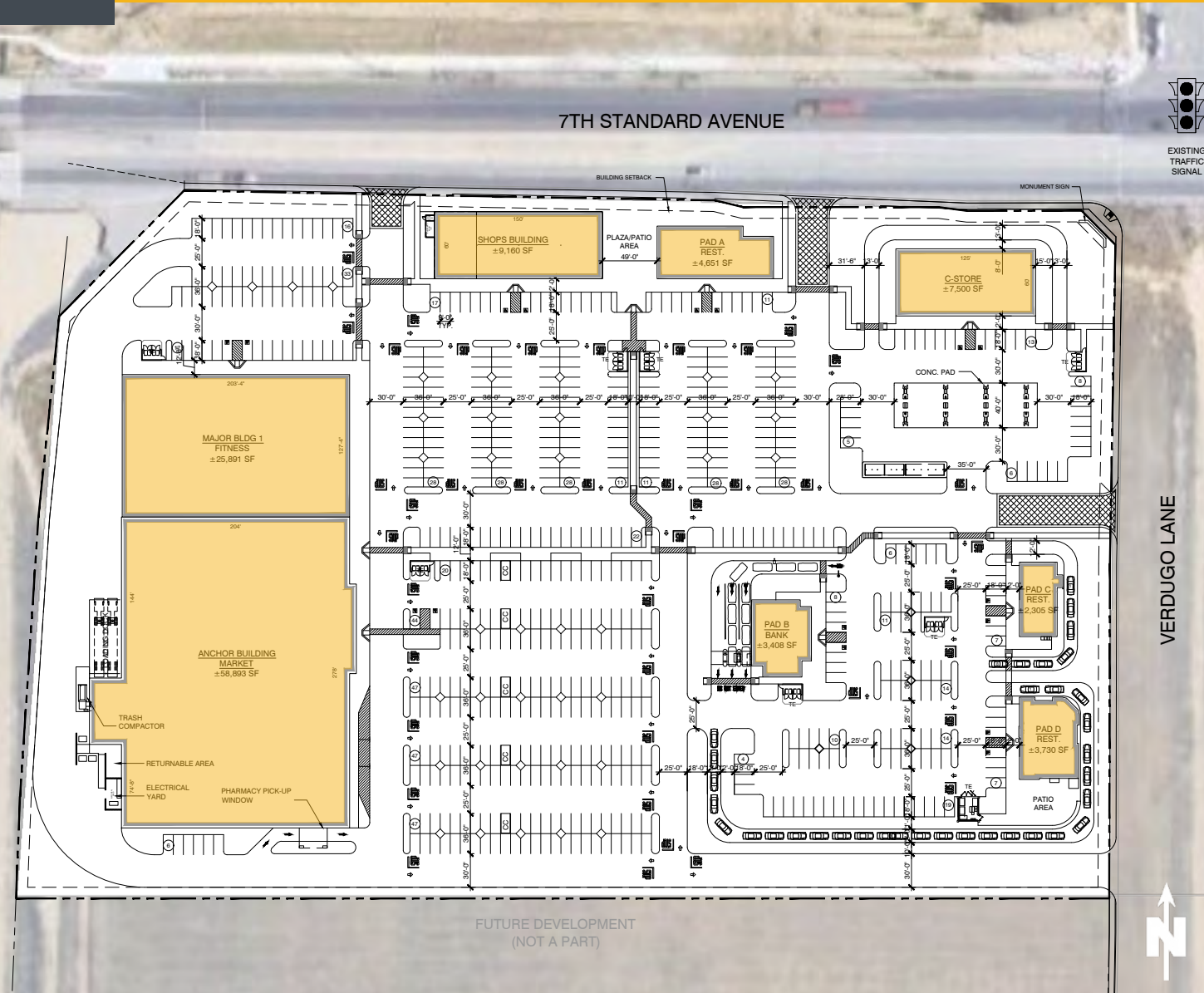
Project Information | Site Plan

SWC Seventh Standard Rd & Verdugo Ln
Bakersfield, CA

Building Data - Plan 1

- **Total Site Area** 13.61 Acres/592,800 SF
- **Proposed Building Area**
 - Anchor Building 58,893± SF
 - Major Building 1 25,891± SF
 - Shops Building 9,160± SF
 - Pad A - Restuarant 4,651± SF
 - Pad B - Bank 3,408± SF
 - Pad C - Restuarant 2,305± SF
 - Pad D - Restaurant 3,730± SF
 - C-Store 7,500± SF
 - Total Building Area 115,538 SF**
- **Parking Data** 614 Total
Parking Provided
- **Zoning** C-2, PCD Combining,
City of Bakersfield

			
New Construction	Excellent Area Demographics	115,538 SF of Retail Space	614 Total Parking Provided



New Northwest Bakersfield Retail Development Now Leasing

Commercial Aerial Map

SWC Seventh Standard Rd & Verdugo Ln
Bakersfield, CA



New Northwest Bakersfield Retail Development Now Leasing

Major Roadways & Demographics Aerial

SWC Seventh Standard Rd & Verdugo Ln
Bakersfield, CA



Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,036	43,713	106,121
Total Households	1,826	13,823	35,225
Average Household Income	\$134,756	\$142,808	\$118,767
Median Household Income	\$112,035	\$115,274	\$91,723
Per Capita Income	\$41,669	\$45,310	\$39,490

New Northwest Bakersfield Retail Development Now Leasing

Tentative Tract Map Activity

SWC Seventh Standard Rd & Verdugo Ln
Bakersfield, CA

Tentative Tracts

- Active
- Active/Recorded

City of Bakersfield

<https://cob.maps.arcgis.com/apps/webappviewer/index.html?id=9fbb25e825e3425a84e7dea631e42f7b>

Across Seventh Standard Road, within two miles of the Site, The City of Shafter has three housing communities currently under development:

Gossamer Grove

3,450 Homes Under Construction

[Click for Gossamer Grove Specific Plan](#)

Marcona Preserve

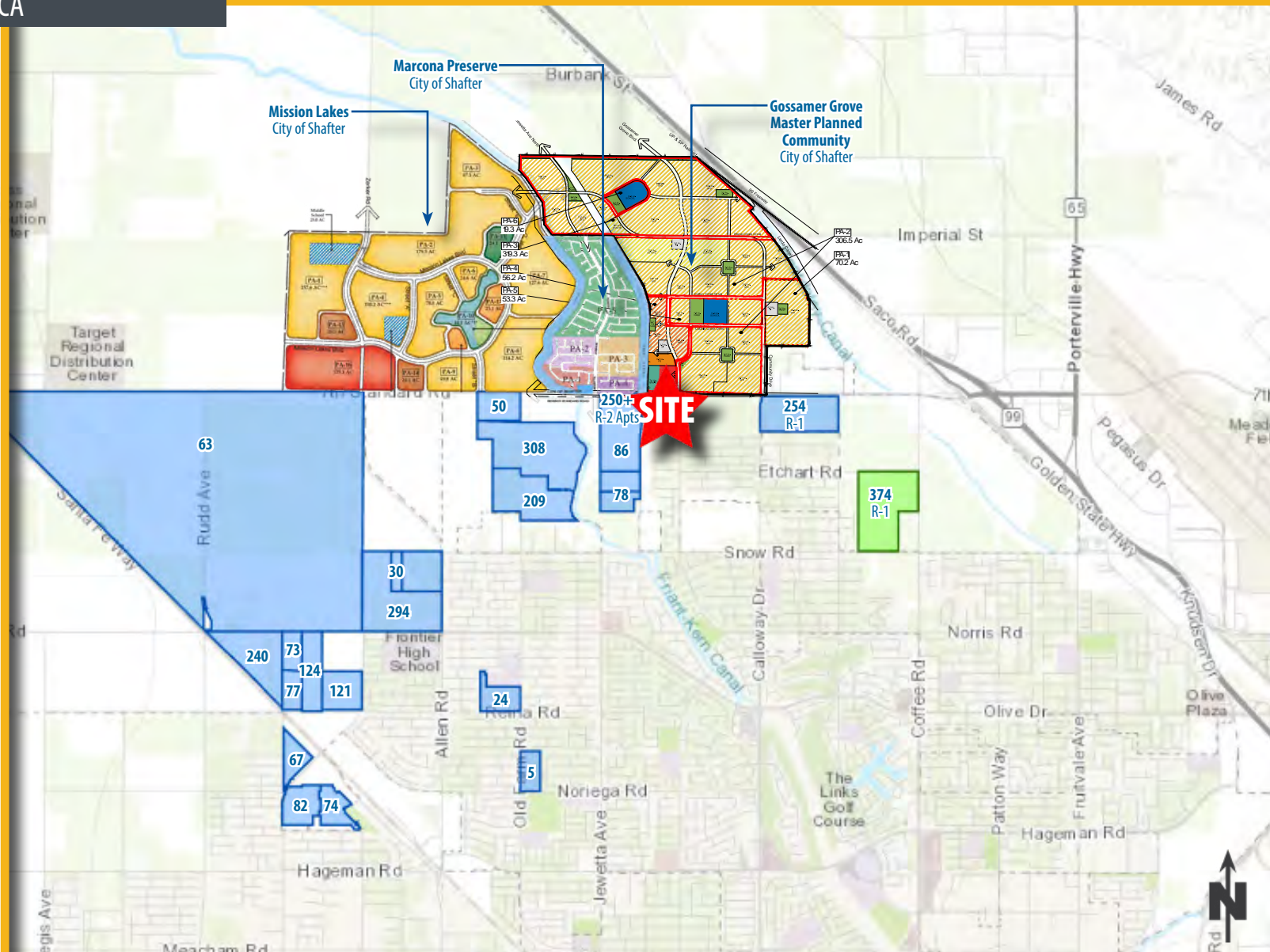
1,000± DU

[Click for Marcona Preserve Specific Plan](#)

Mission Lakes Specific Plan

5,000± DU

[Click for Mission Lakes Specific Plan](#)



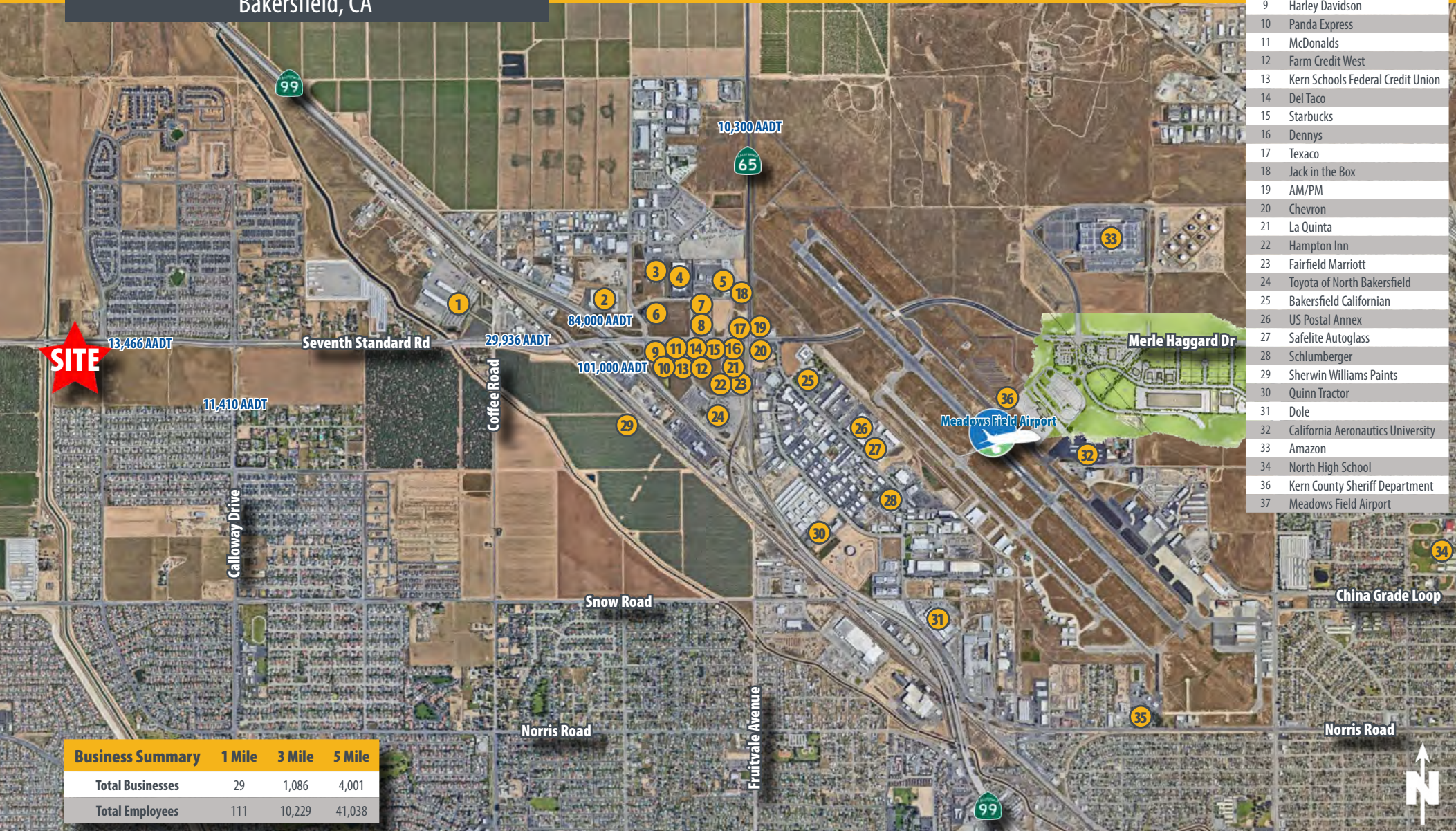
New Northwest Bakersfield Retail Development Now Leasing

Area Retail & Employer Map

SWC Seventh Standard Rd & Verdugo Ln
Bakersfield, CA

Area Retail & Employers

1	Halliburton
2	Camping World
3	MD Vacuum Service
4	CarQuest
5	Bureau of Land Management
6	Holiday Inn
7	Case Tractor Company
8	Burger King
9	Harley Davidson
10	Panda Express
11	McDonalds
12	Farm Credit West
13	Kern Schools Federal Credit Union
14	Del Taco
15	Starbucks
16	Dennys
17	Texaco
18	Jack in the Box
19	AM/PM
20	Chevron
21	La Quinta
22	Hampton Inn
23	Fairfield Marriott
24	Toyota of North Bakersfield
25	Bakersfield Californian
26	US Postal Annex
27	Safelite Autoglass
28	Schlumberger
29	Sherwin Williams Paints
30	Quinn Tractor
31	Dole
32	California Aeronautics University
33	Amazon
34	North High School
36	Kern County Sheriff Department
37	Meadows Field Airport



Business Summary	1 Mile	3 Mile	5 Mile
Total Businesses	29	1,086	4,001
Total Employees	111	10,229	41,038



Scott A. Underhill, CRX, SCLS • Principal • scott@asuassociates.com • CA RE #00785728
 Wesley M. McDonald • Principal • 661 885 6950 • wesley.mcdonald@asuassociates.com • CA RE #01511739
 11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax