

EXECUTIVE SUMMARY



HIGHLIGHTS:

- 1,764 SF Stand Alone Retail Building with 9 Parking Spaces
- Across the Street from Potential Walmart & Hospital
- Signalized Corner with 53k Cars/day
- 1 Block from Freeway 99 Freeway On & Off Ramp
- Across the Street from Starbucks, McDonald's Burger King, 7Eleven, Taco Bell, Jack in the Box, Ross, Dollar Tree
- 1 Block North of Elementary School
- 1 Block from New Freeway on/off Ramp: Hageman & 204 & 99 Freeway

OFFERING SUMMARY: 5301 Olive Dr, Bakersfield offers a tenant a stand alone building on a 53k cars/day signalized corner across the street from a potential Walmart & Hospital. The property is 1 block from an elementary school and 1 block the 99 Freeway on & off ramp (124k Cars/day). Located close to the interchange between 3 freeways (99, 178 & 204 Freeways) this will always be a highly trafficked and in-demand location. The property is located in a commercial hub surrounded by national tenants, 1 block North of San Lauren Elementary School and 1 mile West of Good Samaritan Hospital.

DEMOGRAPHICS: The population within a 3 mile radius was estimated at over 69,000 as well as over 209,000 within a 5 mile radius, and this population is expected to grow at 3.74% annually. The average household income was estimated at approximately \$59,000 within a 3 mile radius.

RENT: \$4,200/mth NNN for 1,764 SF with Dedicated Parking Lot (9 Parking Spaces)

PROPERTY PICTURES

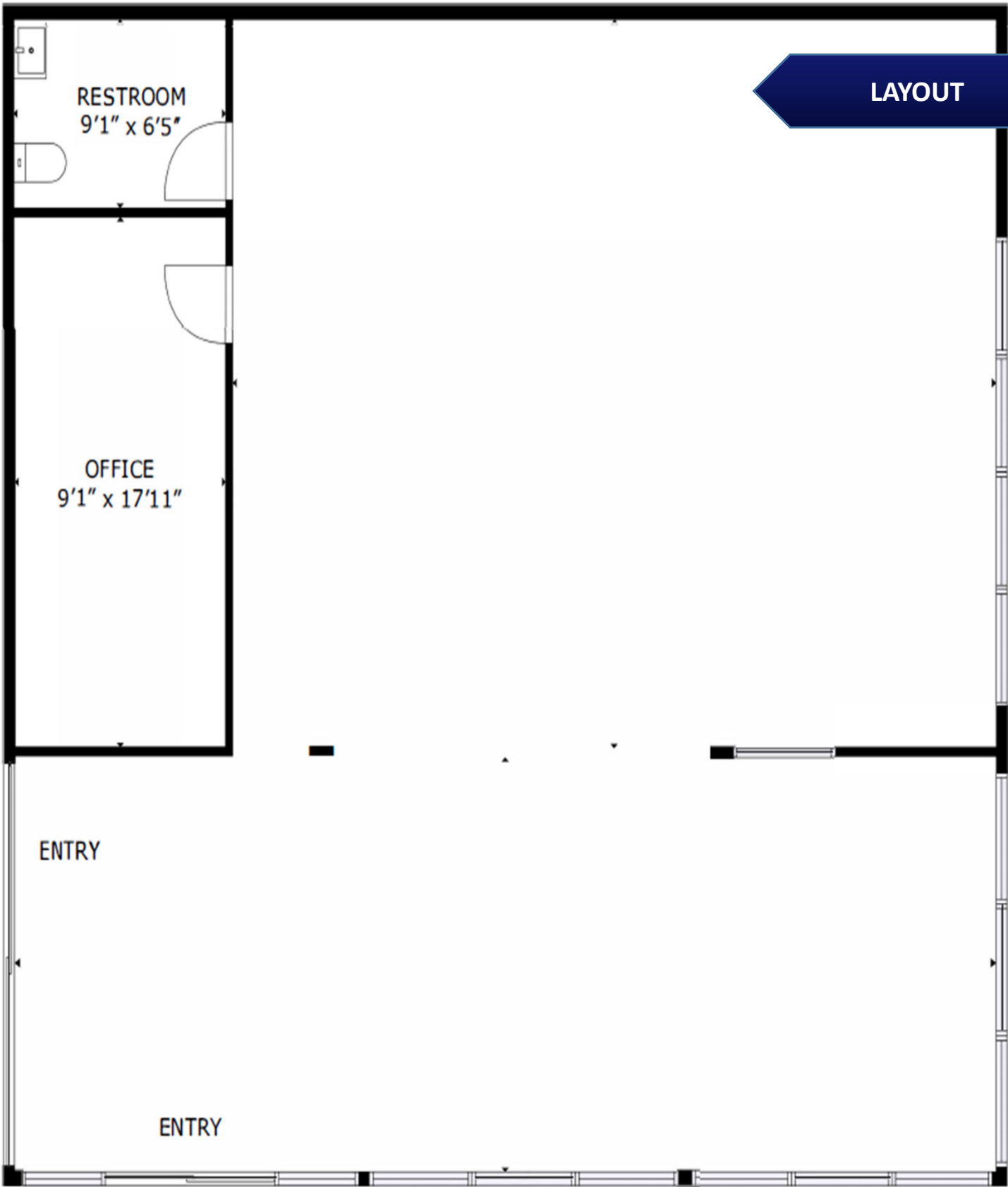
CREI

Commercial Real Estate Investments

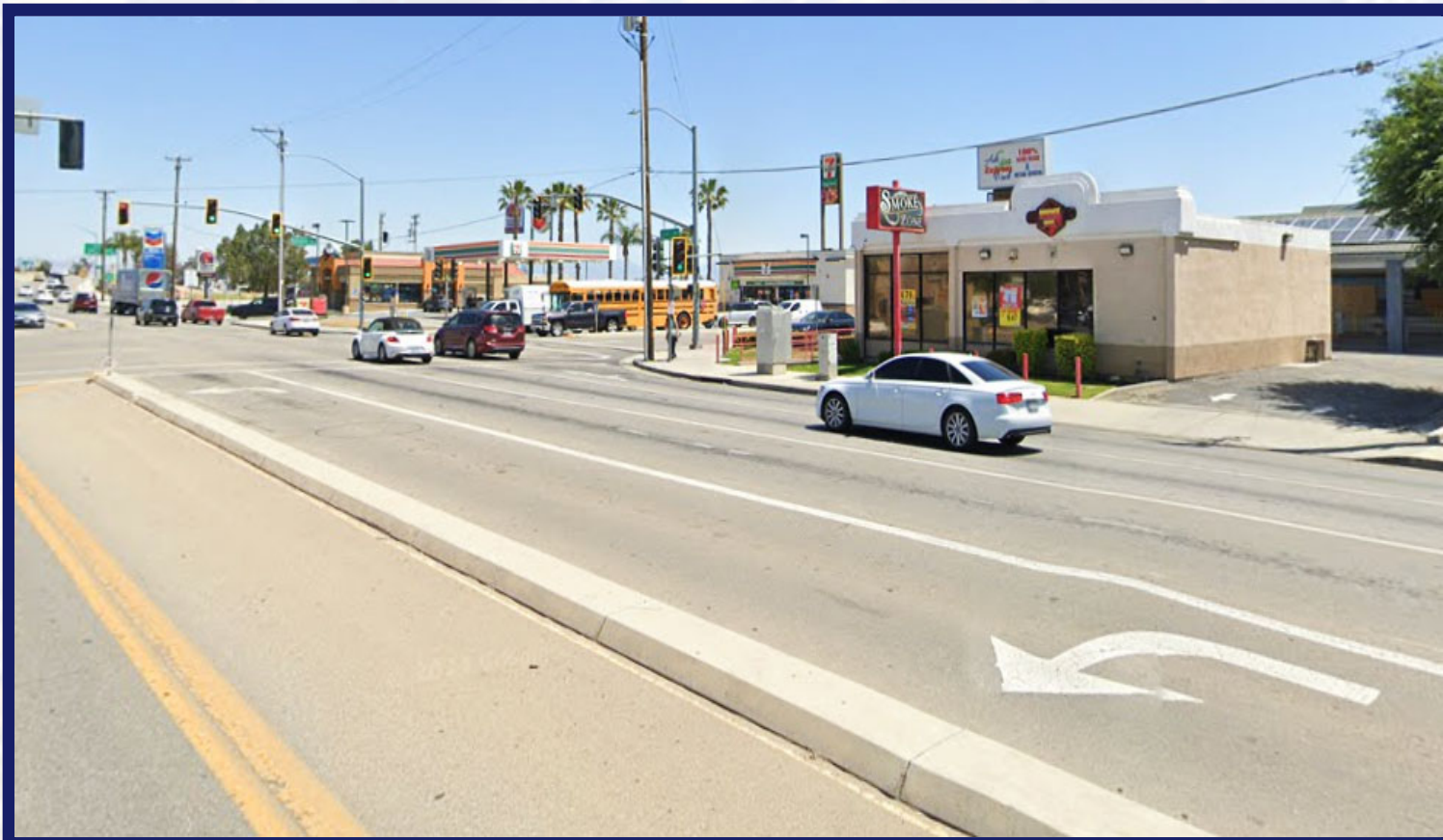
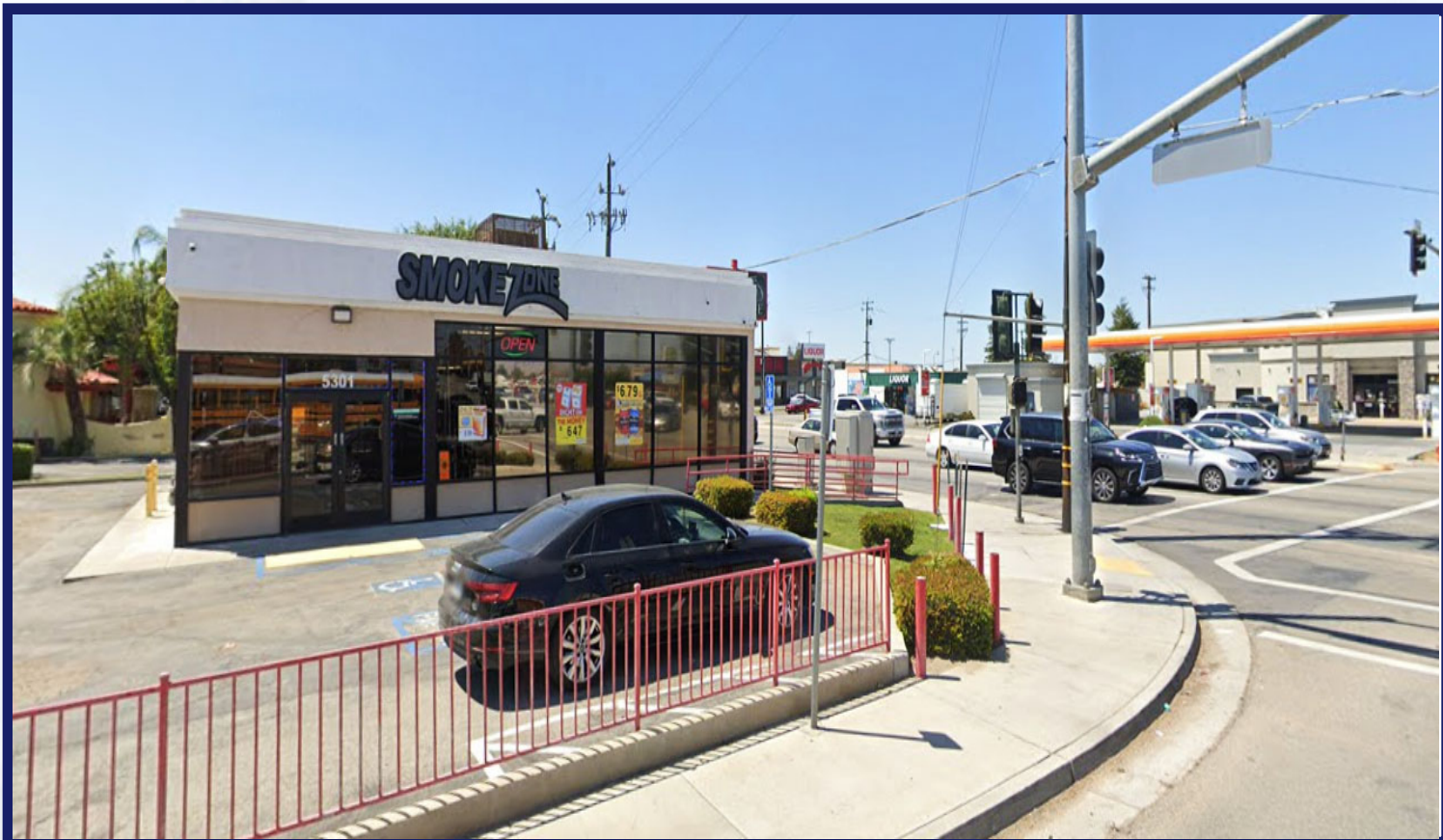


PROPERTY PICTURES

LAYOUT

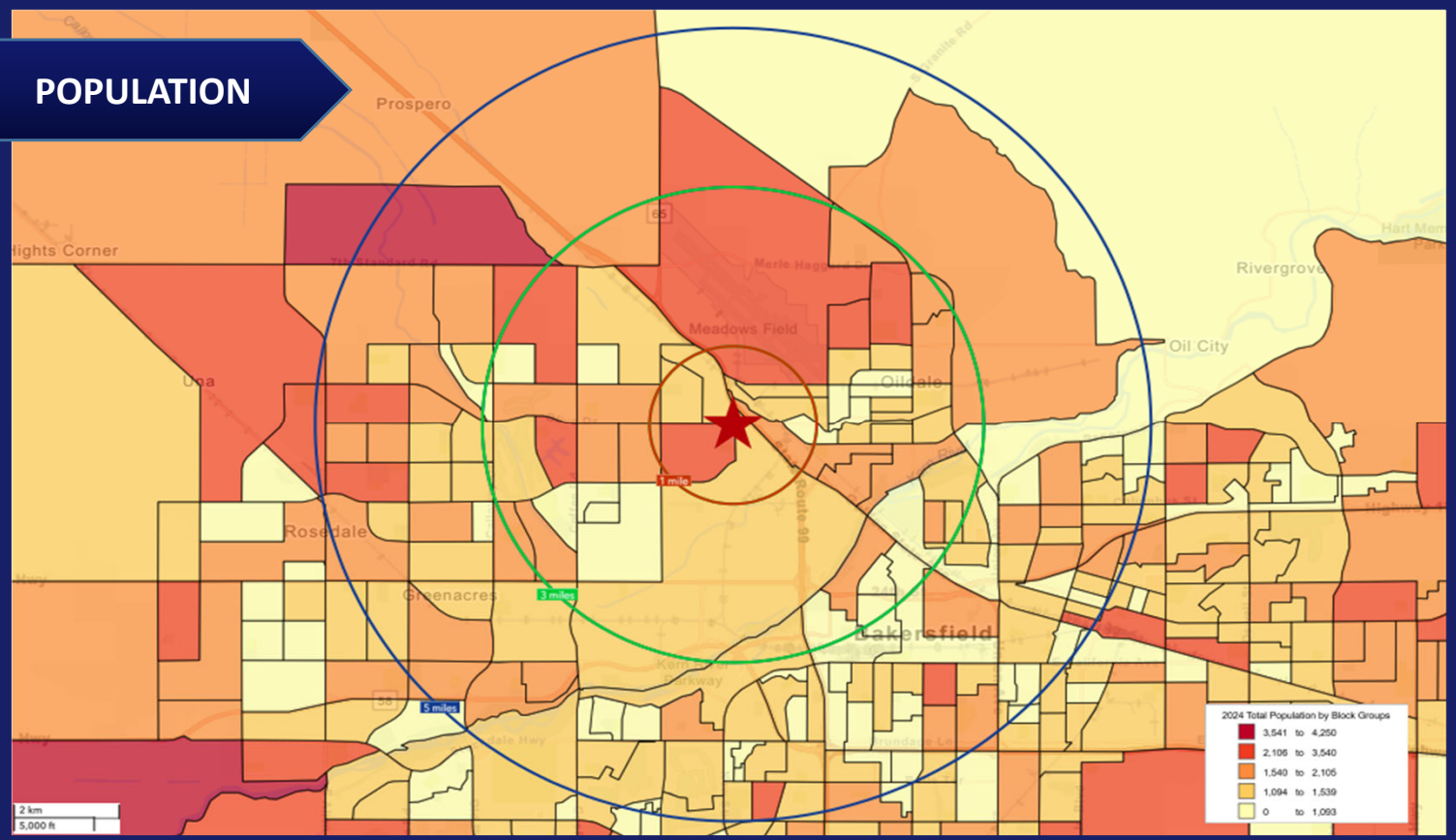


PROPERTY PICTURES

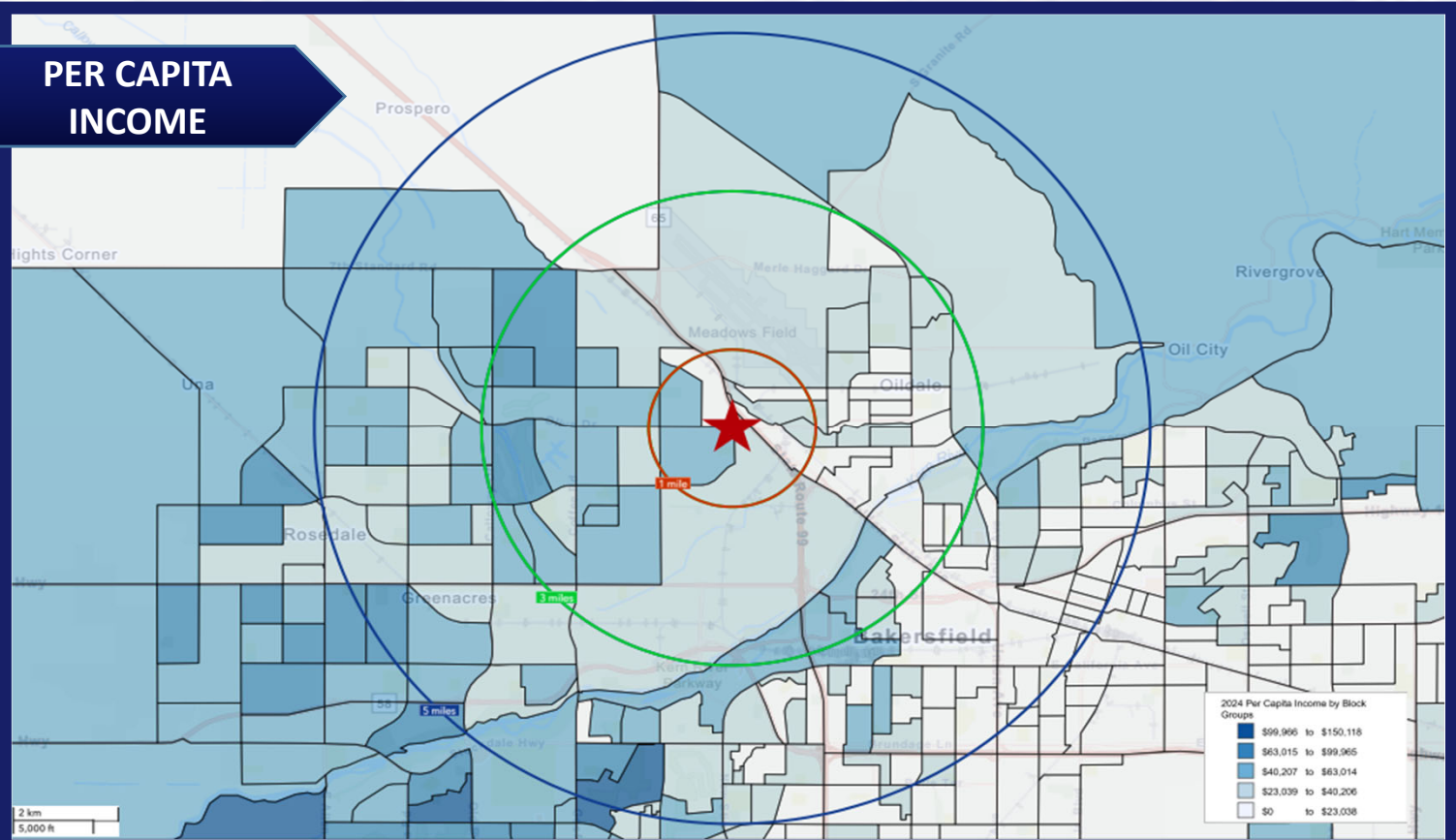


DEMOGRAPHICS

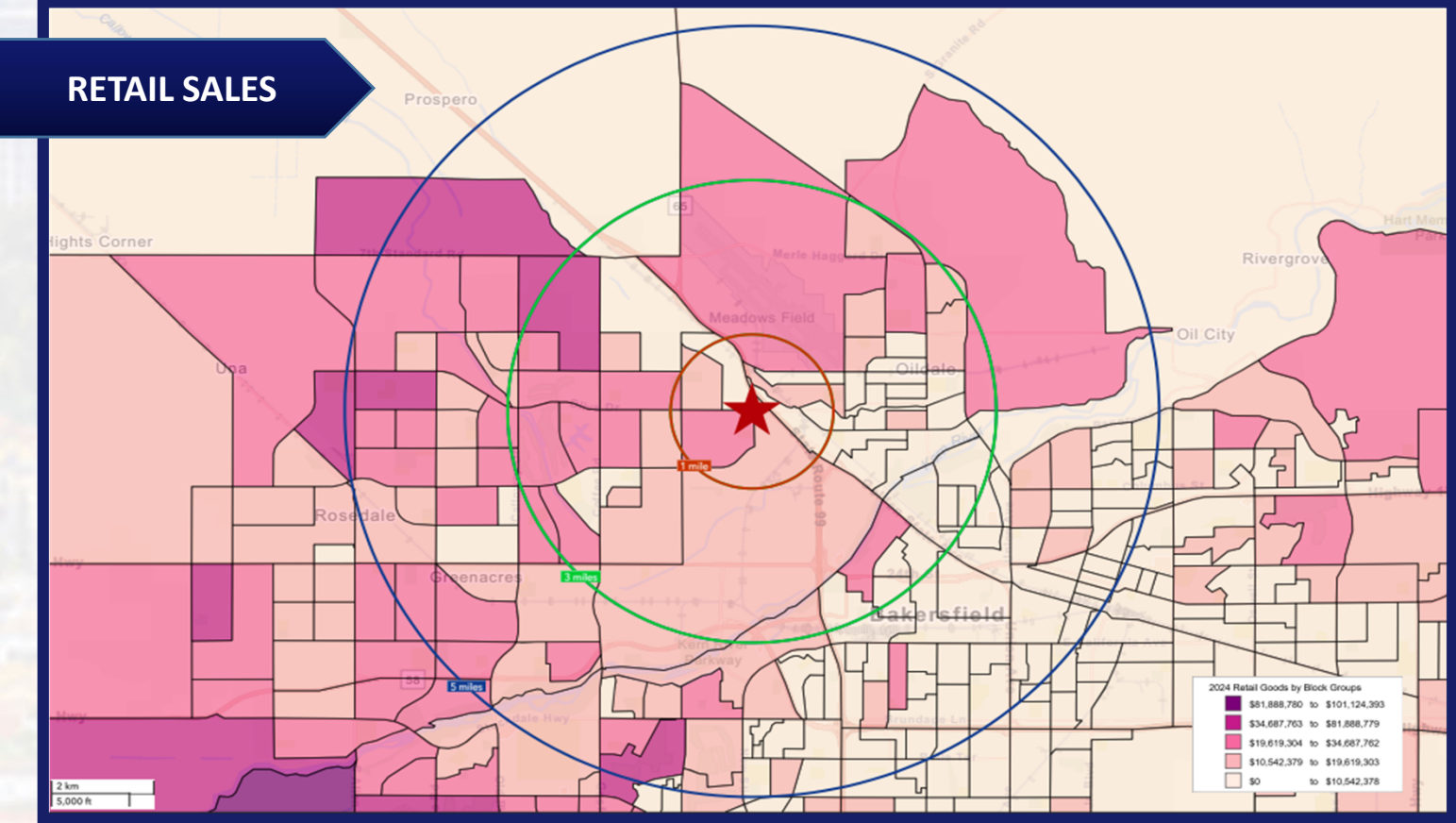
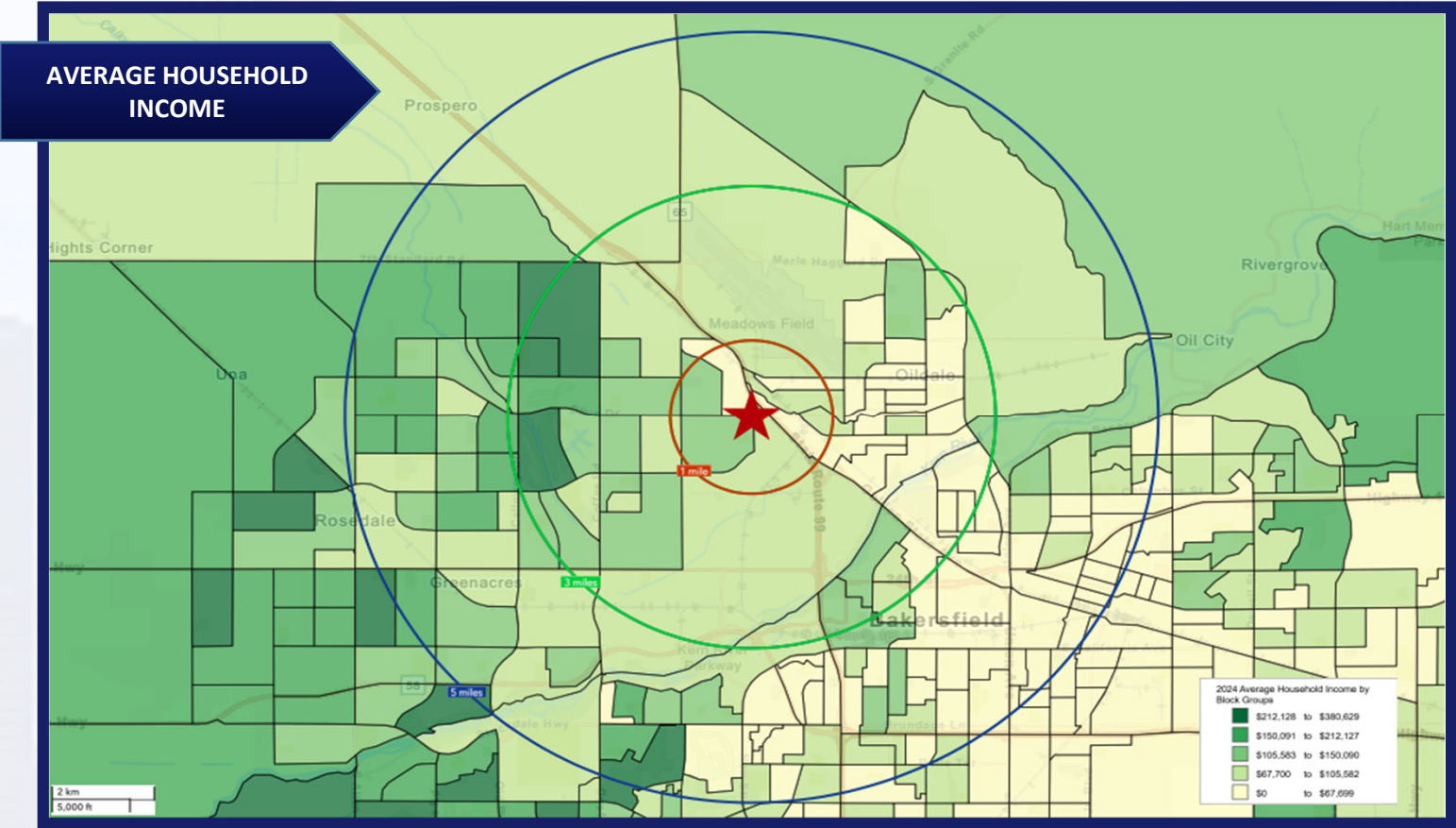
POPULATION



PER CAPITA INCOME

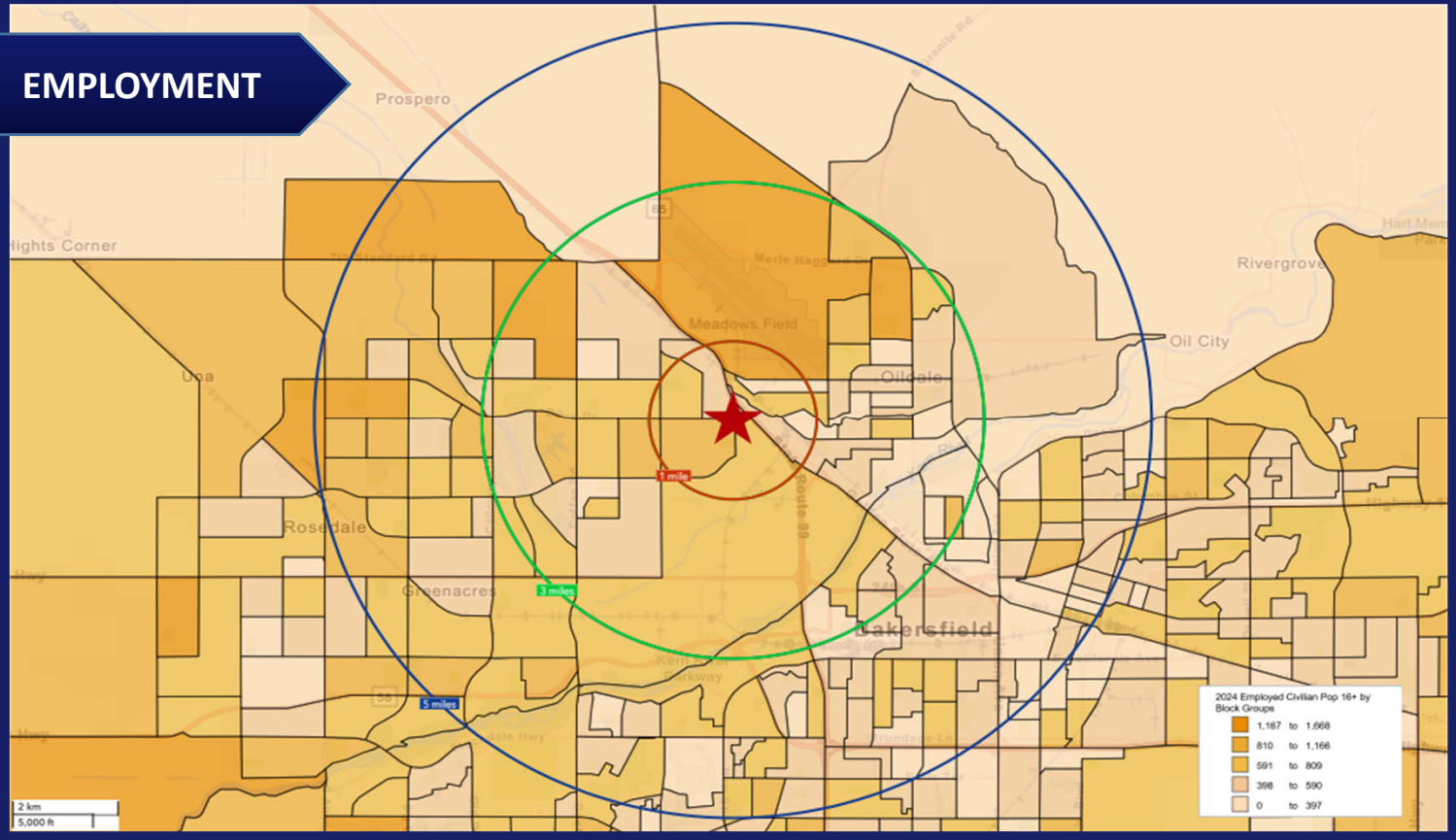


DEMOGRAPHICS

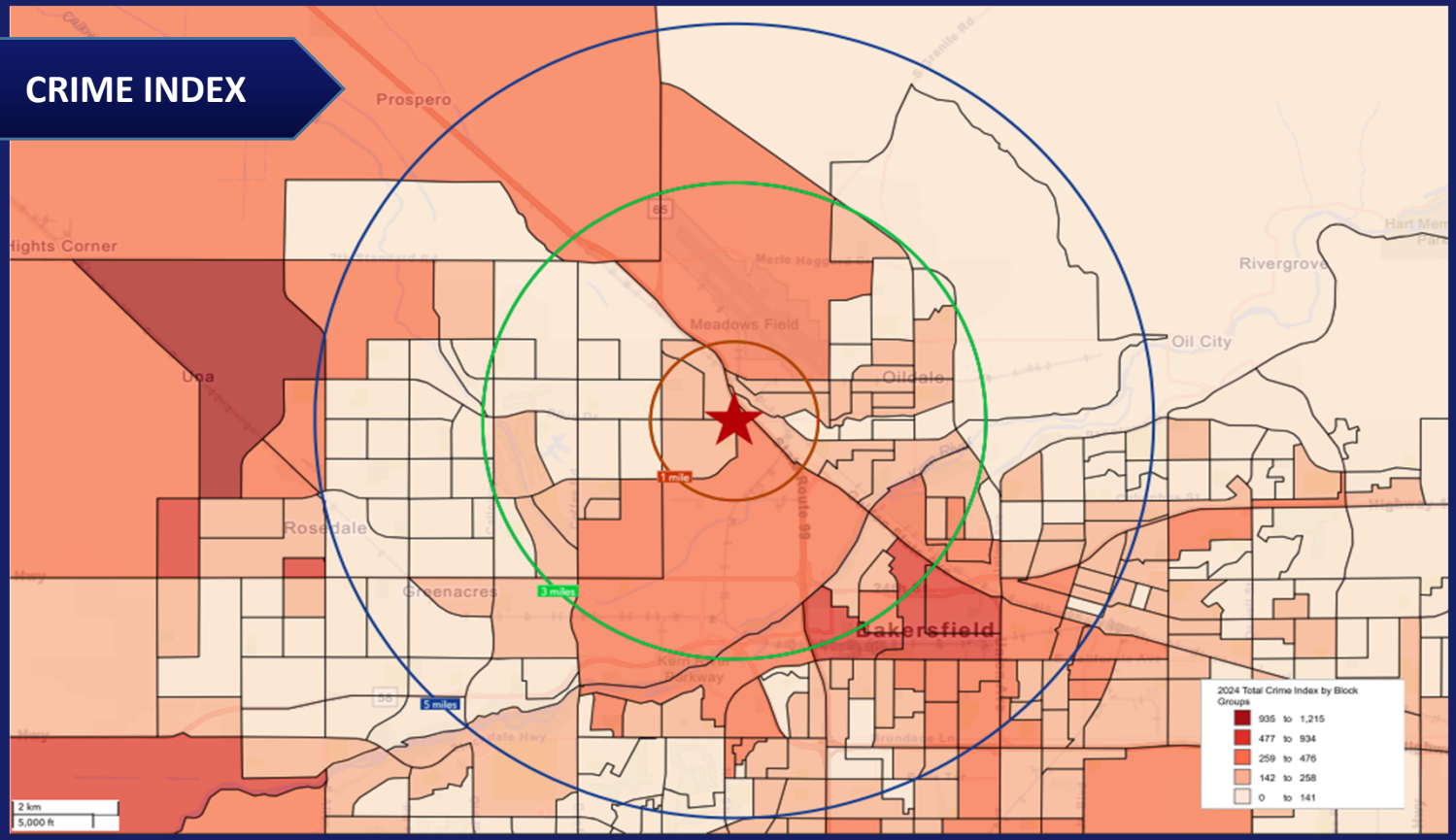


DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$80,071



POPULATION

203,106



HOUSEHOLDS

69,831



OWNER-OCCUPIED
HOUSING

35,709



RENTER-OCCUPIED
HOUSING

34,313



BUSSINESSES

14,304

POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	34,881	202,798	568,490
2024 POPULATION	35,943	203,106	570,183
2029 POPULATION PROJECTION	36,143	203,158	570,498
ANNUAL GROWTH 2020-2024	0.8%	0%	0.1%
ANNUAL GROWTH 2024-2029	0.1%	0%	0%
MEDIAN AGE	35.9	34	32.8

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$71,966	\$80,071	\$87,590
MEDIAN HH INCOME	\$46,859	\$55,791	\$63,936

HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	12,705	69,831	178,580
2024 HOUSEHOLDS	13,051	70,011	179,086
2029 HOUSEHOLDS	13,115	70,022	179,120