

River Run Plaza
Retail Suites
1,051 SF to 3,689 SF

AVAILABLE
For Lease

6045
6077
Coffee Road
Suites 1,2 & 5
Bakersfield, CA

Property Highlights

- Located at the NWC of Olive Drive & Coffee Road
- 79,950 SF shopping center
- 455 parking stalls
- Neighboring tenants include Albertsons, Rite Aid, Today Cleaners, Chevron, Chase Bank, Valley Strong Credit Union
- Excellent area traffic counts
- Heavy housing and commercial developments underway in immediate and proximate area



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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River Run Plaza

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Site Plan

6077 Coffee Road ■ Suites 1, 2 & 5 ■ Bakersfield, CA



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Property Photos

6077 Coffee Road ▪ Suites 1,2 & 5 ▪ Bakersfield, CA

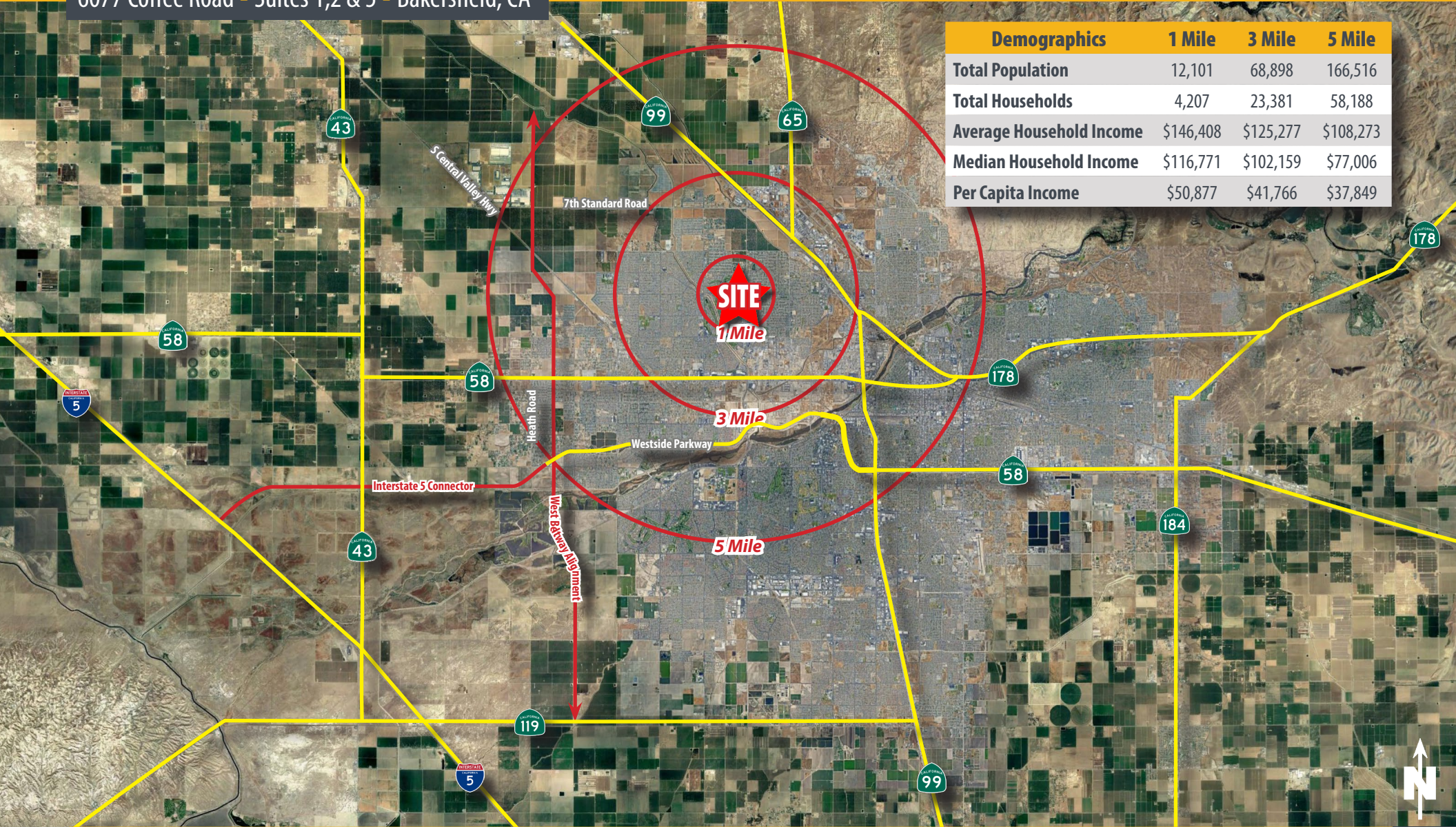


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Roadway & Demographic Aerial

6077 Coffee Road ▪ Suites 1,2 & 5 ▪ Bakersfield, CA



Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,101	68,898	166,516
Total Households	4,207	23,381	58,188
Average Household Income	\$146,408	\$125,277	\$108,273
Median Household Income	\$116,771	\$102,159	\$77,006
Per Capita Income	\$50,877	\$41,766	\$37,849



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