



Demographics

Colonial Square

5101-5145 Ming Ave

36,912 SF Retail Storefront Retail/Office

Bakersfield, California - Southwest Bakersfield Submarket

PREPARED BY

Paul Stansen

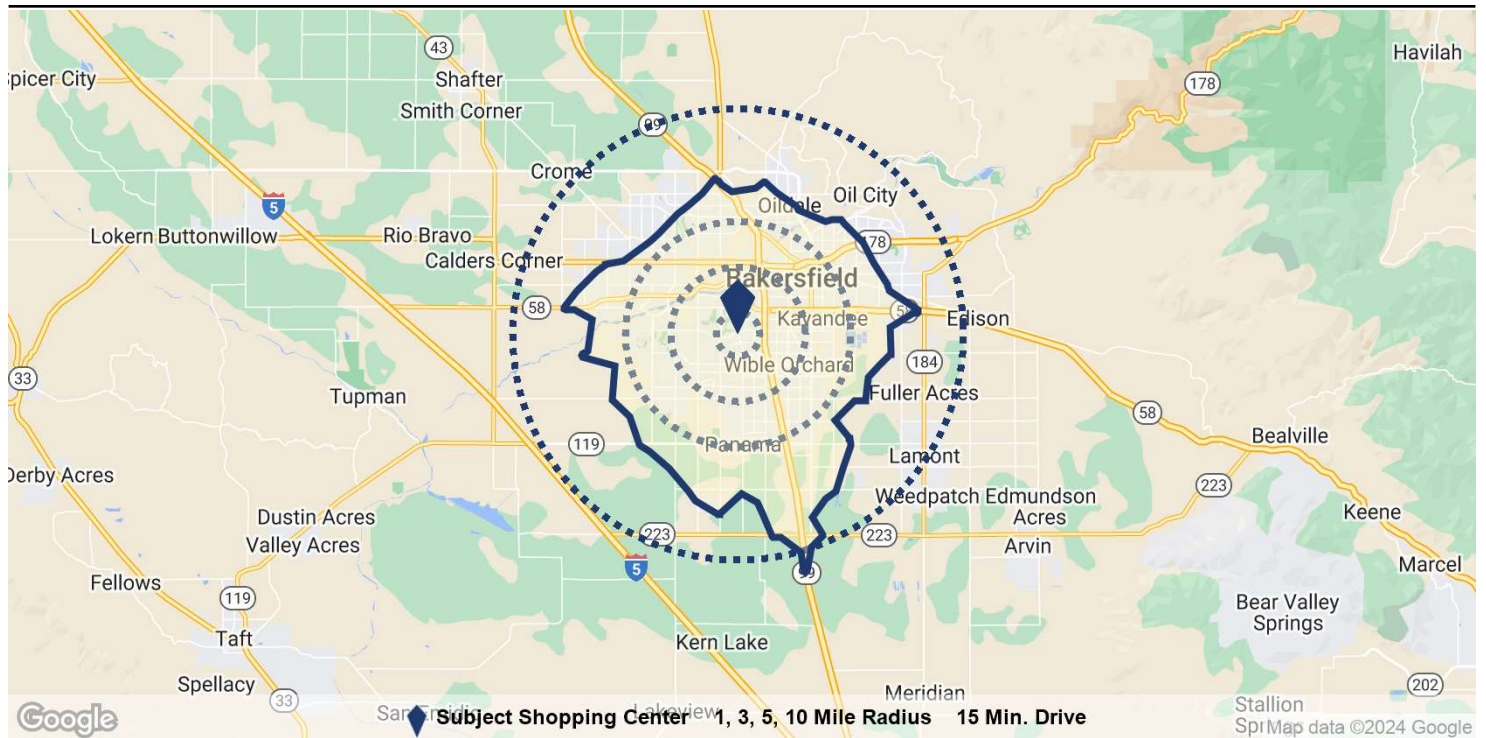
Independent Realtor-Broker | Attorney



Subject Shopping Center

Colonial Square

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	24,344	143,110	335,186	590,087	468,374
5 Yr Growth	2.0%	1.8%	3.4%	3.1%	4.8%
Median Age	33	33	32	32	32
5 Yr Forecast	34	35	34	34	34
White / Black / Hispanic	73% / 15% / 53%	76% / 11% / 55%	77% / 9% / 57%	80% / 7% / 56%	79% / 8% / 56%
5 Yr Forecast	73% / 15% / 53%	76% / 11% / 55%	77% / 9% / 57%	80% / 7% / 56%	79% / 8% / 59%
Employment	5,633	62,403	142,750	195,604	199,136
Buying Power	\$393.5M	\$2.7B	\$6.2B	\$10.9B	\$8.8B
5 Yr Growth	2.8%	2.5%	4.8%	4.6%	6.6%
College Graduates	15.9%	16.6%	17.0%	16.4%	20.9%
Household					
Households	9,068	48,996	106,453	184,875	148,507
5 Yr Growth	2.0%	1.8%	3.3%	3.1%	4.8%
Median Household Income	\$43,397	\$54,250	\$58,480	\$58,989	\$59,464
5 Yr Forecast	\$43,726	\$54,623	\$59,327	\$59,841	\$60,443
Average Household Income	\$59,573	\$74,567	\$80,826	\$82,497	\$84,113
5 Yr Forecast	\$60,322	\$75,369	\$82,050	\$83,779	\$85,441
% High Income (>\$75K)	24%	34%	38%	39%	41%
Housing					
Median Home Value	\$205,240	\$227,346	\$253,643	\$260,588	\$282,418
Median Year Built	1974	1976	1984	1984	1983
Owner / Renter Occupied	39% / 61%	51% / 49%	57% / 43%	59% / 41%	56% / 44%

Income & Spending Demographics

5101-5145 Ming Ave - Colonial Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2023 Households by HH Income	9,068		48,995		106,455		148,507	
<\$25,000	2,647	29.19%	10,414	21.26%	22,062	20.72%	29,441	19.82%
\$25,000 - \$50,000	2,460	27.13%	12,357	25.22%	24,360	22.88%	35,561	23.95%
\$50,000 - \$75,000	1,753	19.33%	9,490	19.37%	19,057	17.90%	23,051	15.52%
\$75,000 - \$100,000	600	6.62%	5,338	10.89%	11,231	10.55%	17,663	11.89%
\$100,000 - \$125,000	683	7.53%	4,037	8.24%	10,474	9.84%	12,776	8.60%
\$125,000 - \$150,000	404	4.46%	2,392	4.88%	5,638	5.30%	9,950	6.70%
\$150,000 - \$200,000	310	3.42%	2,594	5.29%	7,231	6.79%	9,362	6.30%
\$200,000+	211	2.33%	2,373	4.84%	6,402	6.01%	10,705	7.21%
2023 Avg Household Income	\$59,573		\$74,567		\$80,826		\$84,113	
2023 Med Household Income	\$43,397		\$54,250		\$58,480		\$59,464	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$226.4M		\$1.4B		\$3.4B		\$4.7B	
Total Apparel	\$13.6M	6.02%	\$82.2M	5.70%	\$193.7M	5.74%	\$270.1M	5.77%
Women's Apparel	\$4.9M	2.15%	\$29.7M	2.06%	\$69.6M	2.06%	\$97.2M	2.08%
Men's Apparel	\$2.5M	1.10%	\$15.6M	1.08%	\$37M	1.10%	\$52M	1.11%
Girl's Apparel	\$1.2M	0.52%	\$6.9M	0.48%	\$16.6M	0.49%	\$22.9M	0.49%
Boy's Apparel	\$918.7K	0.41%	\$5.3M	0.37%	\$12.7M	0.38%	\$17.4M	0.37%
Infant Apparel	\$801.9K	0.35%	\$4.6M	0.32%	\$10.6M	0.31%	\$14.7M	0.31%
Footwear	\$3.4M	1.49%	\$20.1M	1.39%	\$47.2M	1.40%	\$65.9M	1.41%

Total Entertainment & Hobbies	\$31.6M	13.94%	\$199.9M	13.86%	\$467M	13.84%	\$651.7M	13.93%
Entertainment	\$5.7M	2.53%	\$38.9M	2.70%	\$93.4M	2.77%	\$124.9M	2.67%
Audio & Visual Equipment/Service	\$7.5M	3.32%	\$44.6M	3.09%	\$102.1M	3.03%	\$143.2M	3.06%
Reading Materials	\$477.8K	0.21%	\$2.9M	0.20%	\$6.6M	0.20%	\$9.3M	0.20%
Pets, Toys, & Hobbies	\$5.1M	2.27%	\$33.3M	2.31%	\$78.1M	2.31%	\$109.5M	2.34%
Personal Items	\$12.7M	5.62%	\$80.3M	5.57%	\$186.8M	5.53%	\$264.8M	5.66%

Total Food and Alcohol	\$68.6M	30.31%	\$414.8M	28.76%	\$956.2M	28.33%	\$1.3B	28.53%
Food At Home	\$38.5M	16.99%	\$228.2M	15.83%	\$526.4M	15.60%	\$734.9M	15.70%
Food Away From Home	\$26.2M	11.58%	\$162M	11.23%	\$373.3M	11.06%	\$520.4M	11.12%
Alcoholic Beverages	\$3.9M	1.74%	\$24.6M	1.70%	\$56.5M	1.67%	\$79.7M	1.70%

Total Household	\$32.2M	14.24%	\$213.3M	14.79%	\$510.6M	15.13%	\$710M	15.17%
House Maintenance & Repair	\$6.2M	2.72%	\$44.5M	3.08%	\$107.3M	3.18%	\$147.2M	3.15%
Household Equip & Furnishings	\$13.2M	5.83%	\$84.2M	5.84%	\$203.6M	6.03%	\$282.1M	6.03%
Household Operations	\$10M	4.41%	\$63.8M	4.42%	\$149.6M	4.43%	\$210.6M	4.50%
Housing Costs	\$2.9M	1.28%	\$20.8M	1.45%	\$50.1M	1.48%	\$70.1M	1.50%

Income & Spending Demographics

5101-5145 Ming Ave - Colonial Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$59.2M	26.14%	\$391.1M	27.12%	\$909.4M	26.95%	\$1.2B	26.47%
Vehicle Purchases	\$28.2M	12.45%	\$197.3M	13.68%	\$462.2M	13.70%	\$624M	13.33%
Gasoline	\$17.3M	7.64%	\$107M	7.42%	\$244.6M	7.25%	\$335.5M	7.17%
Vehicle Expenses	\$1.1M	0.47%	\$6.4M	0.44%	\$16.7M	0.49%	\$24.2M	0.52%
Transportation	\$5M	2.22%	\$32.9M	2.28%	\$78.5M	2.33%	\$108M	2.31%
Automotive Repair & Maintenance	\$7.6M	3.36%	\$47.6M	3.30%	\$107.4M	3.18%	\$147M	3.14%
Total Health Care	\$10.4M	4.58%	\$63.9M	4.43%	\$146.4M	4.34%	\$207.5M	4.43%
Medical Services	\$6.2M	2.76%	\$39M	2.71%	\$90.2M	2.67%	\$127.7M	2.73%
Prescription Drugs	\$3M	1.32%	\$18M	1.25%	\$40.5M	1.20%	\$57.7M	1.23%
Medical Supplies	\$1.1M	0.50%	\$6.9M	0.48%	\$15.6M	0.46%	\$22.1M	0.47%
Total Education/Day Care	\$10.8M	4.77%	\$77M	5.34%	\$191.3M	5.67%	\$266.5M	5.69%
Education	\$6.5M	2.87%	\$47.2M	3.28%	\$119.5M	3.54%	\$166M	3.55%
Fees & Admissions	\$4.3M	1.90%	\$29.8M	2.07%	\$71.8M	2.13%	\$100.5M	2.15%

Demographic Summary Report

Colonial Square

5101-5145 Ming Ave, Bakersfield, CA 93309

Building Type: General Retail **Total Available:** 4,077 SF
Secondary: Storefront Retail/Office **% Leased:** 100%
GLA: 36,912 SF **Rent/SF/Yr:** \$19.80
Year Built: 1985



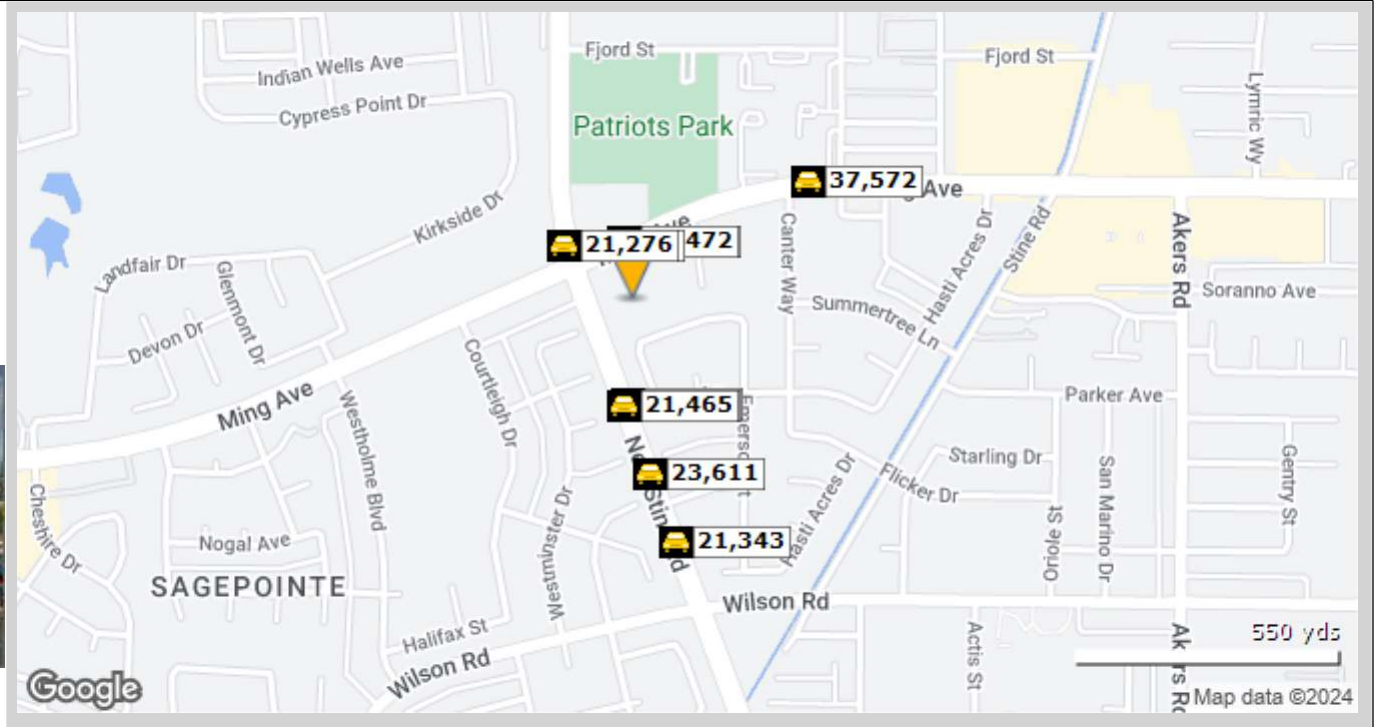
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	24,825	145,735	346,640
2023 Estimate	24,344	143,110	335,186
2010 Census	23,006	136,407	289,517
Growth 2023 - 2028	1.98%	1.83%	3.42%
Growth 2010 - 2023	5.82%	4.91%	15.77%
2023 Population by Hispanic Origin	12,858	78,336	190,278
2023 Population	24,344	143,110	335,186
White	17,871 73.41%	108,482 75.80%	256,501 76.52%
Black	3,532 14.51%	15,109 10.56%	30,587 9.13%
Am. Indian & Alaskan	719 2.95%	4,469 3.12%	9,427 2.81%
Asian	1,246 5.12%	9,321 6.51%	26,120 7.79%
Hawaiian & Pacific Island	69 0.28%	396 0.28%	881 0.26%
Other	907 3.73%	5,333 3.73%	11,670 3.48%
U.S. Armed Forces	11	100	199
Households			
2028 Projection	9,249	49,895	110,006
2023 Estimate	9,068	48,996	106,453
2010 Census	8,539	46,603	92,159
Growth 2023 - 2028	2.00%	1.83%	3.34%
Growth 2010 - 2023	6.20%	5.13%	15.51%
Owner Occupied	3,561 39.27%	25,143 51.32%	60,310 56.65%
Renter Occupied	5,506 60.72%	23,853 48.68%	46,143 43.35%
2023 Households by HH Income	9,068	48,995	106,455
Income: <\$25,000	2,647 29.19%	10,414 21.26%	22,062 20.72%
Income: \$25,000 - \$50,000	2,460 27.13%	12,357 25.22%	24,360 22.88%
Income: \$50,000 - \$75,000	1,753 19.33%	9,490 19.37%	19,057 17.90%
Income: \$75,000 - \$100,000	600 6.62%	5,338 10.89%	11,231 10.55%
Income: \$100,000 - \$125,000	683 7.53%	4,037 8.24%	10,474 9.84%
Income: \$125,000 - \$150,000	404 4.46%	2,392 4.88%	5,638 5.30%
Income: \$150,000 - \$200,000	310 3.42%	2,594 5.29%	7,231 6.79%
Income: \$200,000+	211 2.33%	2,373 4.84%	6,402 6.01%
2023 Avg Household Income	\$59,573	\$74,567	\$80,826
2023 Med Household Income	\$43,397	\$54,250	\$58,480

Traffic Count Report

Colonial Square

5101-5145 Ming Ave, Bakersfield, CA 93309

Building Type: General Retail
 Secondary: Storefront Retail/Office
 GLA: 36,912 SF
 Year Built: 1985
 Total Available: 4,077 SF
 % Leased: 100%
 Rent/SF/Yr: \$19.80



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ming Ave	New Stine Rd	0.07 SW	2020	32,541	MPSI	.07
2	Ming Ave	New Stine Rd	0.07 SW	2022	32,472	MPSI	.07
3	New Stine Rd	Ming Ave	0.03 S	2020	21,950	MPSI	.10
4	New Stine Rd	Ming Ave	0.03 S	2022	21,276	MPSI	.11
5	New Stine Rd	Surrey Ln	0.01 SE	2022	22,139	MPSI	.12
6	New Stine Rd	Surrey Ln	0.01 SE	2020	22,677	MPSI	.12
7	New Stine Rd	Surrey Ln	0.01 SE	2018	21,465	MPSI	.12
8	New Stine Rd	Sea Star Ln	0.04 SE	2022	23,611	MPSI	.21
9	Ming Ave	Canter Way	0.03 W	2022	37,572	MPSI	.26
10	New Stine Rd	Sea Star Ln	0.05 NW	2018	21,343	MPSI	.29

For more information please contact Broker at 818-512-1715 or at PESAPC@STANSEN.com
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3/30/2024

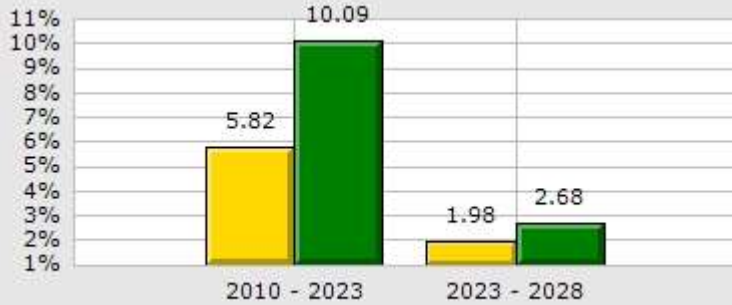
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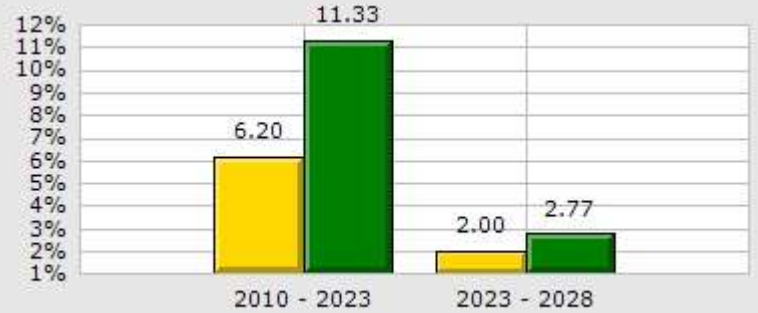
Type: Retail/Storefront Retail/Office (Neighborhood Ctr)
 County: Kern

1 Mile
 County

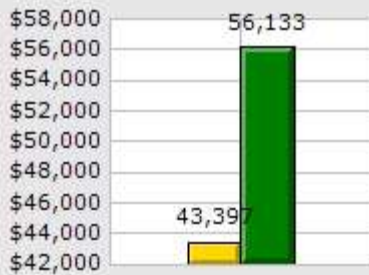
Population Growth



Household Growth



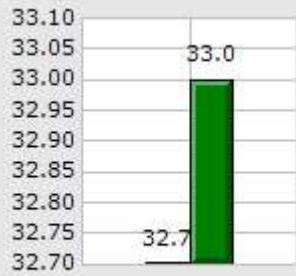
2023 Med Household Inc



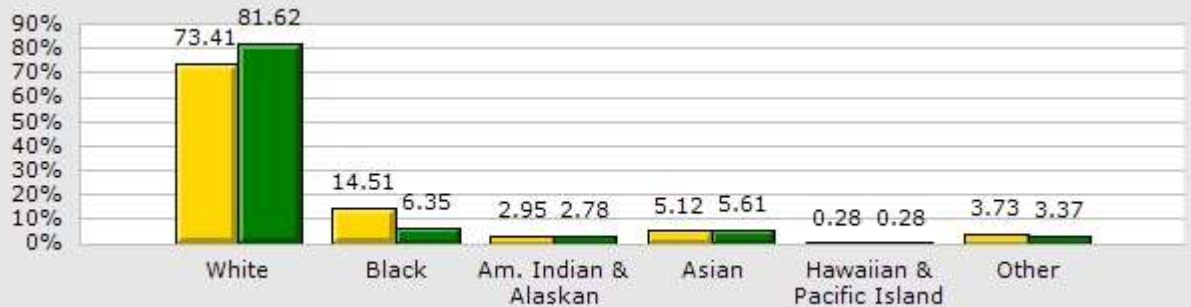
2023 Households by Household Income



2023 Median Age



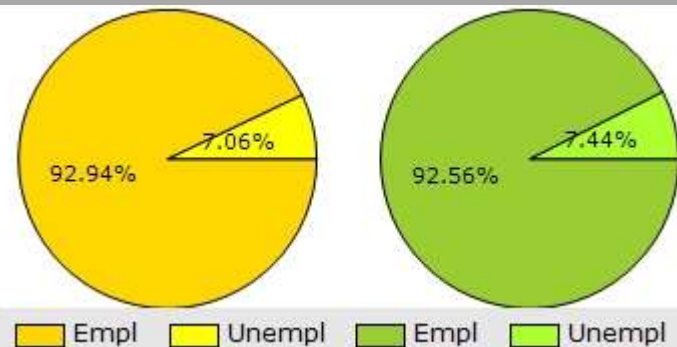
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Colonial Square 5101-5145 Ming Ave, Bakersfield, CA 93309				
Type: Retail/Storefront Retail/Office (Neighborhood Ctr) County: Kern				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	5.82%		10.09%	
Growth 2023 - 2028	1.98%		2.68%	
Empl	10,502	92.94%	376,609	92.56%
Unempl	798	7.06%	30,280	7.44%
2023 Population by Race				
	24,344		924,361	
White	17,871	73.41%	754,418	81.62%
Black	3,532	14.51%	58,684	6.35%
Am. Indian & Alaskan	719	2.95%	25,700	2.78%
Asian	1,246	5.12%	51,871	5.61%
Hawaiian & Pacific Island	69	0.28%	2,573	0.28%
Other	907	3.73%	31,115	3.37%
Household Growth				
Growth 2010 - 2023	6.20%		11.33%	
Growth 2023 - 2028	2.00%		2.77%	
Renter Occupied	5,506	60.73%	111,591	39.37%
Owner Occupied	3,561	39.27%	171,875	60.63%
2023 Households by Household Income				
	9,068		283,466	
Income <\$25K	2,647	29.19%	65,149	22.98%
Income \$25K - \$50K	2,460	27.13%	64,488	22.75%
Income \$50K - \$75K	1,753	19.33%	47,671	16.82%
Income \$75K - \$100K	600	6.62%	28,519	10.06%
Income \$100K - \$125K	683	7.53%	26,706	9.42%
Income \$125K - \$150K	404	4.46%	15,344	5.41%
Income \$150K - \$200K	310	3.42%	19,707	6.95%
Income \$200K+	211	2.33%	15,882	5.60%
2023 Med Household Inc	\$43,397		\$56,133	
2023 Median Age	32.70		33.00	