



Colliers

For Sale | All or Part
**Brundage Square
Shopping Center**

Brundage Ln - 17,538 AADT

Hughes Ln

N

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.

Offering Price:

Anchor Location	± 21,000 SF	\$3,950,000 (188/PSF)
Brundage Self Storage	± 18,000 SF	Coming to market soon!
Family Dollar + Shops	± 37,504 SF	Coming to market soon!

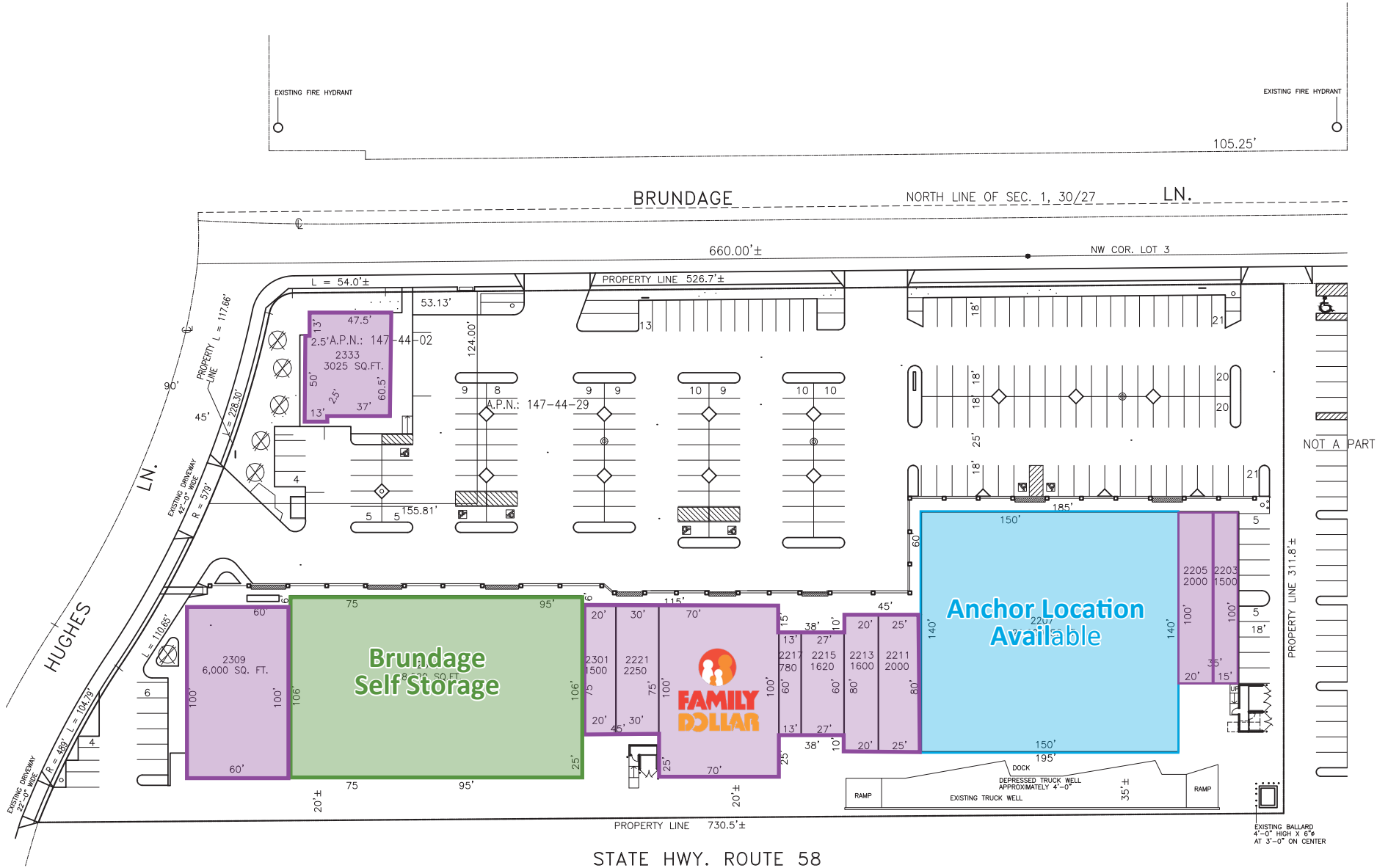
Highlights:

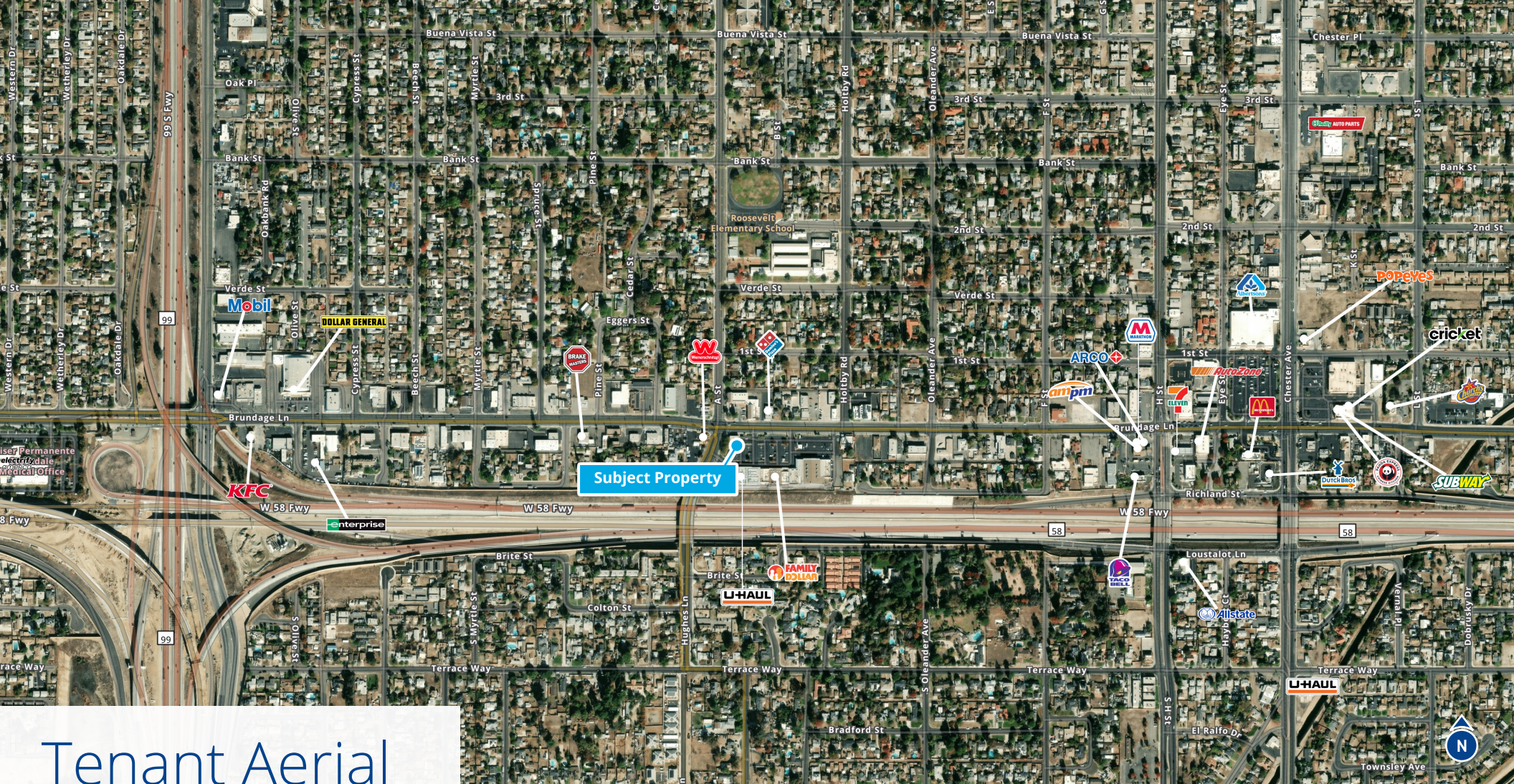
- ± 21,000 SF Anchor Location
- Infill shopping center with dense population.
- Great Visibility.
- Signalized Intersection.
- Close proximity to Hwy 58 and Hwy 99.
- Co-tenants include: Family Dollar and Brundage Storage.

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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



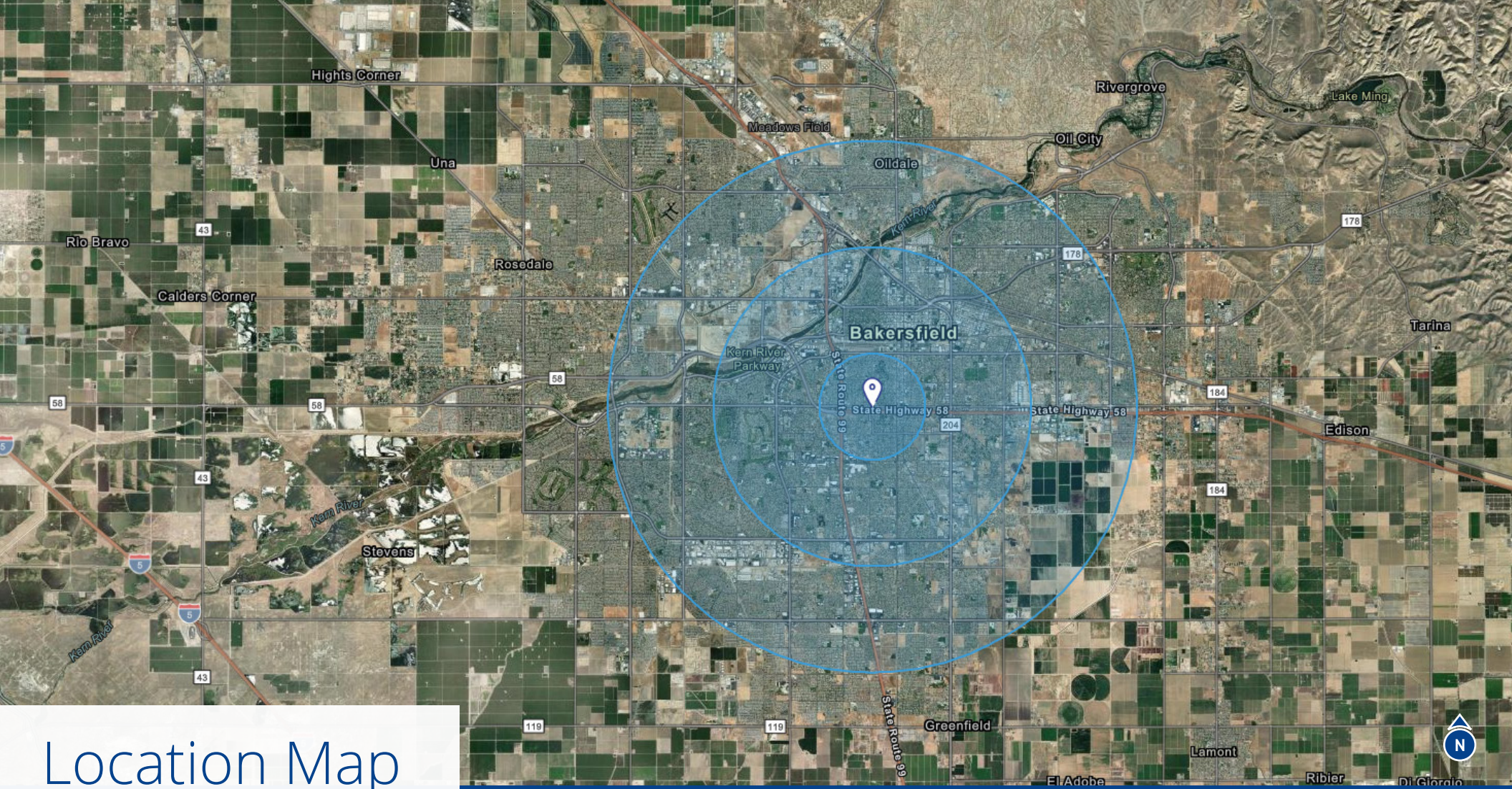
Median Age
 1 Mile: 32.3
 3 Mile: 30.8
 5 Mile: 38.0



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

Demographics



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