

Prime Neighborhood Shopping Center Space in North Edwards, CA


Lease Rate	\$0.75 SF/MONTH (MG)
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OFFERING SUMMARY

Building Size:	14,500 SF
Available SF:	768 - 816 SF
Lot Size:	3.9 Acres
Year Built:	1959
Zoning:	C2 - General Commercial
Market:	Bakersfield
Submarket:	NE Outlying Kern County
Cross Streets:	Claymine Rd & Lorraine Ave
APN's:	230-190-01, -02, -07, -08, -10, & -11

PROPERTY HIGHLIGHTS

- ±391 - 1,200 SF of Retail Shopping Center Space off CA-58
- Various Sized Retail Configurations w/ New Paint & Flooring
- Well-Known Freestanding Building + Parking & Signage
- Parking On All Sides Of Building on ±3.9 Acres
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Convenient Location w/ Quick Access to Cal City & Mojave
- Prime Corner Identity | Large Pylon Signage | Abundant Parking
- Direct Claymine Rd Visibility | Surrounded w/ Quality Tenants
- Best Pylon Sign On #1 Retail Corridor: Claymine Rd
- Busiest Retail Growth Corridor w/ ±72,630 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 58 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±14K SF Recently Renovated Center - Ample Convenient Parking
- Highly Visible Intersection w/ Ample Parking & Easy Access

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

Prime Shopping Center Space is well-located directly off CA-58 in North Edwards, CA serving the vast majority of Mojave and California City residents. There are currently (4) availabilities ranging from ± 391 - 1,200 SF consisting of open retail & restaurant space. Each space offers a wide open floor plan, hard-surface flooring throughout, bright lighting, updated energy efficient features, private restrooms, outdoor lights during the night hours, lush landscaping, & all units have separate gas & power meters. The center is located approximately 5 miles from Edwards AF Aux North Base which is home to nearly 6,000 on-base residents. Over $\pm 72,630$ cars per day when combining both directions of Claymine & Lorraine as well as Highway 58 in both directions.



LOCATION DESCRIPTION

This property is well located off of the northwest corner of Claymine Rd & Lorraine Avenues just north of Freeway 58. The shopping center is surrounded by many national and regional retailers, and boast high traffic counts on Claymine Rd and great population density. North Edwards is a census-designated place (CDP) in Kern County, California. Situated in the Mojave Desert, North Edwards is located about 7.2 miles north-east of Edwards Air Force Base, at an elevation of 2,293 feet. As of the 2010 census it had a population of 1,058.



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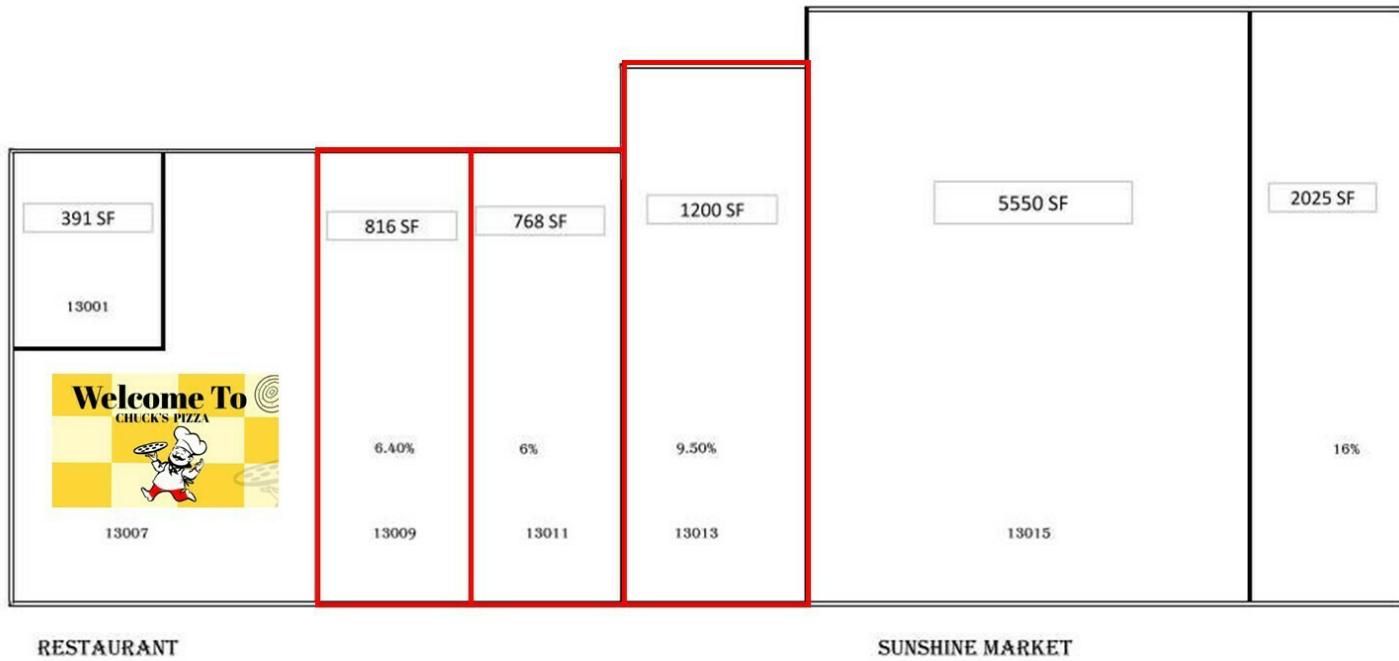
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	768 - 816 SF	Lease Rate:	\$0.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
13009 Claymine Rd	Available	816 SF	Modified Gross	\$0.75 SF/month
13011 Claymine Rd	Available	768 SF	Modified Gross	\$0.75 SF/month

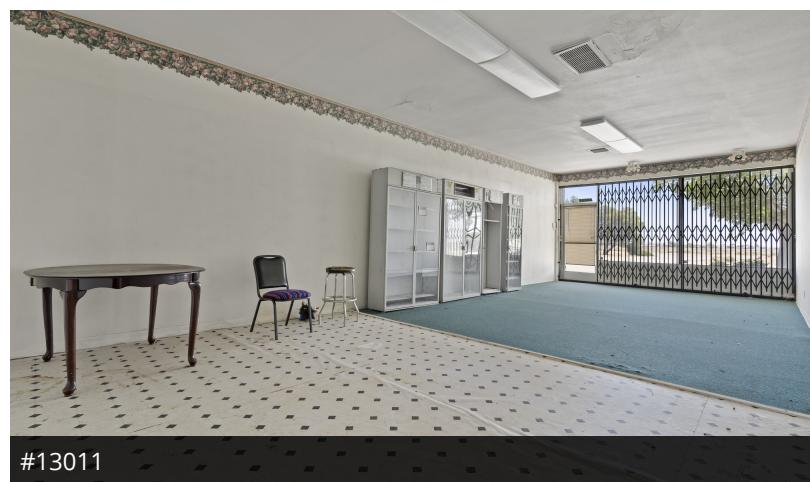
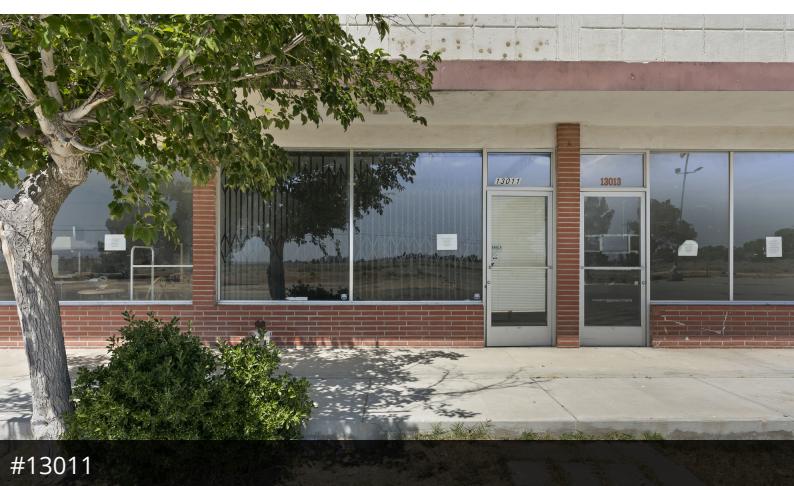
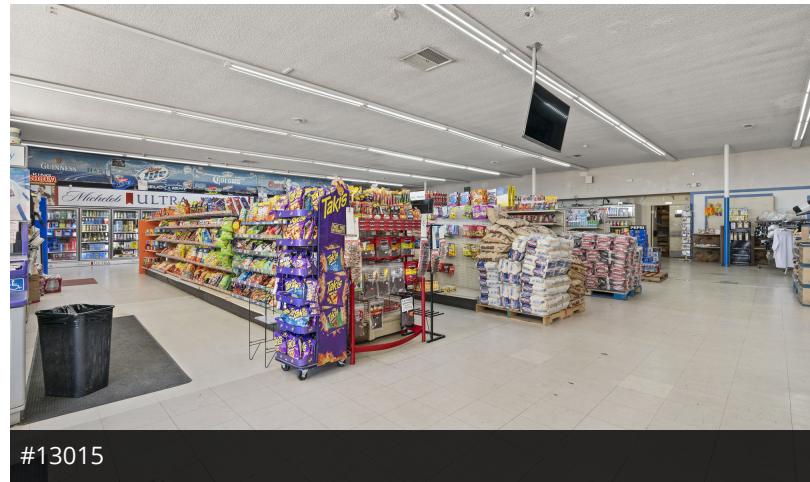
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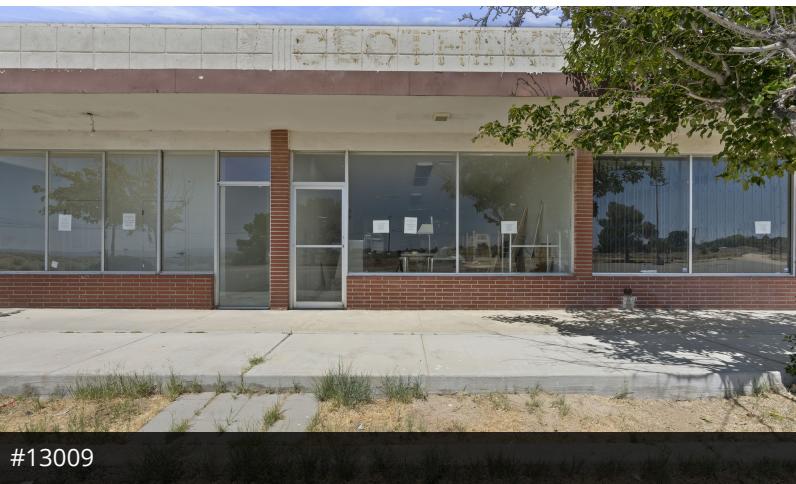
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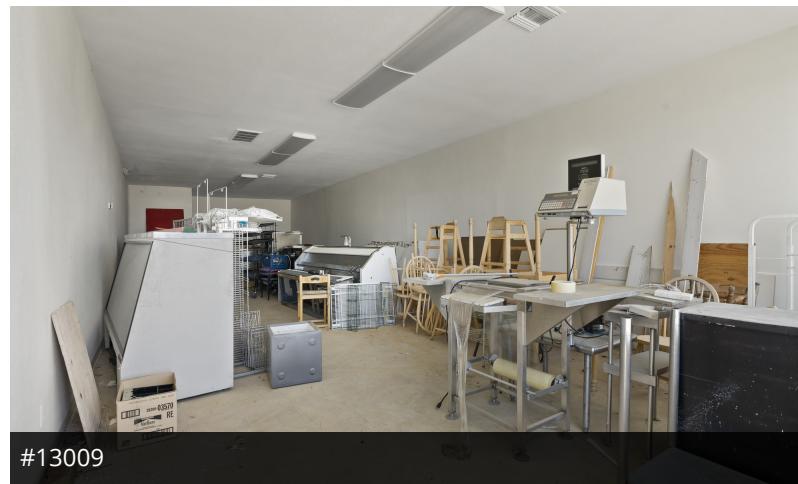
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#13009



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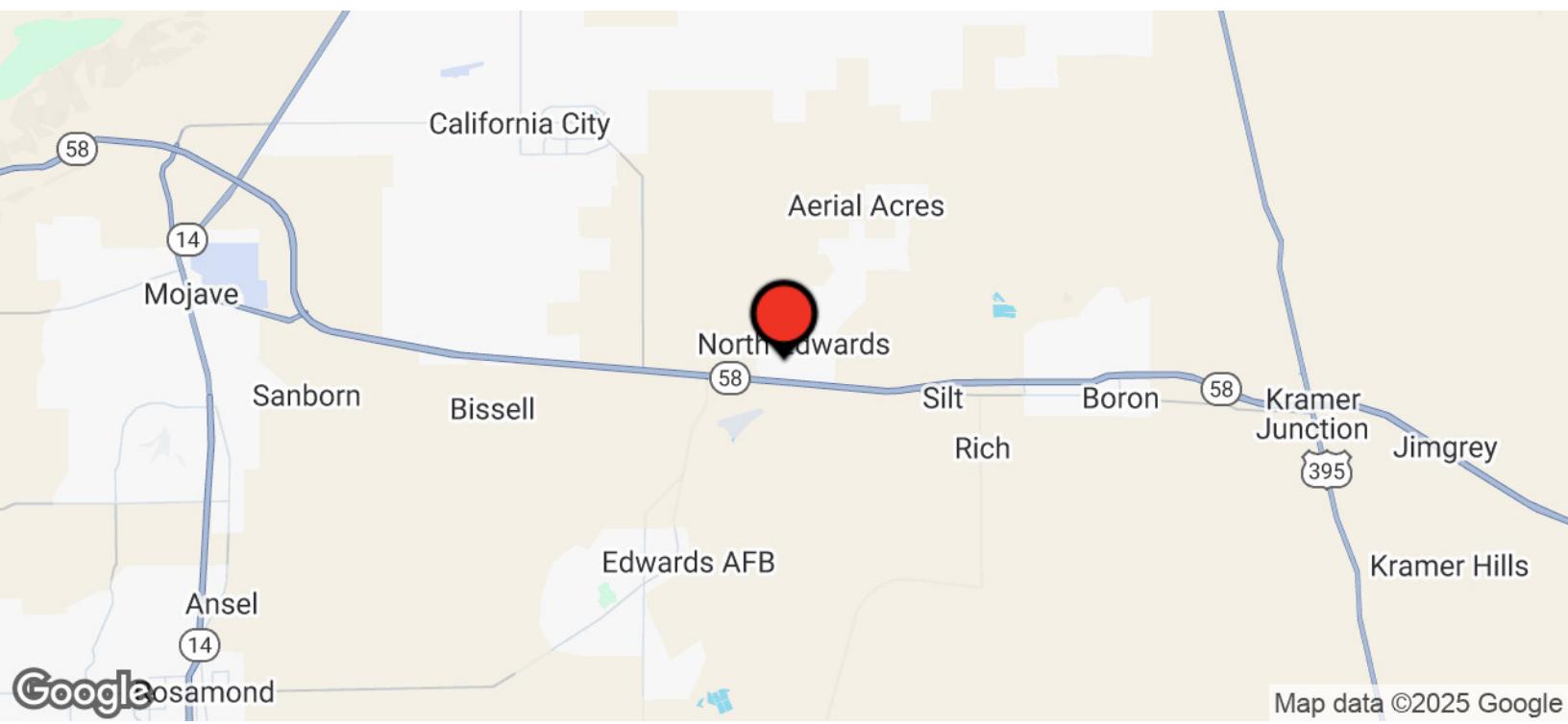
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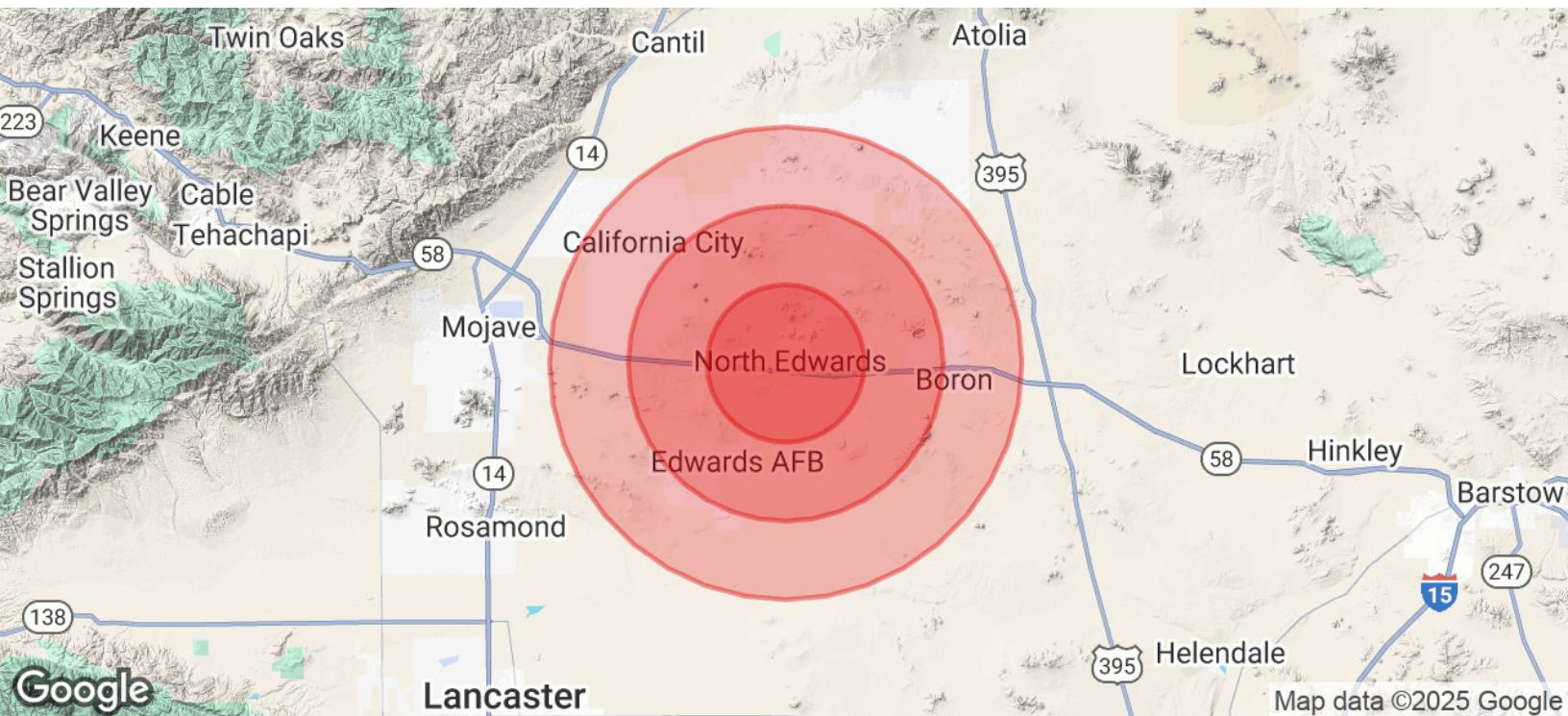
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	1,001	10,507	20,805
Average Age	43	35	36
Average Age (Male)	42	35	36
Average Age (Female)	44	39	38
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	440	3,161	6,940
# of Persons per HH	2.3	3.3	3
Average HH Income	\$67,033	\$84,702	\$76,000
Average House Value	\$137,245	\$237,221	\$235,606
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	25.5%	34.0%	35.3%

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