



W Lerdo Hwy

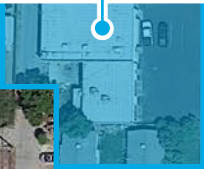
S Shafter Ave



Beth Eden St

E Marengo Ave

Subject Property



For Lease | ± 3,200 SF  
Build-To-Suit Fast Food  
Drive Thru Opportunity

217-219 S. Shafter Ave | Shafter, CA



Contact Us:

**JJ Woods, CLS**  
Senior Vice President | Principal  
License No. 01420570  
+1 661 631 3807  
jj.woods@colliers.com

**Garret Tuckness, CLS**  
Senior Vice President | Principal  
License No. 01323185  
+1 661 631 3811  
garret.tuckness@colliers.com

**Logan Blanton**  
Associate  
License No. 02167852  
+1 661 631 3820  
logan.blanton@colliers.com

**Colliers International**  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield



# Property Information

217-219 Shafter Ave is located on the southwest corner of S. Shafter Ave and Beth Eden St in Shafter, CA. This strategically located property offers maximum visibility and convenience for businesses in the bustling surrounding area.

## Lease Rate:

Contact agent for details

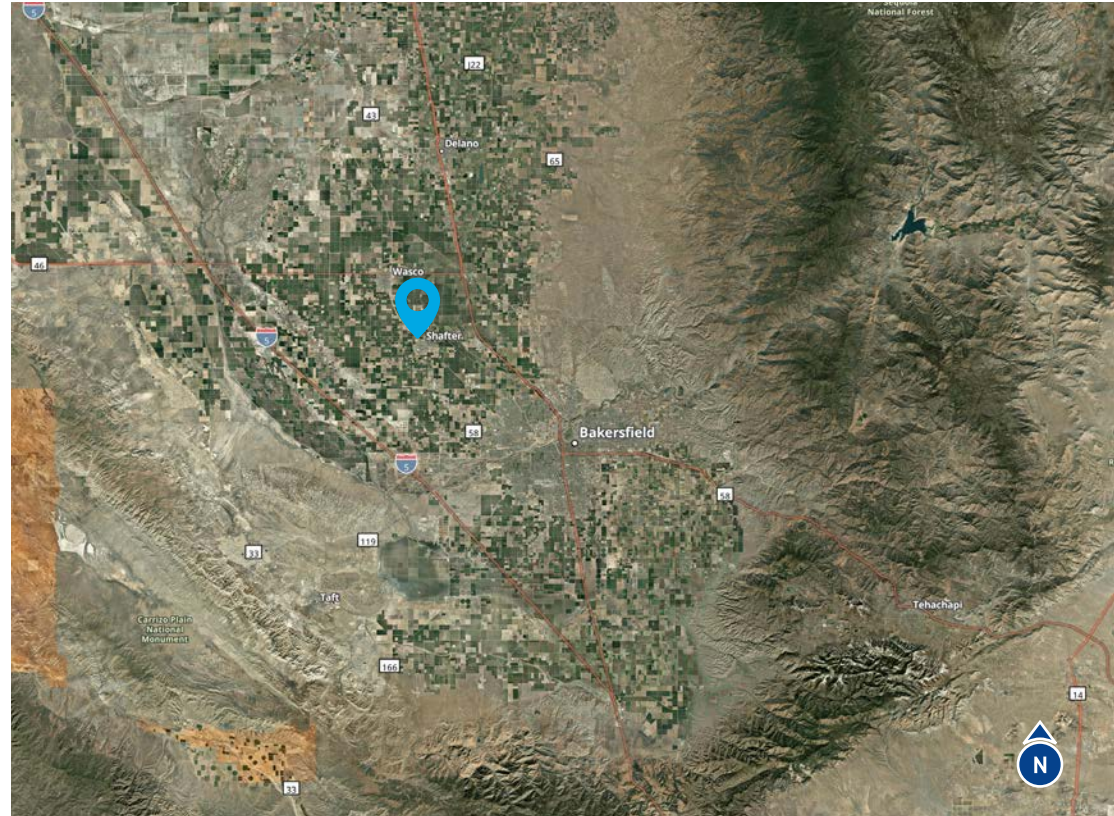
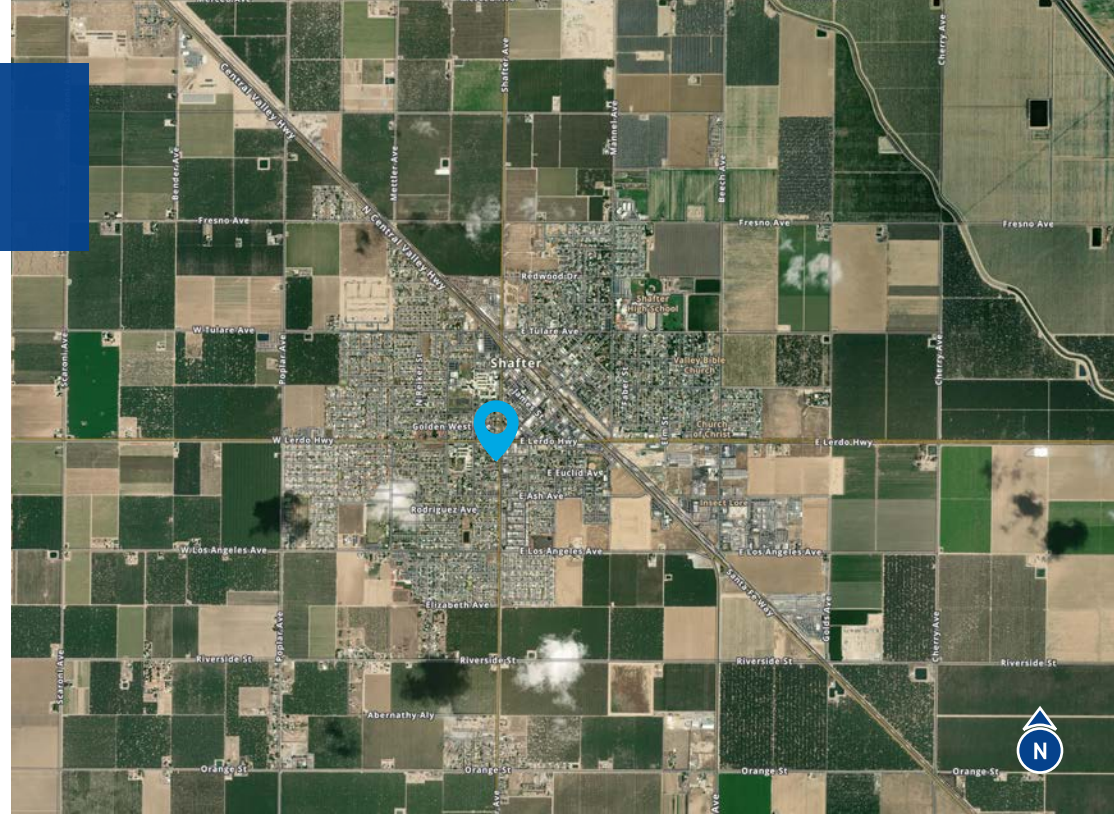
## Available:

± 3,200 SF potential building

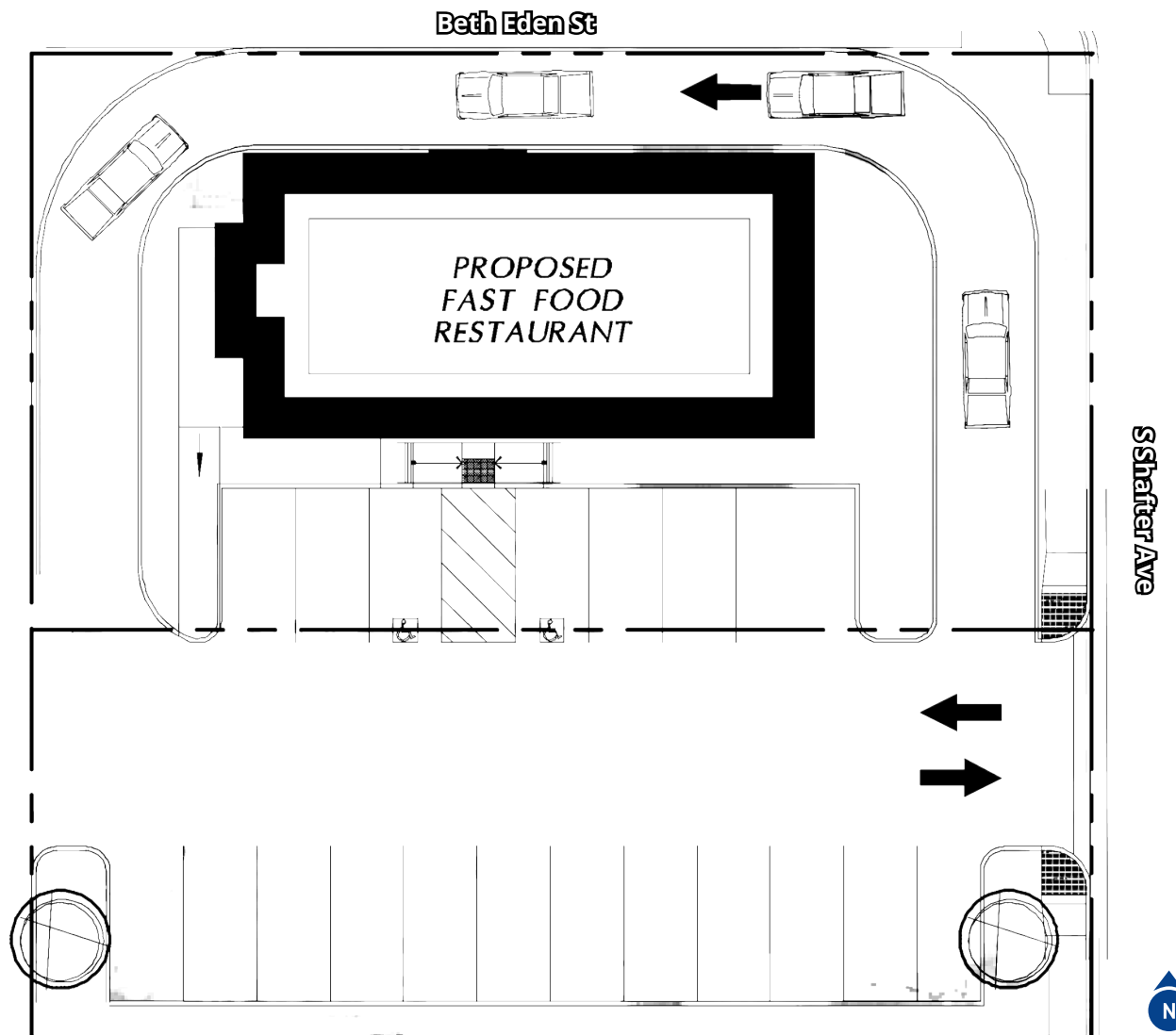
## Highlights:

- Rare build-to-suit drive thru opportunity
- Rapidly expanding City of Shafter
- Strategically located for high visibility and accessibility.
- Close to local amenities

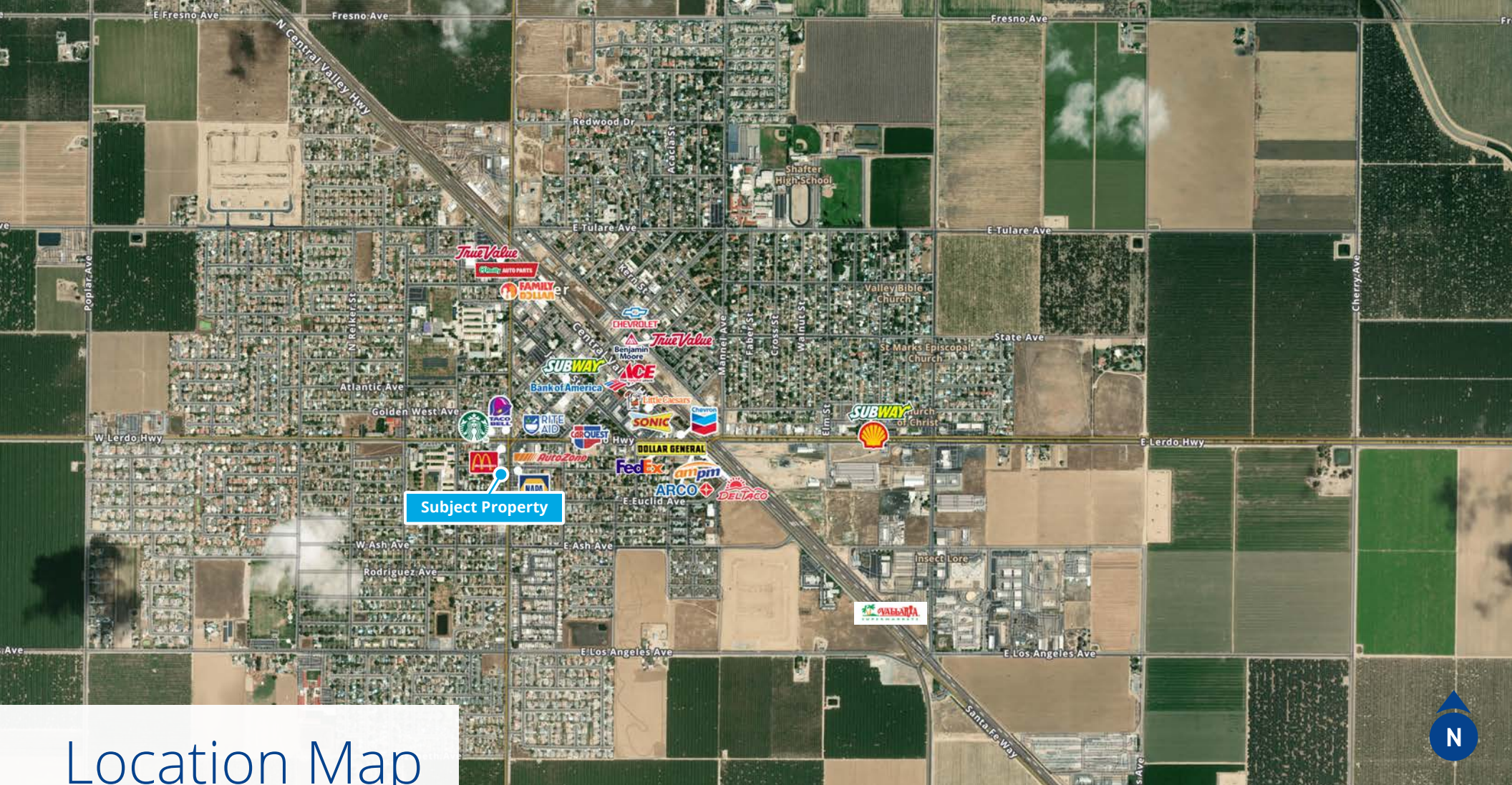
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# Site Plan







# Location Map

## Demographics



**Population**  
 1 Mile: 16,112  
 3 Mile: 20,063  
 5 Mile: 20,541



**Daytime Population**  
 1 Mile: 12,737  
 3 Mile: 16,085  
 5 Mile: 17,699



**Businesses**  
 1 Mile: 309  
 3 Mile: 403  
 5 Mile: 480



**Median Age**  
 1 Mile: 28.1  
 3 Mile: 28.9  
 5 Mile: 28.9



**Households**  
 1 Mile: 4,270  
 3 Mile: 5,191  
 5 Mile: 5,331



**Average HH Income**  
 1 Mile: \$71,493  
 3 Mile: \$74,271  
 5 Mile: \$74,707