

# New Southwest Retail Development

## SEQ Panama Lane & Wynnfield Lakes Lane

Bakersfield, CA

### Property Highlights

- 8 acre development located in Southwest Bakersfield
- Area is one of the fastest growing population centers in Bakersfield
- High traffic flow along Panama Lane, a section line arterial
- Heavy housing and commercial developments underway in immediate and proximate area
- **RETAIL SHOPS AND PADS AVAILABLE**



**Scott A. Underhill, CRX, SCLS** • Principal  
661 706 9312 mobile #  
scott@asuassociates.com  
CA RE #00785728

**Bryan T. Haupt** • Senior Vice President  
661 616 3588  
bthaupt@asuassociates.com  
CA RE #00785717

11601 Bolthouse Drive • Suite 110  
Bakersfield, CA 93311  
661 862 5454 main • 661 862 5444 fax



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.

\*Rendering Not Final, Subject To Change.



# New Southwest Bakersfield Retail Development Now Leasing

## Proposed Site Plan

SEQ Panama Lane & Wynnfield Lakes Lane  
Bakersfield, CA

### Property Details - Proposed Site Plan

Site Data	8 Acres
Building Data - Site 1	
Building 1 (Drive Thru)	2,500± SF
Building 2 (Drive Thru/Retail)	6,000± SF
Building 3 (Carwash)	2,500± SF
Building 4 (Retail)	10,000± SF
Building 5 (Retail)	19,000± SF
Building 6 (Restaurant/Retail)	6,600± SF
Building 7 (Restaurant/Retail)	6,000± SF
Total Building Area	52,600± SF
Parking	230 Standard Stalls 16 Disabled Stalls 62 EV Charging Stalls



New  
Construction



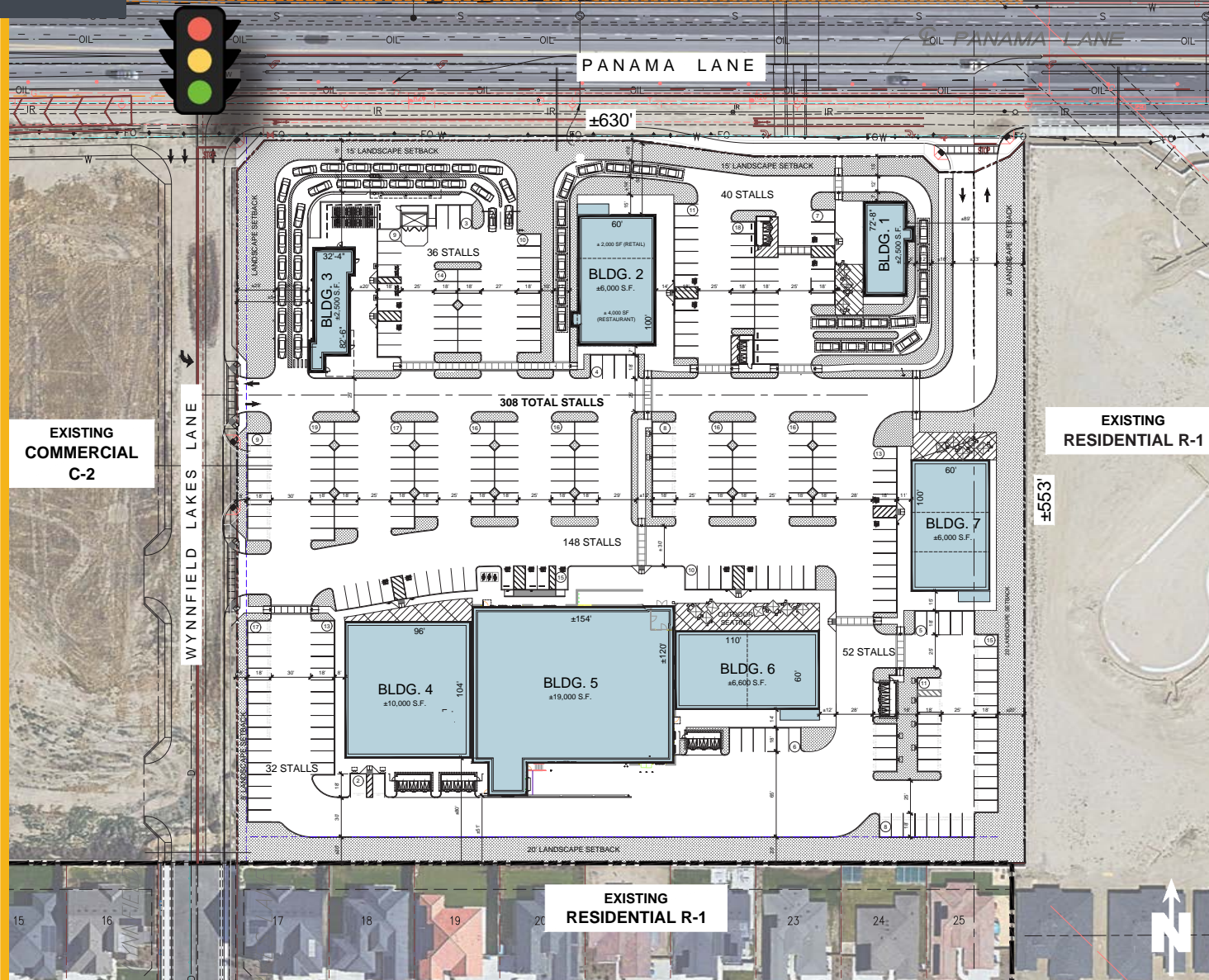
Excellent  
Area  
Demographics



Proposed  
Zoning  
C-2



230  
Standard  
Parking Stalls

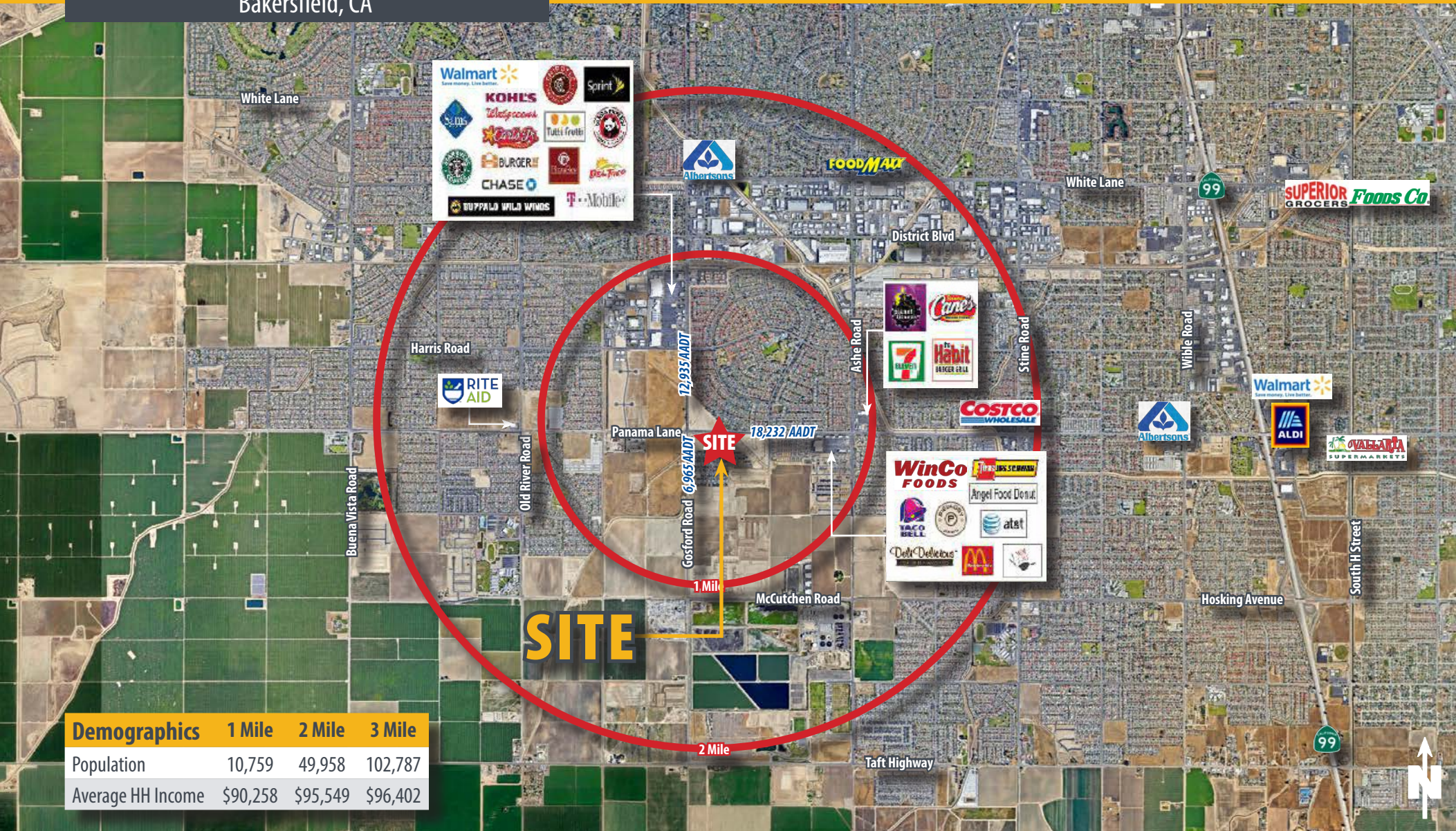




# New Southwest Bakersfield Retail Development Now Leasing

## Trade Area Aerial Map

SEQ Panama Lane & Wynnfield Lakes Lane  
Bakersfield, CA



Demographics	1 Mile	2 Mile	3 Mile
Population	10,759	49,958	102,787
Average HH Income	\$90,258	\$95,549	\$96,402



# New Southwest Bakersfield Retail Development Now Leasing

## Area Tentative Tract Map Activity

SEQ Panama Lane & Wynnfield Lakes Lane  
Bakersfield, CA

