



For Lease | Approx. 1,325 SF  
**Prime Retail Opportunity  
with Frontage on White Ln**

7800 White Ln, Suite A | Bakersfield, CA

**Contact Us:**

**Garret Tuckness, CLS**

Senior Vice President | Principal  
License No. 01323185  
+1 661 631 3811  
garret.tuckness@colliers.com

**JJ Woods, CLS**

Senior Vice President | Principal  
License No. 01420570  
+1 661 631 3807  
jj.woods@colliers.com

**Logan Blanton**

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

**Colliers International**

10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)



# Property Overview

This suite is conveniently located along White Lane in southwest Bakersfield, offering easy access to major thoroughfares and local amenities. Its placement in a commercial corridor makes it ideal for a business needing visibility and accessibility.

## Lease Rate:

Contact agent for details

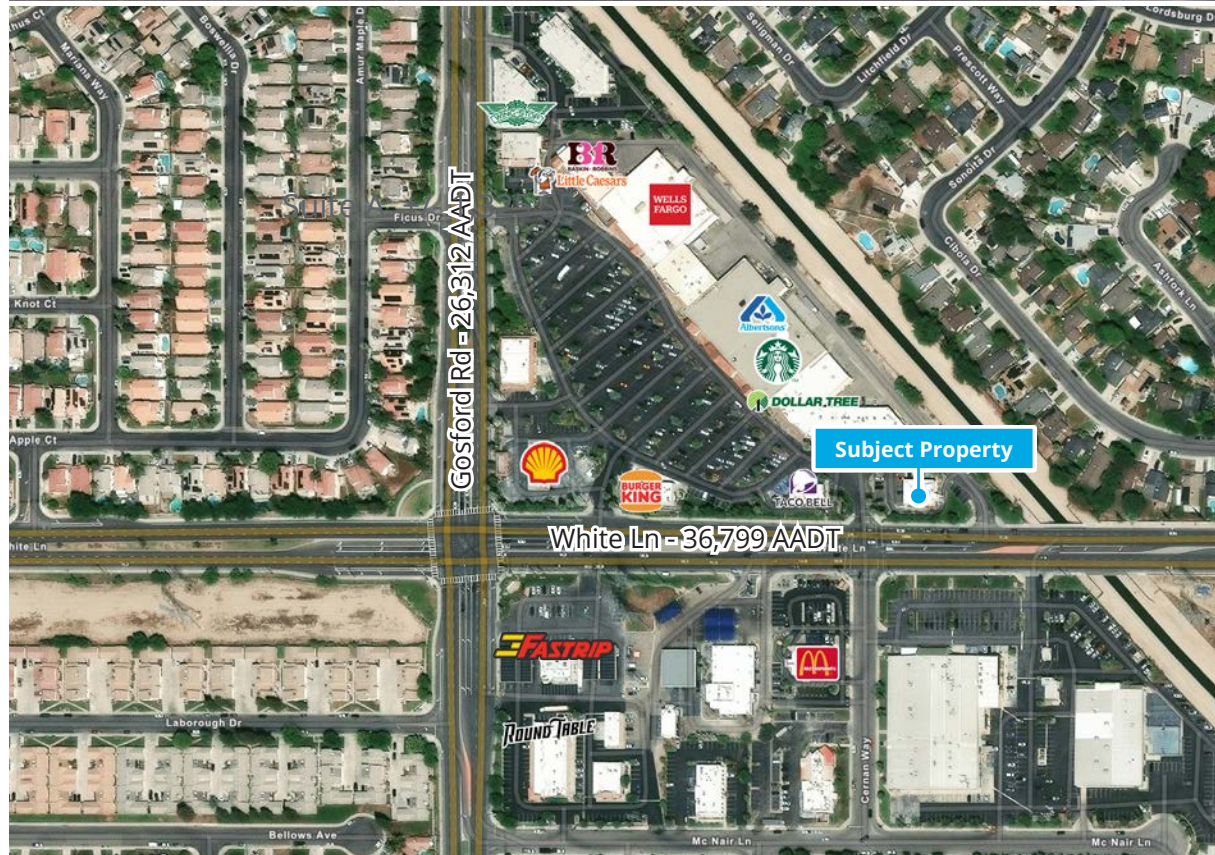
## Available:

Suite A: +/- 1,325 SF

## Property Highlights:

- Rare end-cap pad space
- Great exposure
- White Lane signage
- Excellent visibility
- High traffic retail location (Approx 36,799 AADT along White Ln and 26,312 AADT along Gosford Rd)

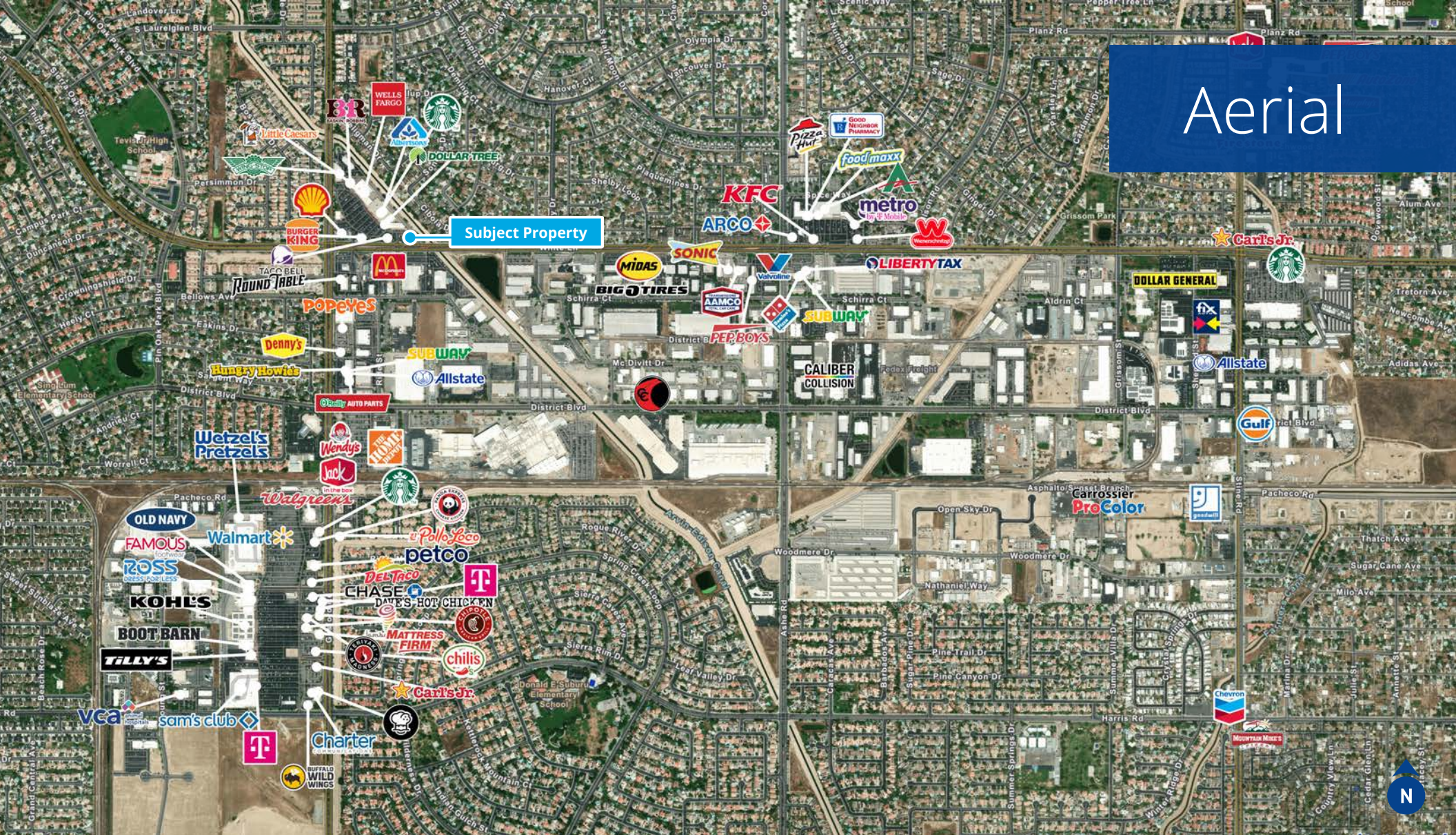
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# Aerial



1 Mile: 17,100  
3 Mile: 133,974  
5 Mile: 269,539



1 Mile: 17,451  
3 Mile: 120,164  
5 Mile: 256,615



1 Mile: \$98,413  
3 Mile: \$114,598  
5 Mile: \$109,538



1 Mile: 35.2  
3 Mile: 34.6  
5 Mile: 33.9



1 Mile: 6,145  
3 Mile: 45,186  
5 Mile: 86,847



1 Mile: 731  
3 Mile: 3,718  
5 Mile: 9,045



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