



For Lease | Approx. 1,325 SF

## Prime Retail Opportunity with Frontage on White Ln

7800 White Ln, Suite A | Bakersfield, CA

### Contact Us:

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# 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:

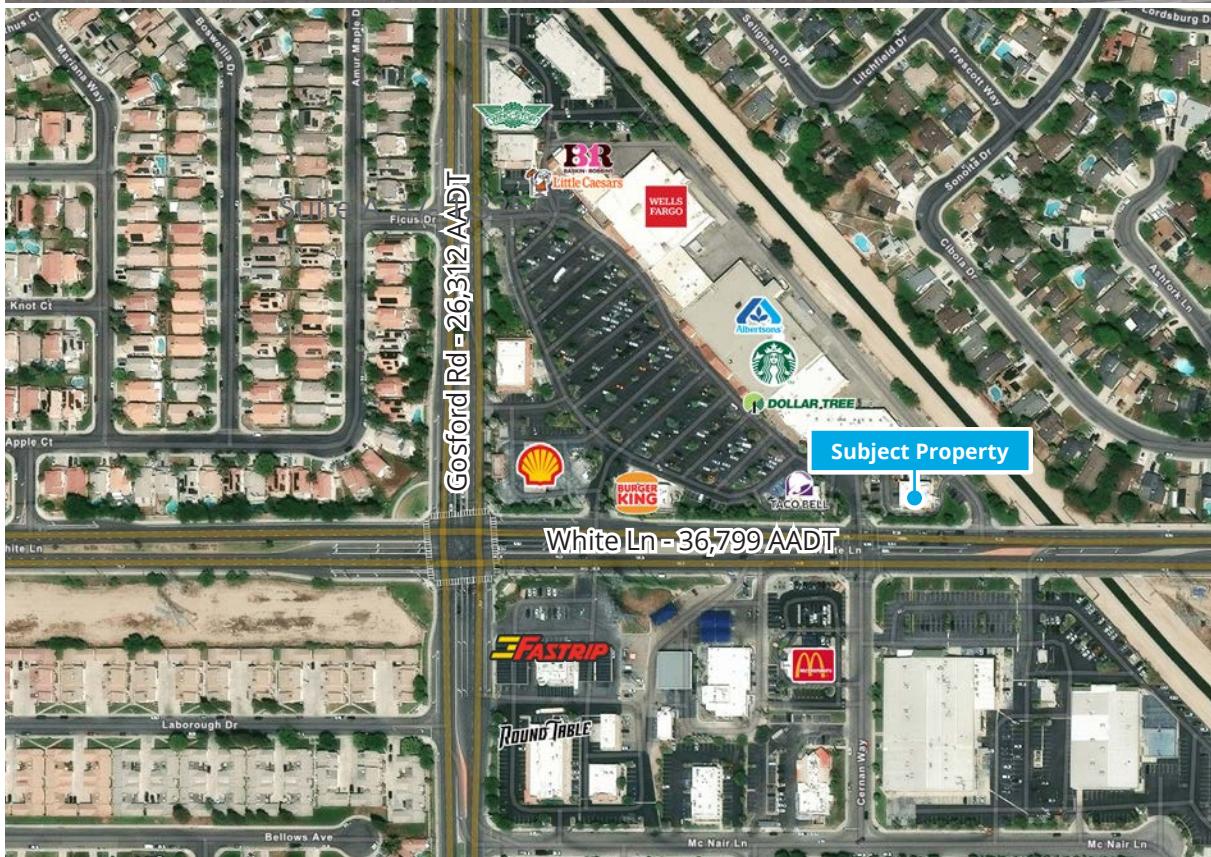
Contact agent for details

## Available:

Suite A: +/- 1,325 SF

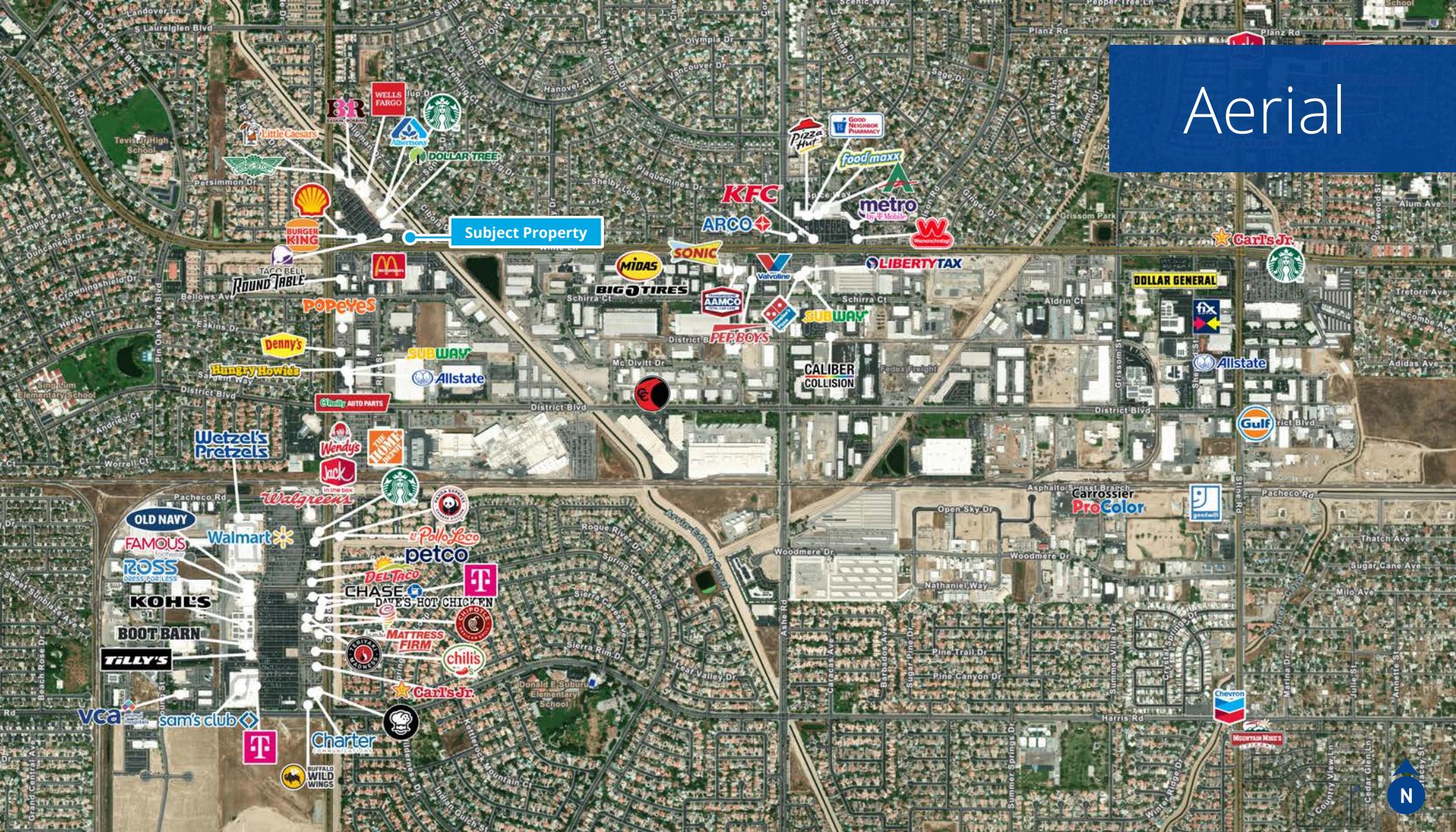
## Property Highlights:

- 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



## Demographics



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



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



**Average HH Income**  
1 Mile: \$98,413  
3 Mile: \$114,598  
5 Mile: \$109,538



**Median Age**  
1 Mile: 35.2  
3 Mile: 34.6  
5 Mile: 33.9



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



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

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