



For Lease | Neighborhood Shopping Center
Coffee at Riverlakes

3900-4300 Coffee Rd | 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

Property Overview

Coffee at Riverlakes Shopping Center is located at the northeast corner of Coffee Road and Meany Avenue. Surrounded by highly populated residential neighborhoods with Centennial High School nearby, the center offers a convenient location for retailers and shoppers in Northwest Bakersfield.

Lease Rate:

Contact agent for details

Available:

Suite 3914 +/- 1,440 SF

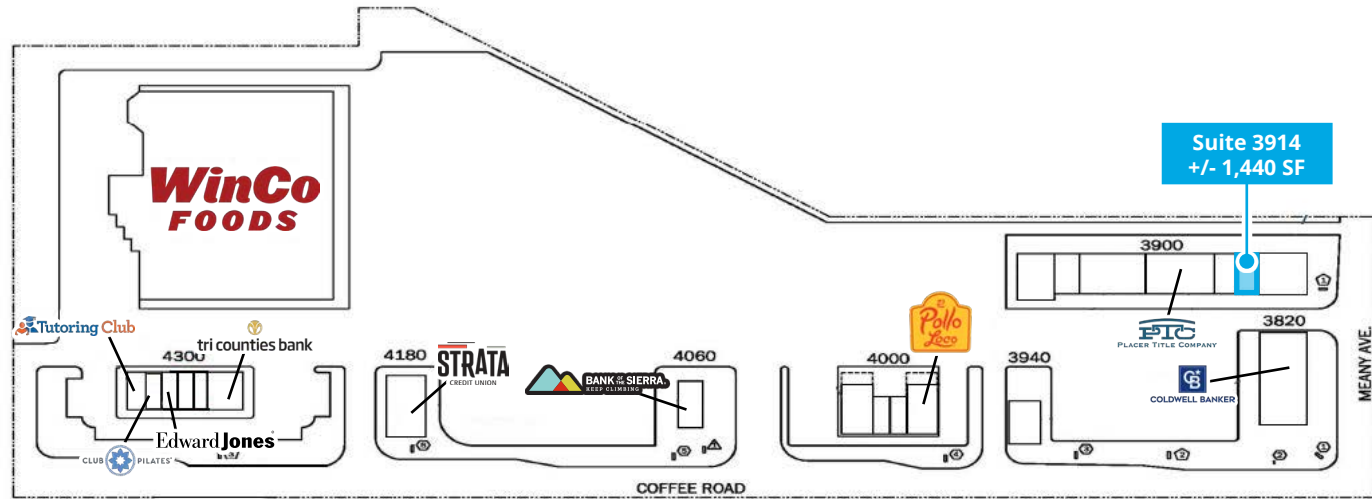
Property Highlights:

- Shadow anchored by Winco Foods
- Inline space available
- Easy access from Coffee Road
- Ample parking
- Traffic Counts (Coffee Road): 30,259 AADT
- Traffic Counts (Meany Ave): 8,441 AADT
- Neighboring tenants include:
 - Vons
 - CVS
 - McDonald's
 - In-Shape
 - FedEx

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Site Plan

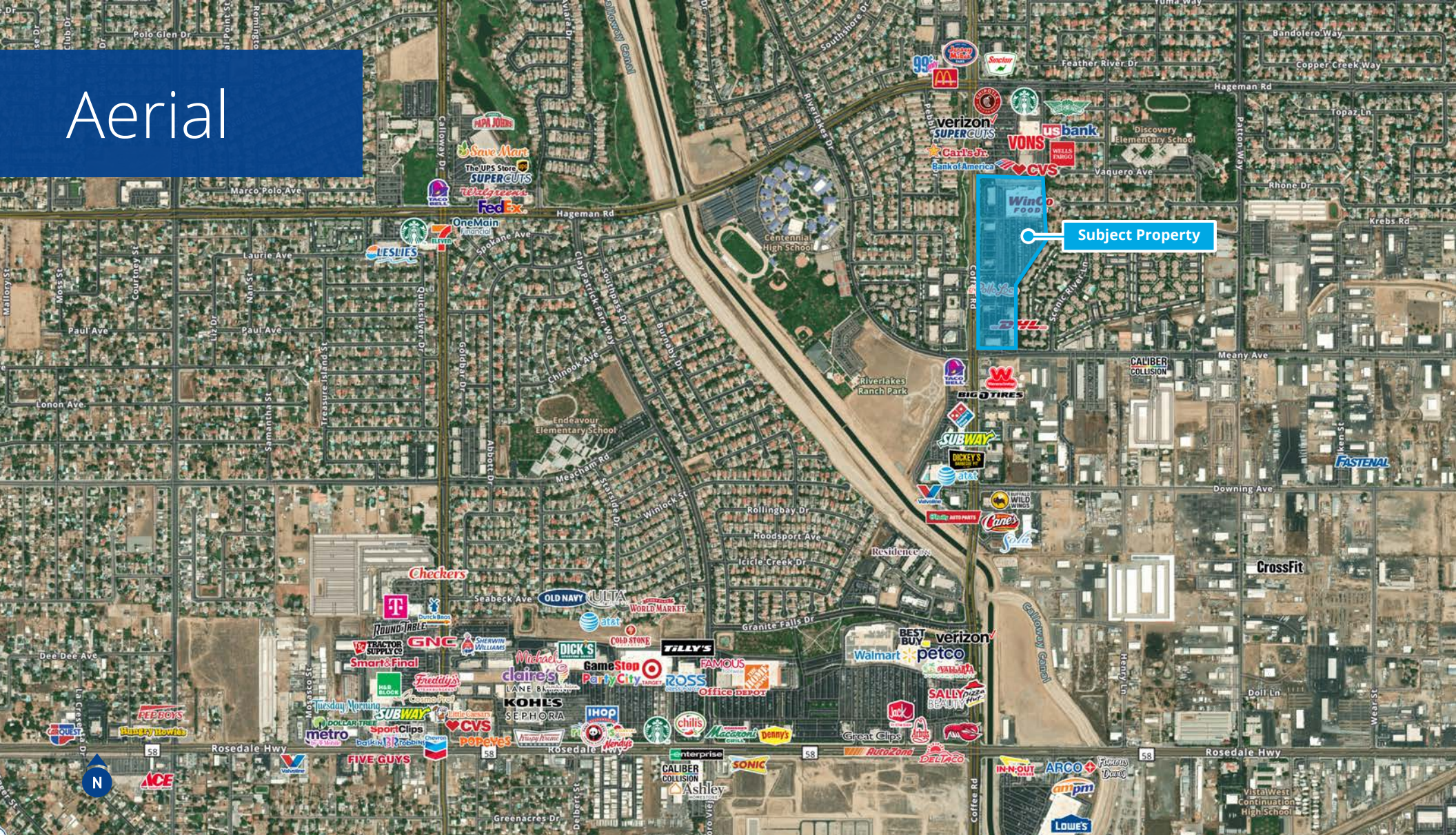


Suite	Tenant	SF
3820	Coldwell Banker	NAP
3901	Serenity Salon	4,000
3902	Wine Me Up	1,380
3903	The Neck & Back Center	4,605
3907	Placer Title	6,915
3913	Green Cleaners	1,440
3914	Available	1,440

Suite	Tenant	SF
3915	Krush Restaurant & Bar	3,540
3940	Love Sushi	2,400
4001	Chino Bistro	2,200
4002-4003	Captain Crawfish	2,160
4004	El Pollo Loco	2,400
4060	Bank of Sierra	3,500
4180	Kern Federal Credit Union	5,000

Suite	Tenant	SF
A1	Tutoring Club	1,344
A2	Club Pilates	1,260
A3	Edward Jones	1,260
A4	Barbershop	1,080
A5	Model Nails	1,260
A6	Valley Republic Bank	2,700

Aerial



Population

1 Mile: 10,275
3 Mile: 75,760
5 Mile: 225,689



Daytime Population

1 Mile: 15,860
3 Mile: 93,528
5 Mile: 259,185



Businesses

1 Mile: 810
3 Mile: 4,302
5 Mile: 11,466



Median Age

1 Mile: 35.1
3 Mile: 36.1
5 Mile: 34.9



Average HH Income

1 Mile: \$124,253
3 Mile: \$123,412
5 Mile: \$107,743



Households

1 Mile: 3,847
3 Mile: 25,913
5 Mile: 79,694