

# VILLAGE AT THE OAKS BAKERSFIELD, CA

● ● ● NEC White Ln & Gosford Rd  
FOR LEASE ±1,720 SF - ±1,858 SF AVAILABLE



# PROPERTY HIGHLIGHTS



- ▶ ±1,720 SF - ±1,858 SF Endcap Available
- ▶ Albertsons-anchored shopping center in west Bakersfield
- ▶ Ample surface parking with ±658 stalls in the shopping center
- ▶ Situated at one of the most heavily trafficked intersections in the trade area (Approximately 62,160 CPD at Gosford Rd & White Ln)
- ▶ Approximately 3.1 million visits in the last 12 months (\*Source, Placer.ai)



## CO-TENANTS:

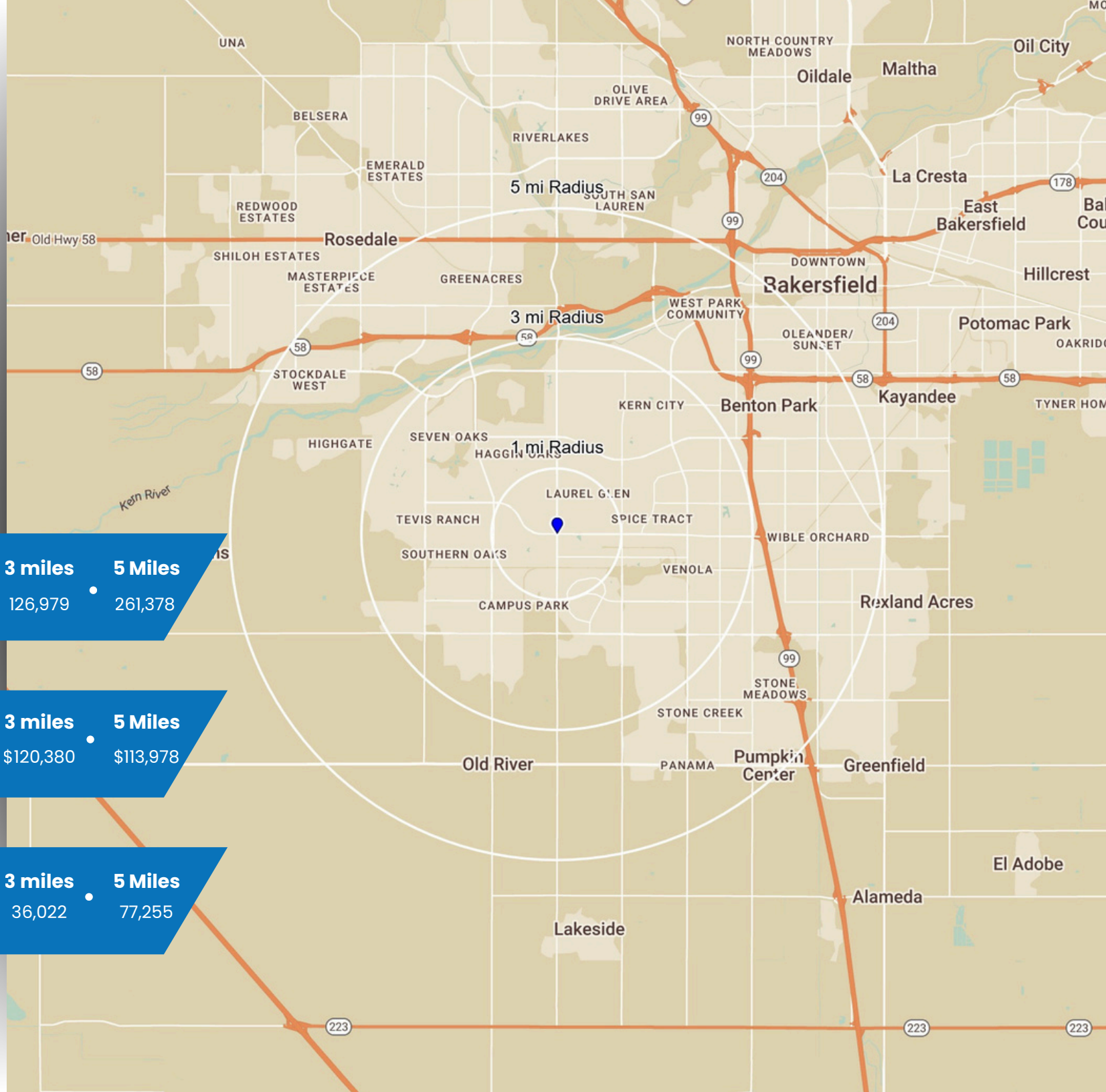


## AREA RETAILERS:





# 5 - MILE RADIUS TRADE AREA



Estimated Population

1 Mile	3 miles	5 Miles
17,677	126,979	261,378

Avg. Household Income

1 Mile	3 miles	5 Miles
\$100,392	\$120,380	\$113,978

Total Employees

1 Mile	3 miles	5 Miles
7,193	36,022	77,255

# TRADE AERIAL



**Shops at Riverwalk**

**CSU BAKERSFIELD**

**The Marketplace**

**TRADER JOE'S**

STOCKDALE HWY

MING AVE

VALLEY PLAZA MALL

**SITE**  
Village at the Oaks

**GROCERY OUTLET**  
 bargain market



ASHE RD

WHITE LN

**Gosford Village**

GOSFORD RD

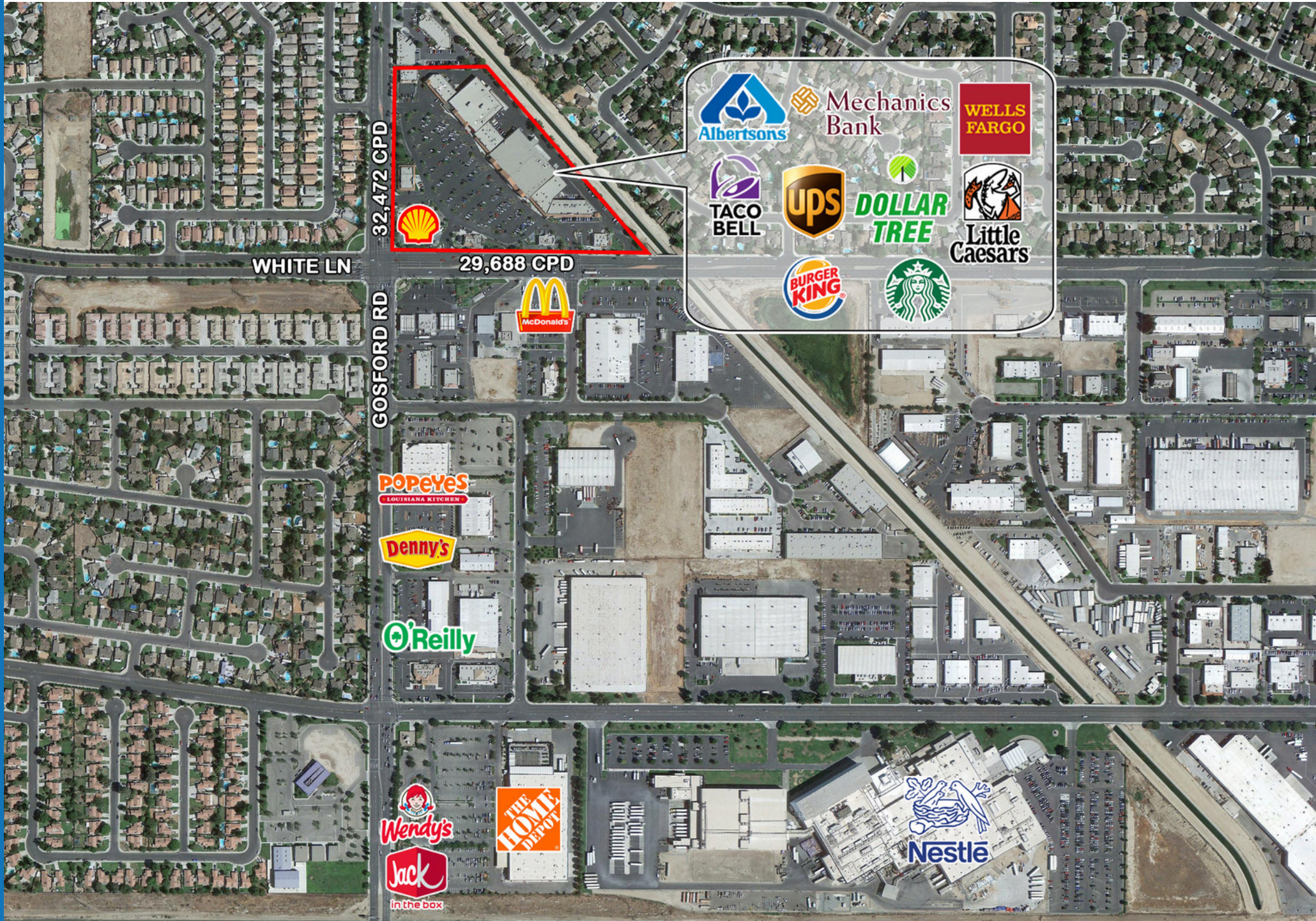
STINE RD

HARRIS RD

WIBLE RD

PANAMA LN

# CLOSE-UP SITE AERIAL



32,472 CPD  
GOSFORD RD

WHITE LN

29,688 CPD



# SITE PLAN



## SUMMARY

Approx. Land 11.1 ac 484,825 SF  
 Building 127,080 SF  
 Land/Bldg. 2.53 / 1

Park'g Prov'd 658 Stalls  
 Park'g Ratio 4.8 / 1,000



NEC OF GOSFORD RD. AND WHITE LANE  
 BAKERSFIELD, CALIFORNIA



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