

# Neighborhood Shopping Center

## FOR SALE

### *Panama & Ashe Village*

Bakersfield, CA

#### Shopping Center Highlights

- Located at NEC of Panama Lane & Ashe Road
- 9.88 Net Acres/62,096 SF
- Offering 6.45± Acres/31,925± SF
- Shadow Anchored by Planet Fitness (NAP)
- Pad tenants include 7-11, Starbucks, Raising Canes, Habit Burger Grill, Straw Hat Pizza Grill
- 37,000+ AADT
- Population - 100,000+ within 3 miles
- Average Household Income - \$90,000 within 1 mile
- Double setion line intersection
- New construction
- Offering Price - \$22,630,000
- 5% CAP rate



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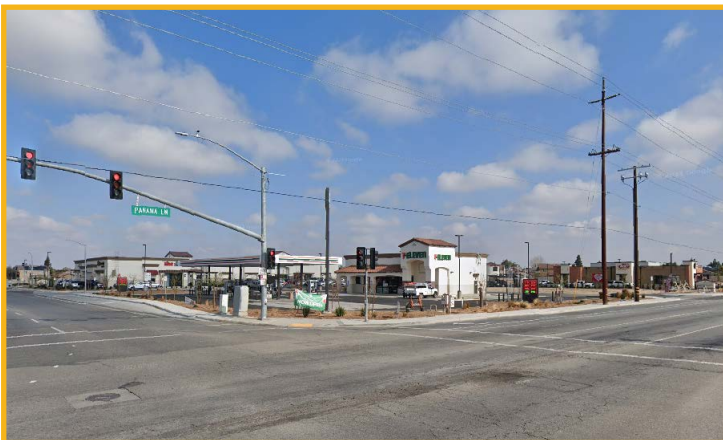
# Panama & Ashe Village

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### 2023-2024 Income & Expense Budget

NEC Panama Ln & Ashe Rd ▪ Bakersfield, CA 93313

Base Rent Revenue	\$1,165,370
NNN Reimbursement	312,421
<b>Total Income</b>	<b>\$1,477,791</b>
Vacancy (2%)	(29,556)
<b>Gross Income</b>	<b>\$1,448,235</b>
Operating Expenses	(316,785)
<b>NOI</b>	<b>\$1,131,459</b>
Offering Price	\$22,653,000
CAP Rate	5%



Investors agreeing to the terms and conditions set forth in our confidentiality agreement can request the offering memorandum by emailing Steve Adams at [sadams@asuassociates.com](mailto:sadams@asuassociates.com)



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