

Retail | Hard Corner

AVAILABLE FOR LEASE

9700
Panama Lane
Bakersfield, CA

Property Highlights

- 17,340 SF Available For Lease
- Hard Corner to Planned New Shopping Center
- Traffic Counts $\pm 25,434$ AADT
- National Home builders in the trade area: Lennar, D.R. Horton, Standard Pacific Homes and more

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Property Details

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Property Information

▪ Total Available Space	17,340 SF
▪ Parcel Size	1.67 Acres
▪ Zoning	C-2, City of Bakersfield
▪ APN	544-040-02

Utilities

▪ Electric	PG&E 800 amps
▪ Gas	Southern California Gas Company
▪ Water	City of Bakersfield
▪ Sewer	City of Bakersfield



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Property Photo

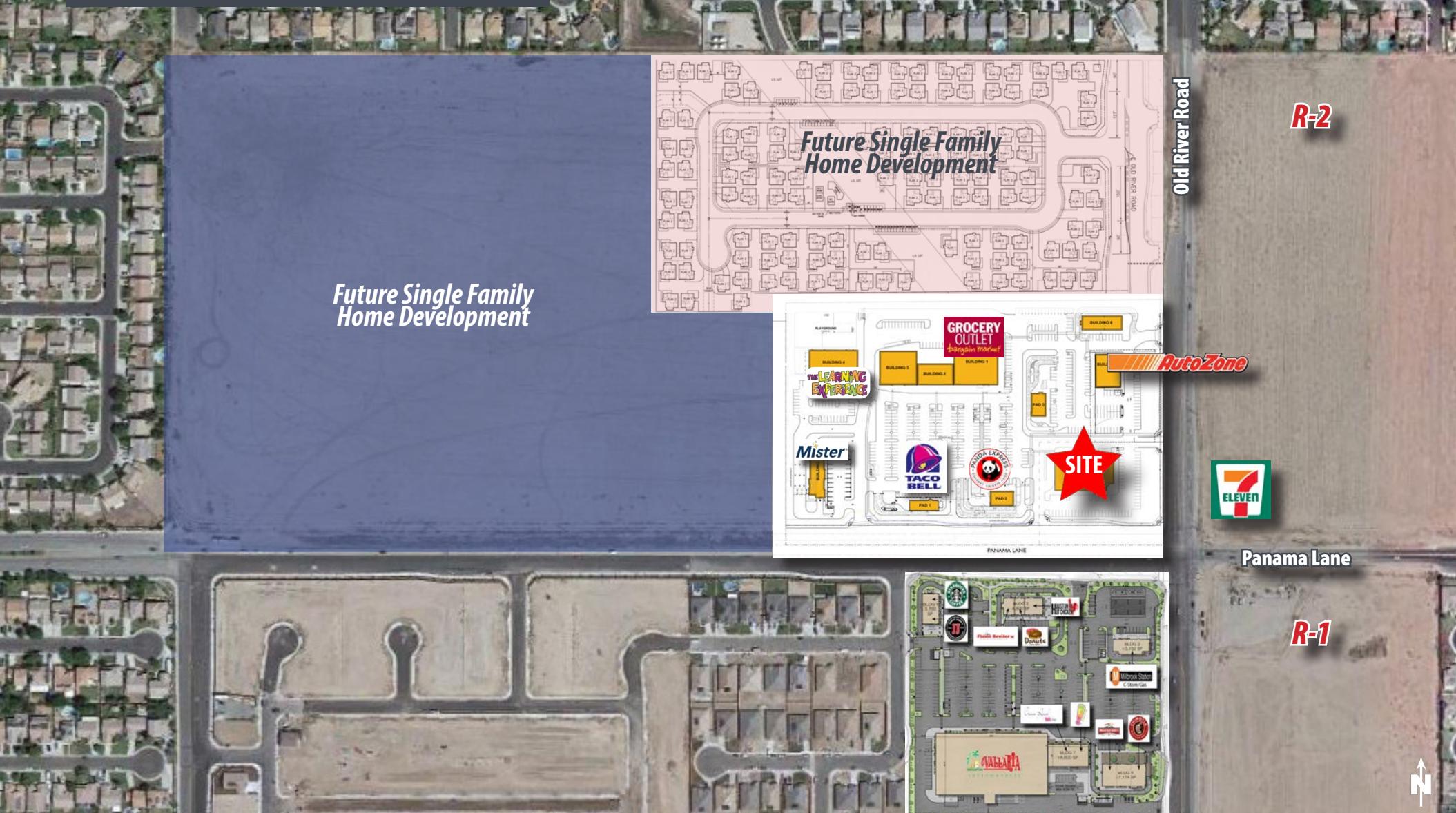
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Aerial

9700 Panama Lane • Bakersfield, CA



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Subdivision Activity

9700 Panama Lane • Bakersfield, CA



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Aerial Map

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