

VILLAGE AT THE OAKS BAKERSFIELD, CA

● ● ● NEC White Ln & Gosford Rd
FOR LEASE ±1,788 SF & ±1,858 SF AVAILABLE



PROPERTY HIGHLIGHTS

- ▶ ±1,788 SF & ±1,858 SF 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 65,633 CPD at Gosford Rd & White Ln)
- ▶ Approximately 3.1 million visits in the last 12 months (*Source, Placer.ai)



CO-TENANTS:

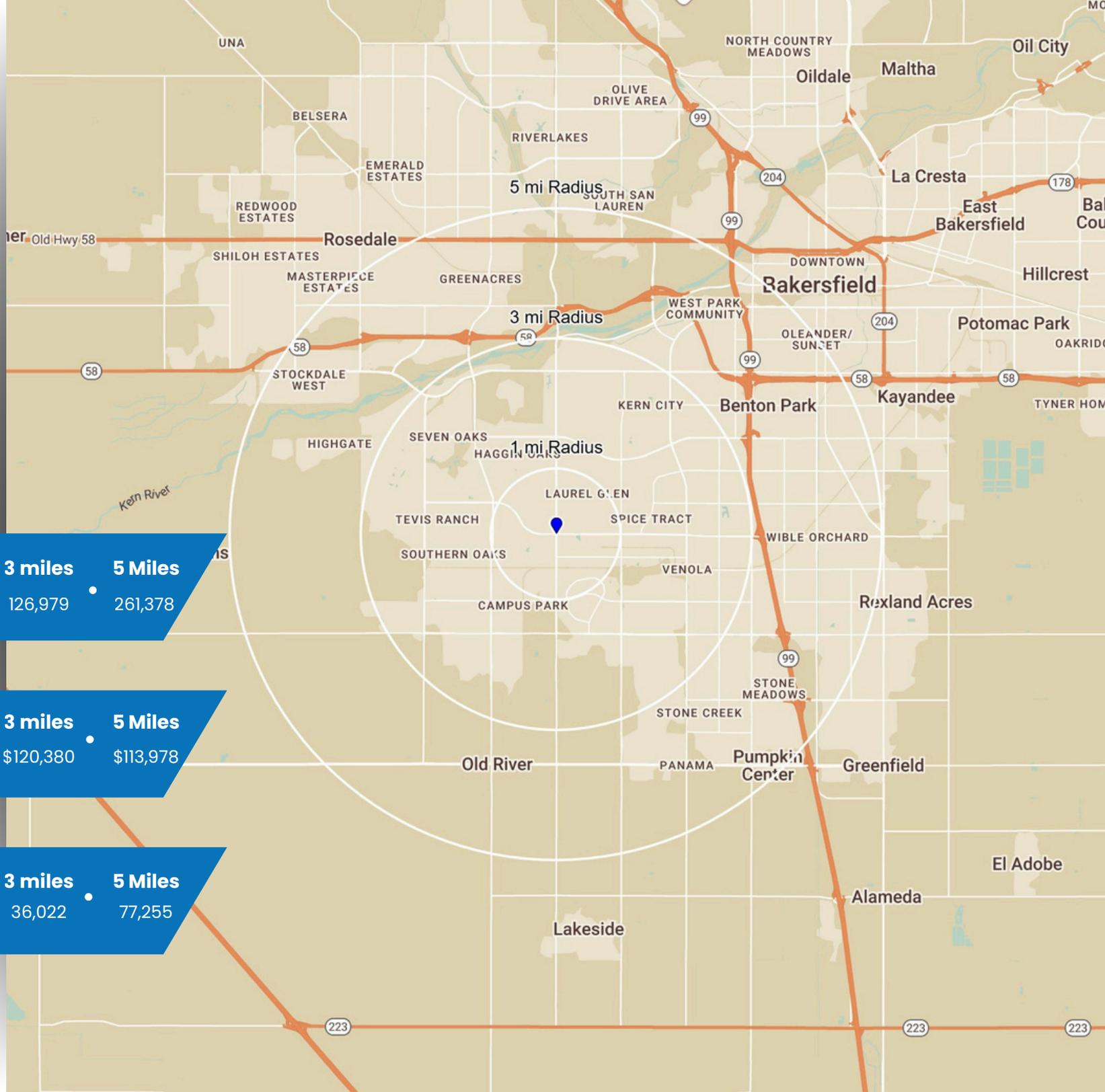


AREA RETAILERS:





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

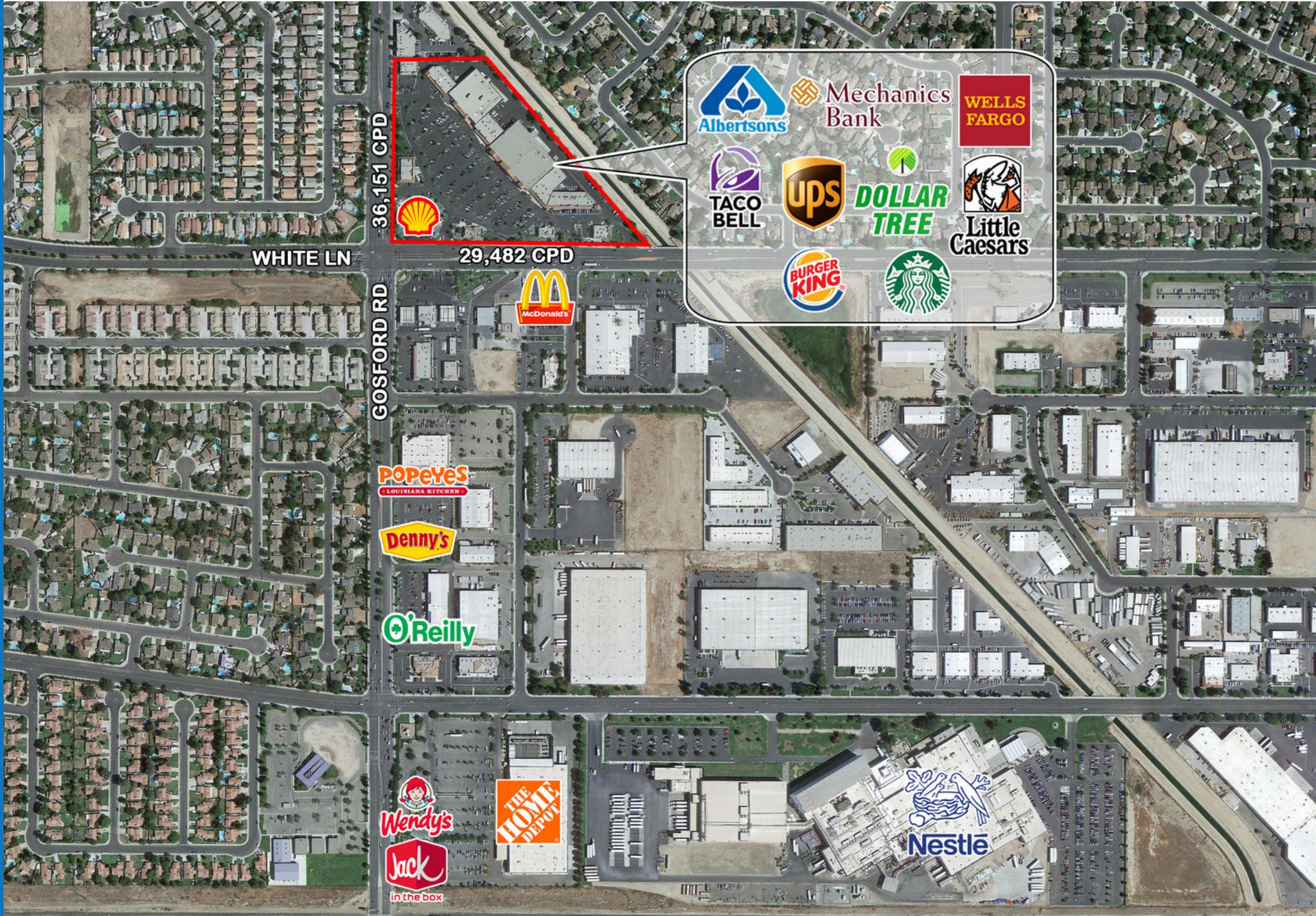
Total Employees

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

TRADE AERIAL



CLOSE-UP SITE AERIAL



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



Alin's Perfection Massage
Foster's Donuts
Kento's Mandarin BBQ
Pro Nails
ALLPRO Industry Solutions
XS MUSCLE **TODAY CLEANERS**
SPORTS NUTRITION
ups THE UPS STORE



***PLEASE DO NOT DISTURB
 EXISTING TENANT**



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NORTH OFFICE

SOUTH OFFICE

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