



Retail Pads Available FOR LEASE

Merle Haggard Drive & Wings Way • Bakersfield, CA



Phil Fontes • Senior Vice President • 661 616 3564 • phil.fontes@asuassociates.com • CA RE #00873987
Barry G. Hibbard • Senior Vice President • 661 616 3590 • bhibbard@asuassociates.com • CA RE #01054317
Mark J. Smith, SIOR • Principal • 661 616 3561 • marks@asuassociates.com • CA RE #00632003
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Property Highlights

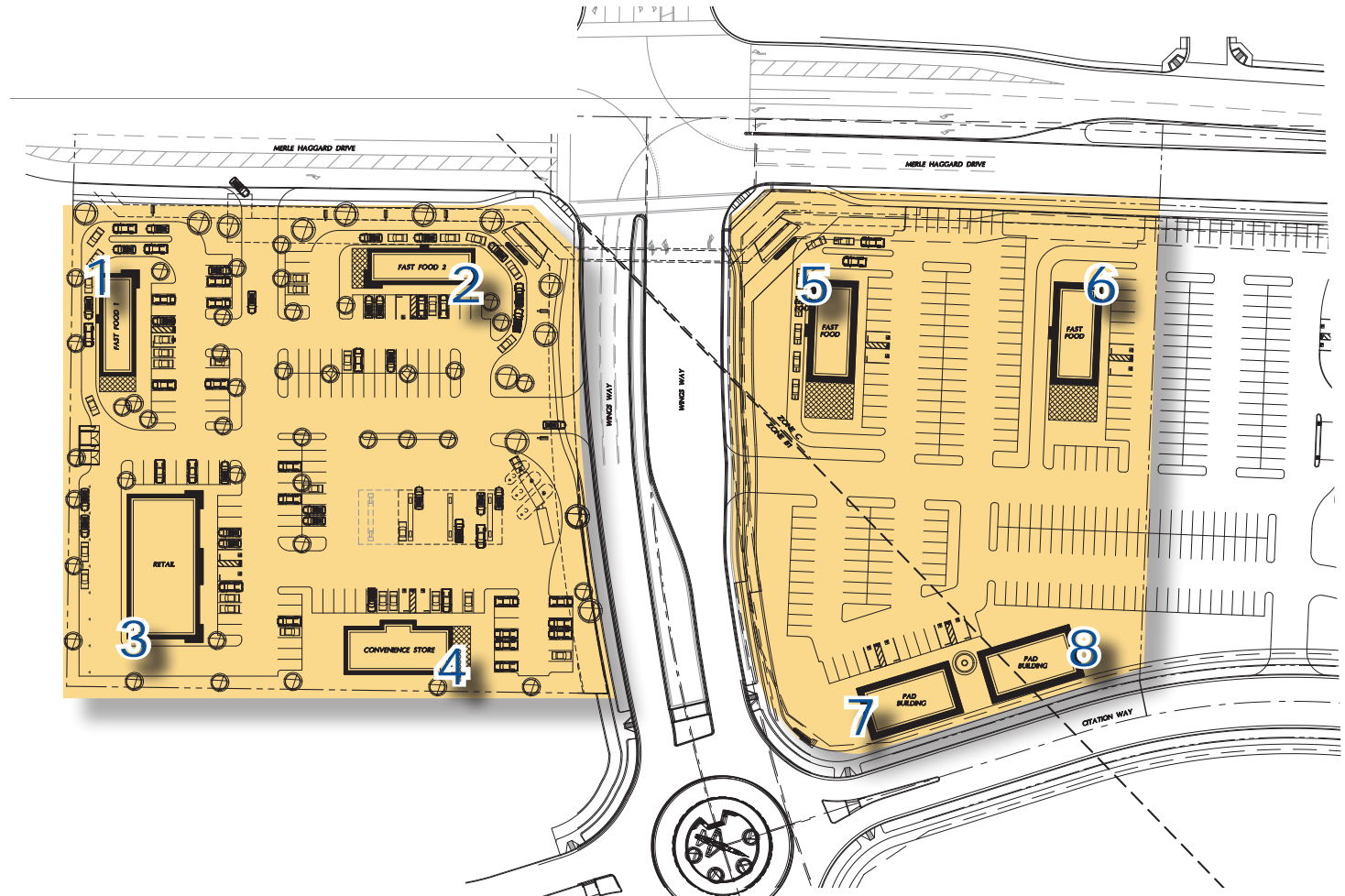
- Phase 1 of 115 Acre Master Planned Mixed Development
- Adjacent to Amazon (Under Construction)
- Daytime population: Approximately 15,000
- Freestanding retail pads at signalized intersection

AVAILABLE FOR LEASE

Merle Haggard Drive & Wings Way • Bakersfield, CA

Retail Pad Pricing

Parcel #	Asking Rent Per Year
1	\$125,000
2	\$125,000
3	\$125,000
4	\$125,000
5	\$110,000
6	\$110,000
7	\$110,000
8	\$110,000



Aerial Location Map



Area Retail & Employers

- | | |
|----|-----------------------------------|
| 1 | Halliburton |
| 2 | Camping World |
| 3 | MD Vacuum Service |
| 4 | CarQuest |
| 5 | Bureau of Land Management |
| 6 | Holiday Inn |
| 7 | Case Tractor Company |
| 8 | Burger King |
| 9 | Harley Davidson |
| 10 | Panda Express |
| 11 | McDonalds |
| 12 | Farm Credit West |
| 13 | Kern Schools Federal Credit Union |
| 14 | Del Taco |
| 15 | Starbucks |
| 16 | Dennys |
| 17 | Texaco |
| 18 | Jack in the Box |
| 19 | AM/PM |
| 20 | Chevron |
| 21 | La Quinta |
| 22 | Hampton Inn |
| 23 | Fairfield Marriott |
| 24 | Toyota of North Bakersfield |
| 25 | Bakersfield Californian |
| 26 | US Postal Annex |
| 27 | Safelite Autoglass |
| 28 | Schlumberger |
| 29 | Sherwin Williams Paints |
| 30 | Quinn Tractor |
| 31 | Dole |
| 32 | California Aeronautics University |
| 33 | Amazon (Under Construction) |
| 34 | Ken Small Industries |
| 35 | North High School |

Phil Fontes • Senior Vice President • 661 616 3564 • phil.fontes@asuassociates.com • CA RE #00873987

Barry G. Hibbard • Senior Vice President • 661 616 3590 • bhibbard@asuassociates.com • CA RE #01054317

Mark J. Smith, SIOR • Principal • 661 616 3561 • marks@asuassociates.com • CA RE #00632003

11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax