



For Lease | +/- 1,200 SF - 4,400 SF  
**Retail Space with  
Frontage on North  
Chester**

1303-1305 N Chester Ave | Bakersfield, CA 93308

**Contact Us:**

**Garret Tuckness, CLS**  
Senior Vice President | Principal  
License No. 01323185  
+1 661 631 3811  
garret.tuckness@colliers.com

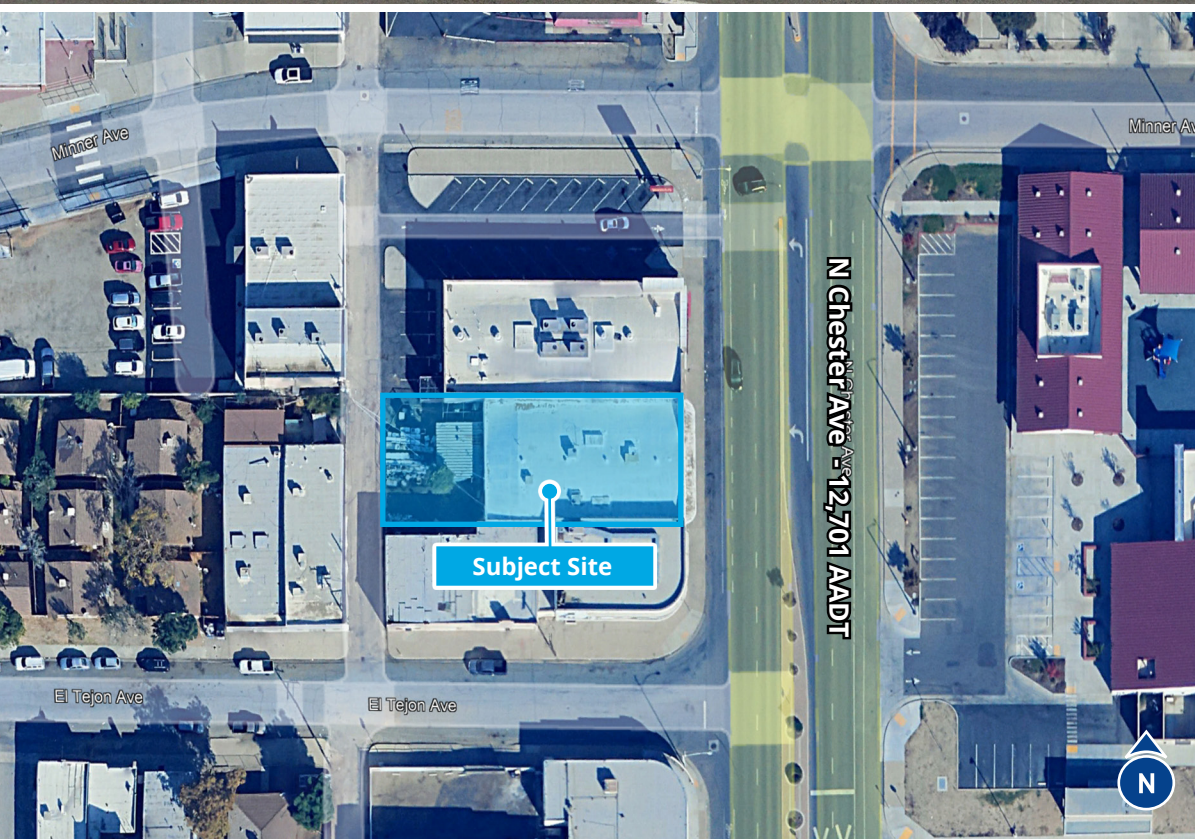
**JJ Woods, CLS**  
Senior Vice President | Principal  
License No. 01420570  
+1 661 631 3807  
jj.woods@colliers.com

**Logan Blanton**  
Associate  
License No. 02167852  
+1 661 631 3820  
logan.blanton@colliers.com

**Colliers International**  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
www.colliers.com/bakersfield







# Property Information

*1303-1305 N Chester Ave* is an approximately 5,600 SF mid-block retail building off of N Chester Ave and El Tejon Ave. It is situated in North Bakersfield in Oildale across the street from Standard Elementary school.

## Available:

1303 N Chester Ave: ± 1,200 SF

1305 N Chester Ave: ± 4,400 SF

## Lease Rate:

1303 N Chester Ave: \$1.70/SF Modified Gross

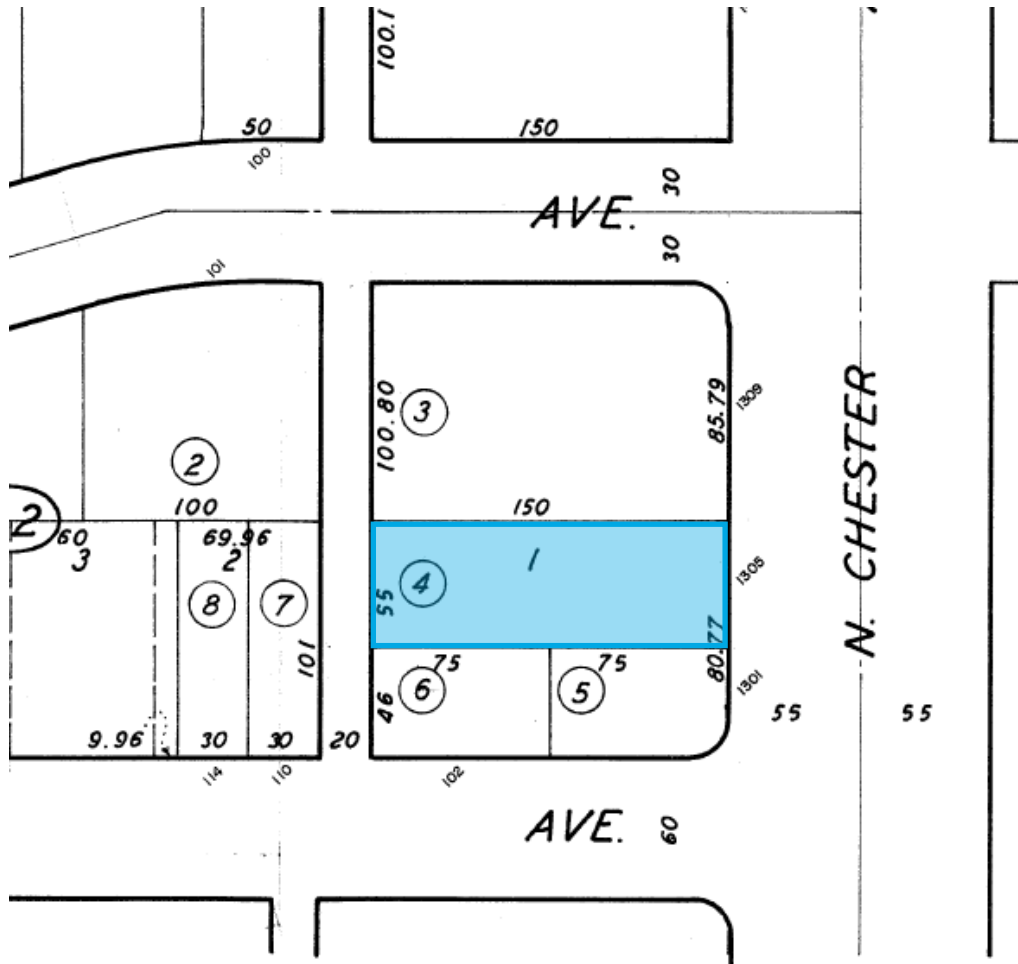
1305 N Chester Ave: \$1.00/SF Modified Gross

## Highlights:

- Good frontage on N Chester Ave.
- Street Parking.
- High traffic counts (12,701 AADT).
- Back lot secured by fencing.
- Zoned C-2 (County of Kern)

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# APN Map



## Demographics



### Population

1 Mile: 17,668  
3 Mile: 72,280  
5 Mile: 190,712



### Daytime Population

1 Mile: 15,477  
3 Mile: 94,757  
5 Mile: 246,890



### Businesses

1 Mile: 373  
3 Mile: 3,945  
5 Mile: 10,468



### Median Age

1 Mile: 34.0  
3 Mile: 33.7  
5 Mile: 33.3



### Households

1 Mile: 6,536  
3 Mile: 25,671  
5 Mile: 64,300



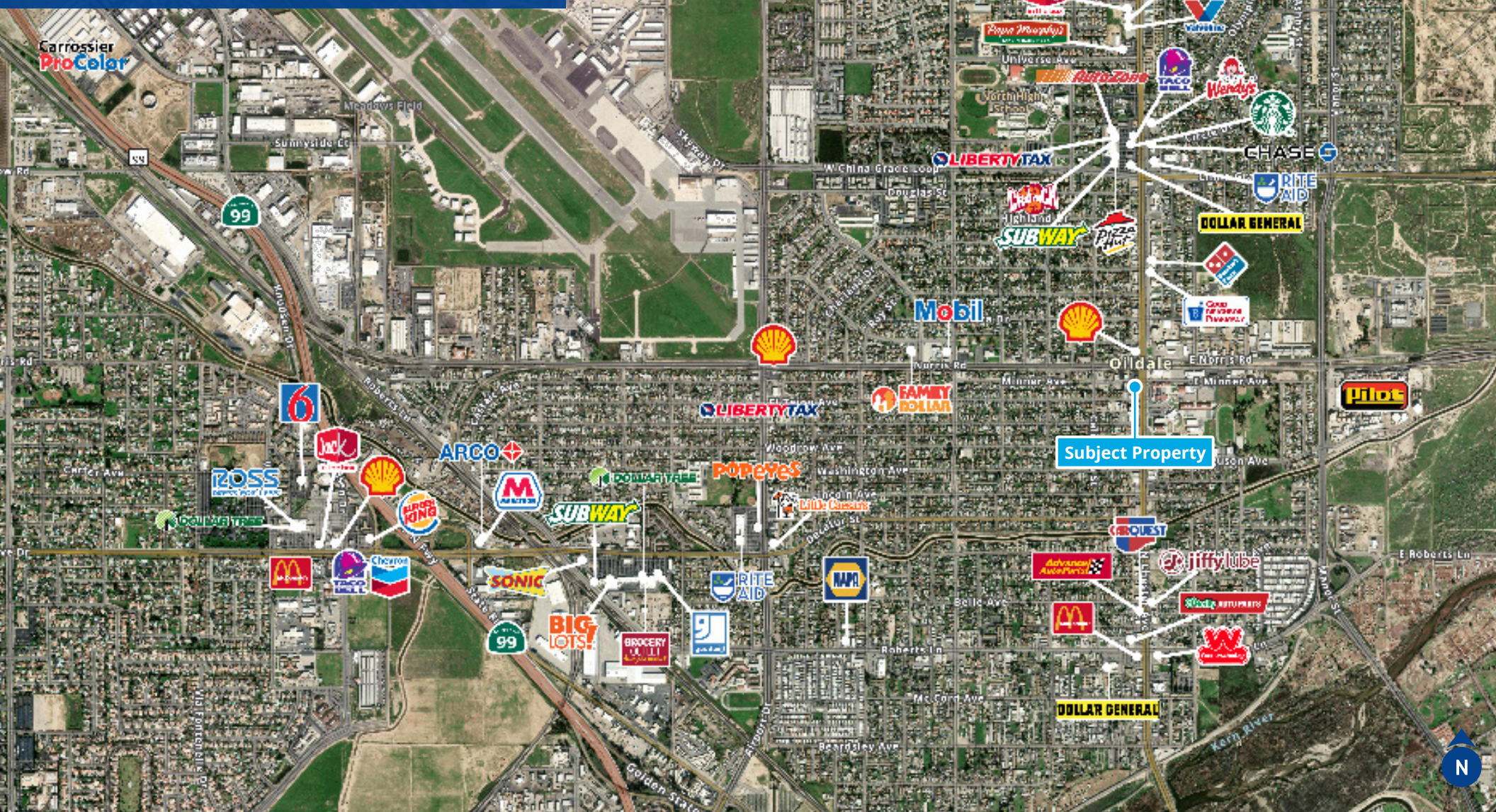
### Average HH Income

1 Mile: \$56,746  
3 Mile: \$68,735  
5 Mile: \$77,112

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# Aerial



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