

An aerial photograph of a large, single-story retail building with a green metal roof. The building has large glass windows and doors. In front of the building is a large, paved parking lot with several cars parked. The surrounding area includes other commercial buildings, trees, and a clear blue sky.

Reduced Rent!

For Lease | +/- 1,190 SF - 4,620 SF
**Retail Space at Chester
Ave & Columbus St**

4128 Chester Ave | Bakersfield, CA 93301

Contact Us:

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Property Overview

4128 Chester Ave is located on the southeast corner of Chester Avenue and Columbus Street in Northeast Bakersfield.

Property Highlights:

- Located at signalized intersection
- Centrally located in Bakersfield
- Vacancy is ready for occupancy
- High traffic counts (19,508 AADT)



Available:

Unit B	+/- 2,240 SF	\$1.25 \$1.00 NNN
Unit C	+/- 4,620 SF	\$1.15 \$0.85 NNN
Unit D	+/- 1,190 SF	\$1.30 NNN

Trade Area Highlights:



Population

1 Mile: 13,849
3 Mile: 109,428
5 Mile: 255,675



Average HH Income

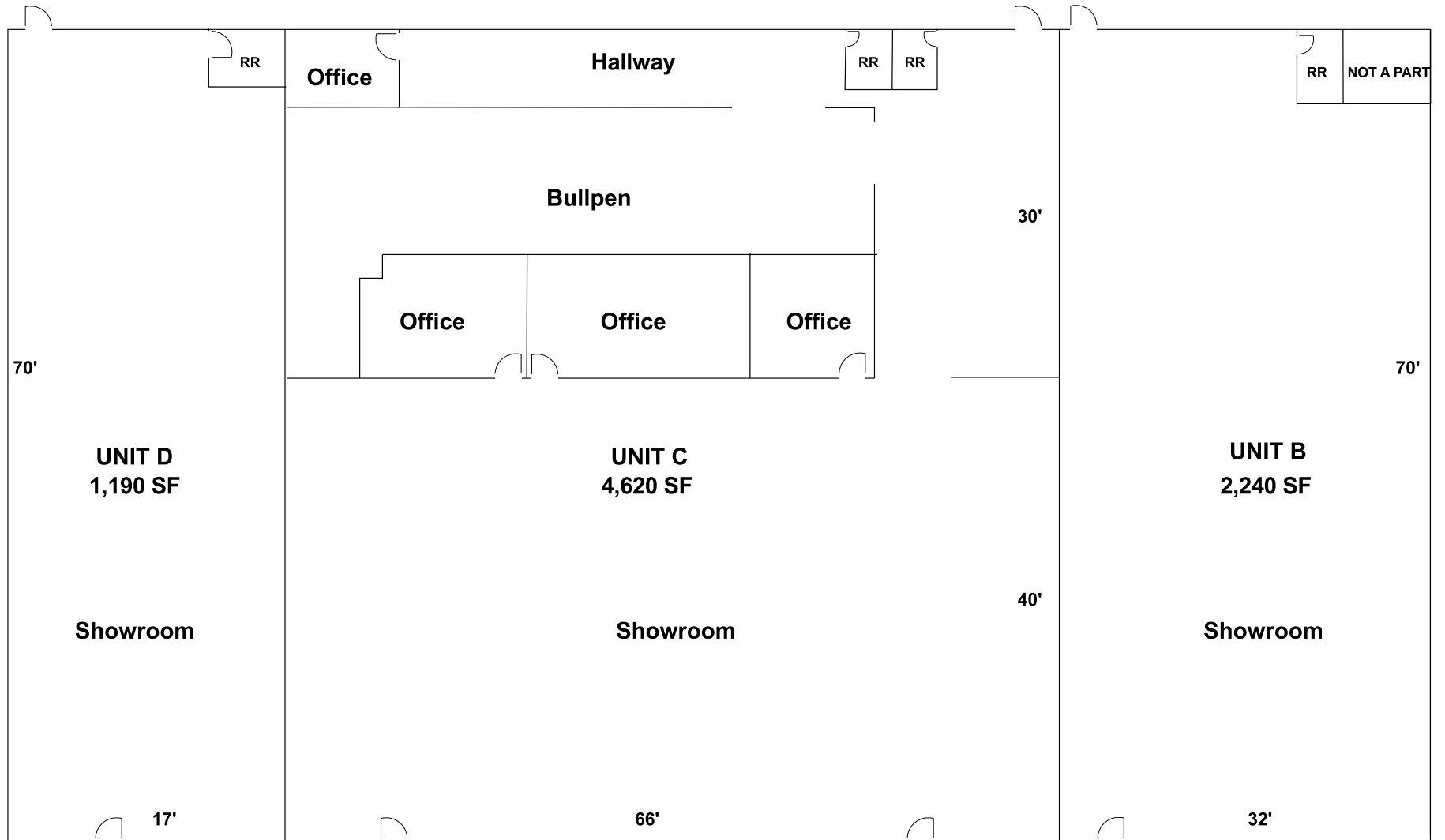
1 Mile: \$56,489
3 Mile: \$63,687
5 Mile: \$76,805



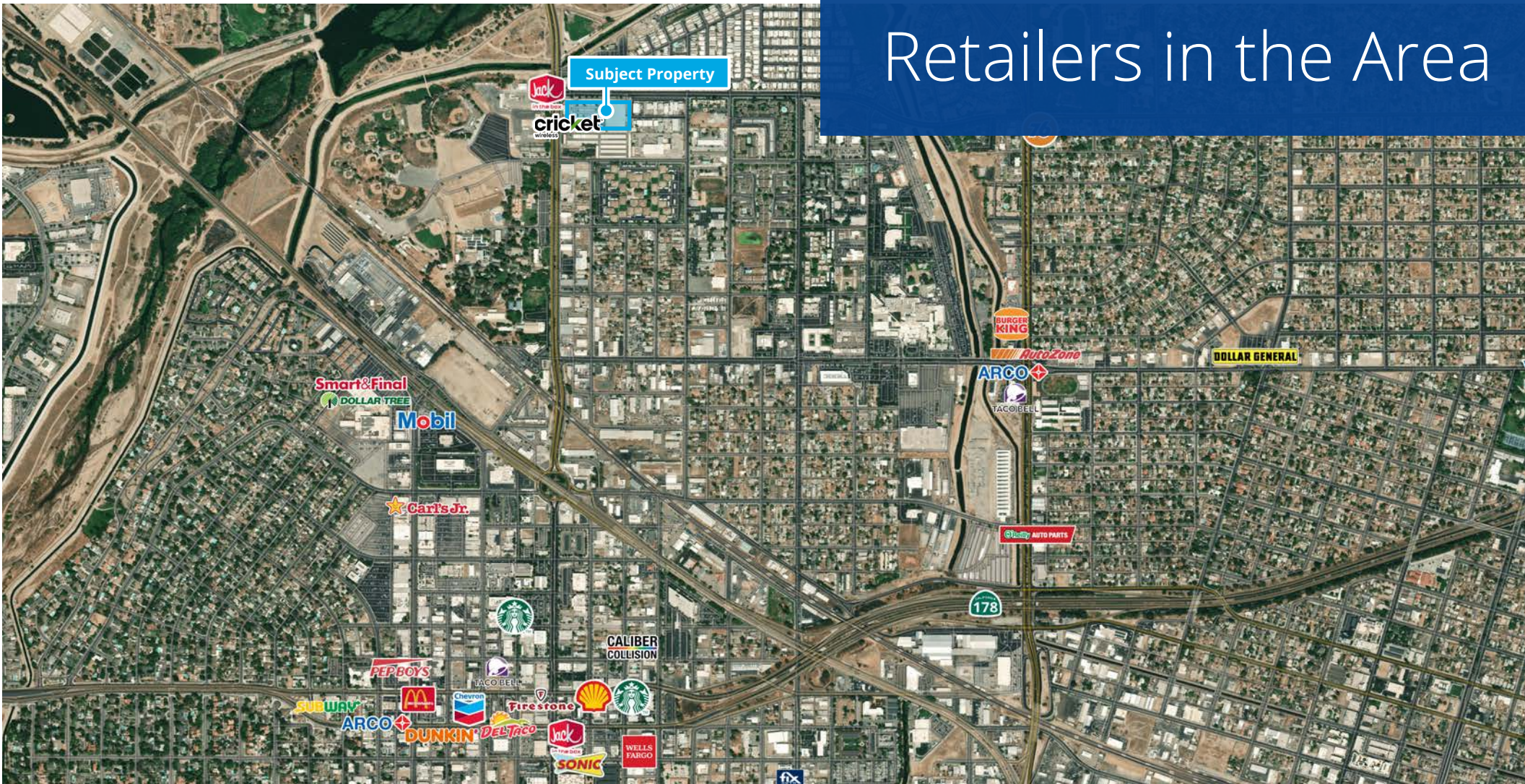
Households

1 Mile: 5,156
3 Mile: 37,851
5 Mile: 86,478

Site Plan



Retailers in the Area



Demographics



Population

1 Mile: 13,849
3 Mile: 109,428
5 Mile: 255,675



Total Employees

1 Mile: 8,338
3 Mile: 72,819
5 Mile: 131,665



Average HH Income

1 Mile: \$56,489
3 Mile: \$63,687
5 Mile: \$76,805



Median Age

1 Mile: 32.7
3 Mile: 33.6
5 Mile: 33.1



Households

1 Mile: 5,156
3 Mile: 37,851
5 Mile: 86,478



Businesses

1 Mile: 627
3 Mile: 6,072
5 Mile: 11,716

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