



Colliers

White Ln - 44,880 AADT

6561 White Ln
+/- 5,200 - 8,600 SF

Ground Lease
or BTS
+/- 2,400 SF

6541 White Ln
+/- 3,900 SF

COSMO PROF

Ashe Rd - 15,917 AADT

FASTRIP

For Lease | 2,400 SF - 8,600 SF
Prominent End-Caps
& Pad

6561-6541 White Ln | Bakersfield, CA

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Property Overview

6541 White Lane is positioned on a prime retail corner in southwest Bakersfield. Endcap and pad opportunities are available at the highly trafficked, signalized intersection of White Lane and Ashe Road.

Available:

6561 White Ln	± 5,200-8,600 SF
6541 White Ln	± 3,900 SF
Ground Lease or BTS	± 2,400 SF

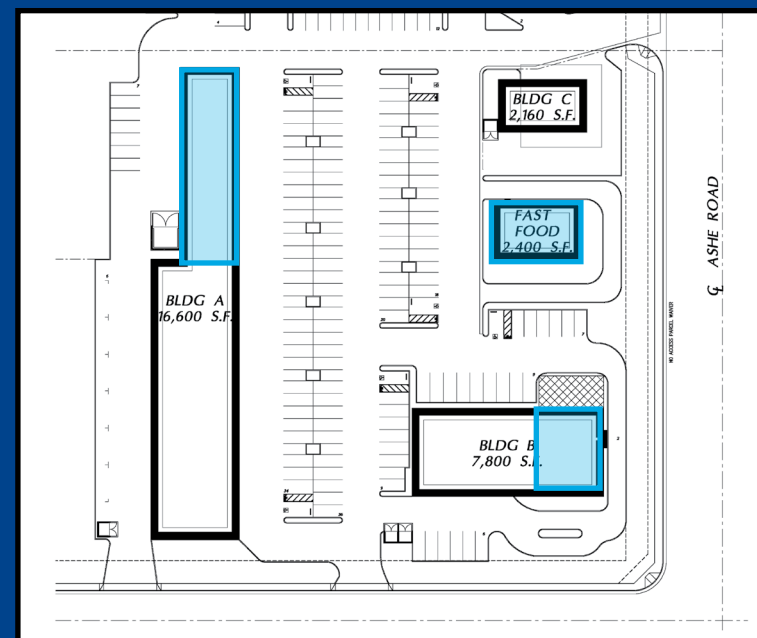
Lease Rate:

Call Broker for pricing

Property Highlights:

- Prominent endcaps with high exposure
- Drive-thru pad available for ground lease or BTS.
- Excellent street signage available
- High traffic counts (62,926 total AADT)

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Demographics



Population

1 Mile: 15,763
3 Mile: 148,646
5 Mile: 289,738



Daytime Population

1 Mile: 16,243
3 Mile: 137,282
5 Mile: 281,333



Businesses

1 Mile: 812
3 Mile: 4,472
5 Mile: 9,933



Households

1 Mile: 5,365
3 Mile: 49,625
5 Mile: 92,293



Average HH Income

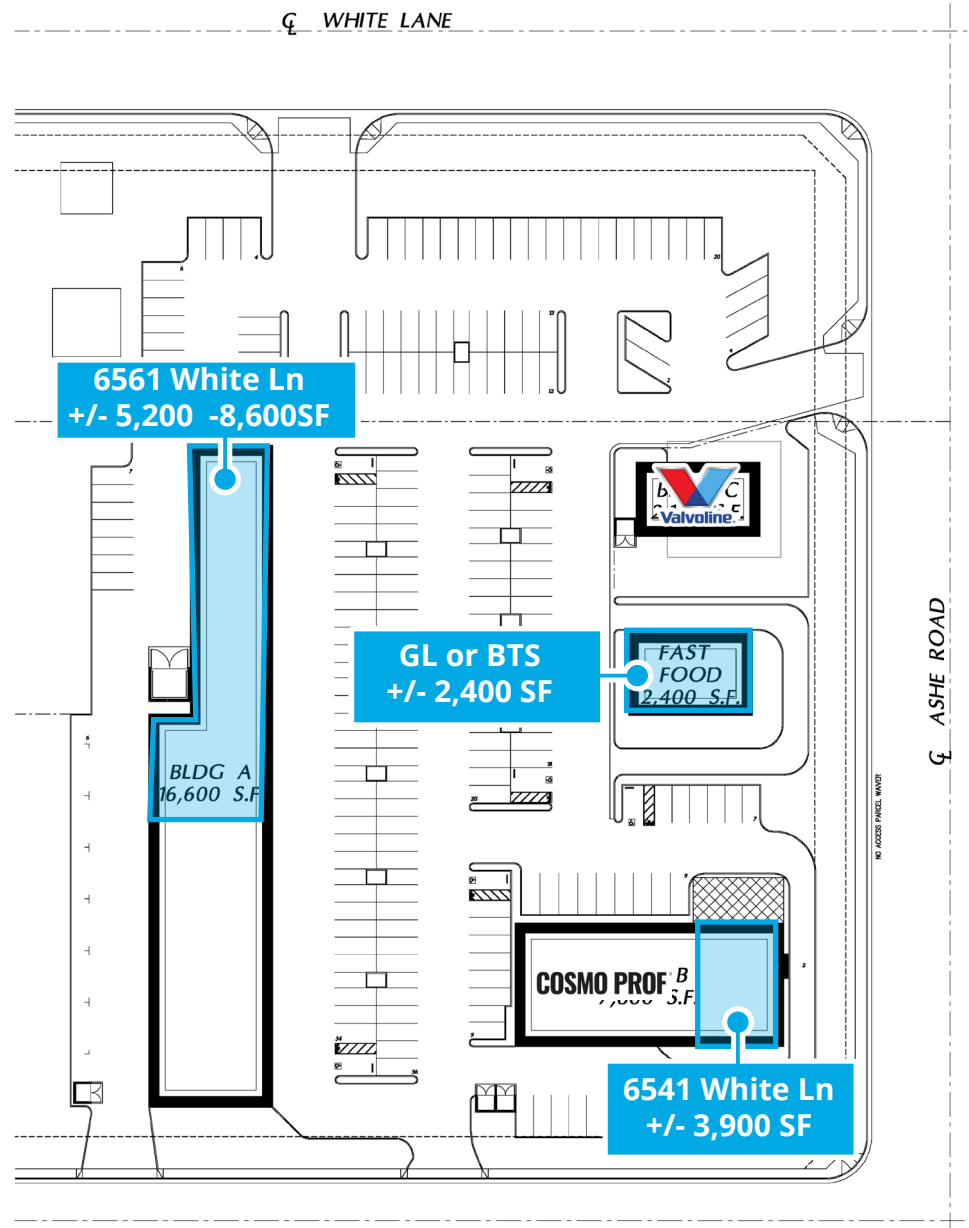
1 Mile: \$87,636
3 Mile: \$104,803
5 Mile: \$103,776



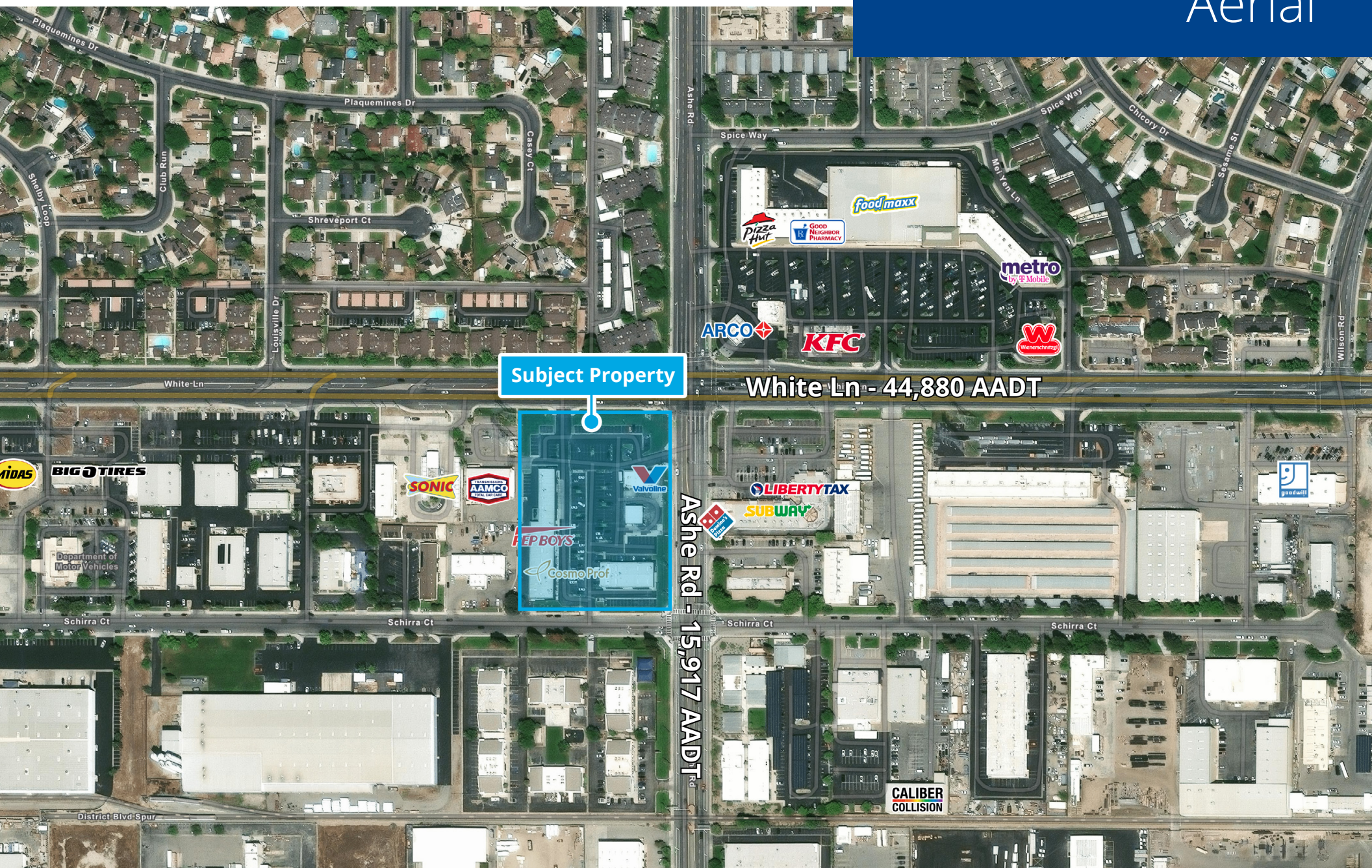
Median Age

1 Mile: 33.4
3 Mile: 34.2
5 Mile: 33.4

Site Plan



Aerial



Subject Property

White Ln - 44,880 AADT

Ashe Rd - 15,917 AADT

For Lease | +/- 2,400 SF - 8,600 SF

Prominent End-Caps & Pad

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Contact Us:

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