



OLIVIERI  
COMMERCIAL GROUP

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# THE CROSSINGS

— AT HOSKING —

US 99 & SWC Hosking Ave.  
Bakersfield, CA 93307

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## GAS STATION • QSR • DRIVE-THRU • SIT-DOWN RESTAURANTS CAR WASH • FREESTANDING & MULTI-TENANT RETAIL BUILDINGS



**The Crossings at Hosking** is a phased commercial development located at the CA-99 and Hosking interchange offering retail space, multi-tenant retail buildings, restaurant space, gas station, drive-thru, and quick-serve restaurant opportunities. This project is currently the only major retail development of this size, which is freeway-oriented, and offers a potential lineup of some of the top retailers in the country. The Crossings at Hosking will be the next major retail hub for South Bakersfield offering retail services to over 25,000 households in the area. Along with the project's excellent exposure to CA-99, easy freeway access, and signage, this premier development will be THE shopping destination for growing South Bakersfield. Come join the mix... at the Crossings!



## PROPERTY HIGHLIGHTS

- Contact Broker for Pricing
- Phased Commercial Development - Phase I:
  - Gas station with c-store, QSR, drive-thru & sit-down restaurants, freestanding & multi-tenant retail buildings
- +/- 1,500 - 25,600 SF spaces available
- Select parcels available for sale
- Ground lease & build-to-suit options available
- Located along CA-99 with traffic counts over 79,000 AADT
- Excellent exposure with easy on & off access to CA-99
- Freeway Pylon and Monument signage options available
- Heavy development area in the growing South East Bakersfield
- Multiple points of access including direct access to Hosking Ave
- Major nearby tenants including: Walmart, Lowes, CarMax, & Floor & Décor
- neighbored to future Kaiser Permanente
- Construction to begin end of Q4 2025

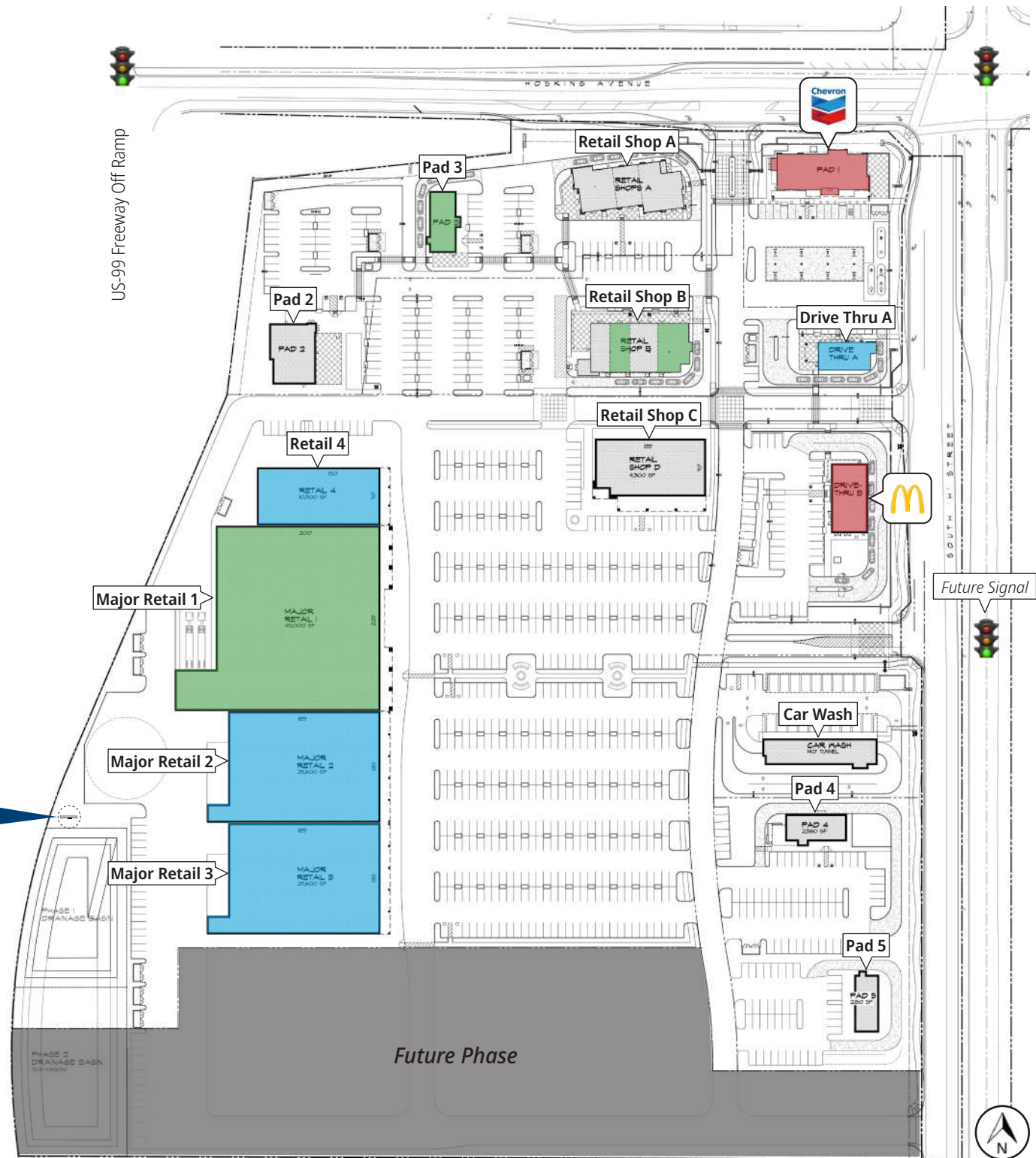
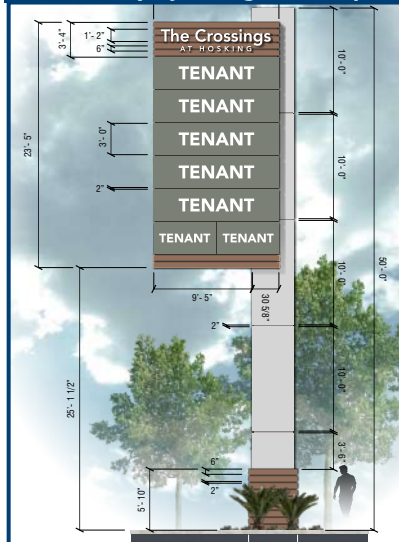




## AVAILABILITY

SPACE	STATUS	SQ FT / SIZE
Pad 2	Available	+/- 4,000 SF
Pad 3	Lease Pending	+/- 2,560 SF
Retail Shop A	Available	+/- 6,200 SF
Retail Shop B	Available	+/- 4,000 SF
Drive Thru A	LOI Pending	+/- 2,200 SF
Retail 4	LOI Pending	+/- 10,000 SF
Major Retail 1	Lease Pending	+/- 45,000 SF
Major Retail 2	LOI Pending	+/- 25,600 SF
Major Retail 3	LOI Pending	+/- 25,600 SF
Retail Shop C	Available	+/- 9,300 SF
Car Wash	Available	140' Tunnel
Pad 4	Available	+/- 2,560 SF
Pad 5	Available	+/- 2,150 SF

## 50' Freeway Pylon Sign (Concept)







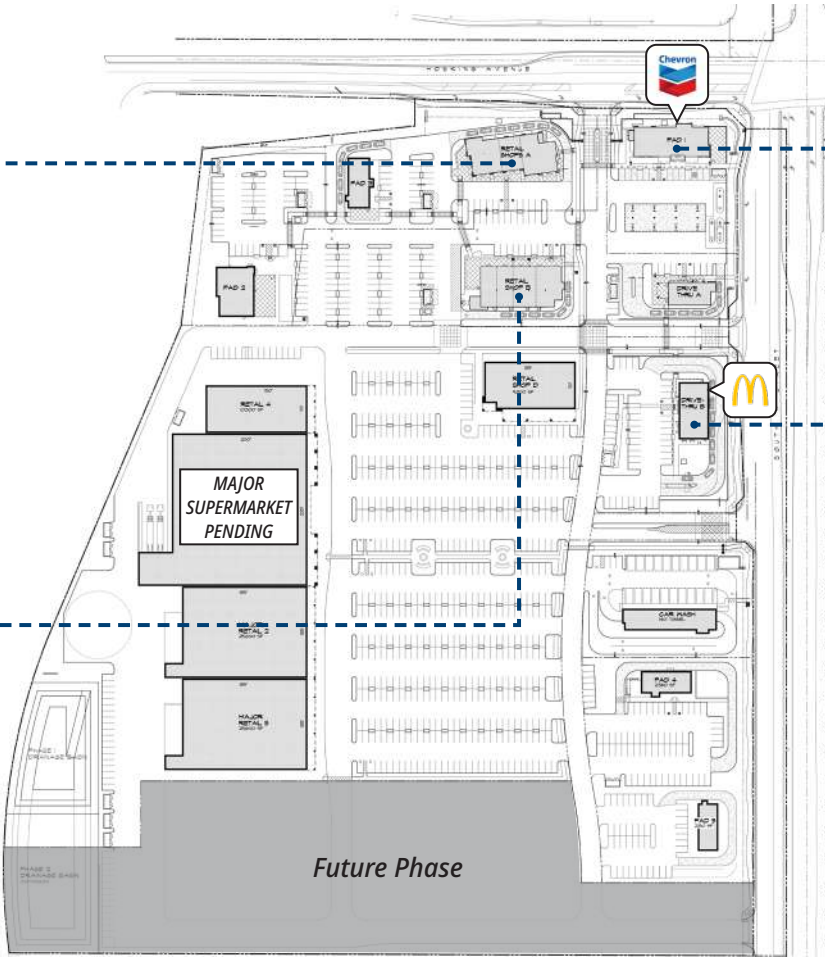




Retail Shop A



Retail Shop B



Tobbins C-Store



McDonald's

# KERN COUNTY At A GLANCE

**#2 LARGEST ECONOMY**  
IN THE SAN JOAQUIN VALLEY

**#1** in Agricultural  
Production Nationwide



**#3** in Economic  
Diversity  
Nationwide



**#4** in STEM  
Jobs  
Nationwide



**OVER 50** MAJOR DISTRIBUTION  
CENTERS



## THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**75%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.



**#1** Largest Battery  
Energy Storage  
System in the World



**#14** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1ST** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR & SPACE  
PORT AT RUTAN  
FIELD



**1ST** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



**1-MILE RADIUS**

17,044

Population

30.9

Median Age



Average  
Household Size

\$99,629

Median Household  
Income

**BUSINESS**



220

Total Businesses



1,431

Total Employees

**INCOME**



\$99,629

Median Household  
Income



\$29,924

Per Capita Income



\$238,276

Median Net Worth

**3-MILE RADIUS**

101,695

Population

31.3

Median Age



Average  
Household Size

\$78,753

Median Household  
Income

**BUSINESS**



1,754

Total Businesses



14,502

Total Employees

**INCOME**



\$78,753

Median Household  
Income



\$27,012

Per Capita Income



\$171,443

Median Net Worth

**5-MILE RADIUS**

193,534

Population

31.9

Median Age



Average  
Household Size

\$71,926

Median Household  
Income

**BUSINESS**



4,541

Total Businesses



37,432

Total Employees

**INCOME**



\$71,926

Median Household  
Income



\$26,917

Per Capita Income



\$125,468

Median Net Worth



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.