

FOR LEASE



# Olive Plaza

**5330 & 5400 OLIVE DRIVE • BAKERSFIELD, CA 93308**

*Ross & Dollar Tree–anchored retail on Northwest Bakersfield's busiest corridor – one block off Highway 99.*

THE OPPORTUNITY

# Olive Plaza



A Ross & Dollar Tree–anchored neighborhood center on one of Northwest Bakersfield’s busiest retail corridors, with Burlington now opening nearby and a full lineup of national brands already drawing daily traffic. Flexible shop space from 900 SF up to ±8,400 SF contiguous, with HVAC delivered in working condition per the terms of the lease.



ROSS & DOLLAR TREE ANCHORED



OLIVE PLAZA · PYLON SIGNAGE



AVAILABLE SUITE INTERIOR

|   |   |                                       |  |   |                                      |
|---|---|---------------------------------------|--|---|--------------------------------------|
| <b>AVAILABLE</b><br><b>900–8,400 SF</b> | <b>ANCHORS</b><br><b>Ross · Dollar Tree</b> | <b>PARKING</b><br><b>5 / 1,000 SF</b> | <b>ZONING</b><br><b>C-2 (Kern Co.)</b> | <b>OLIVE DR TRAFFIC</b><br><b>±30,000 ADT</b> | <b>HWY 99</b><br><b>121,000+ ADT</b> |
|---|---|---------------------------------------|--|---|--------------------------------------|

AVAILABLE SUITES

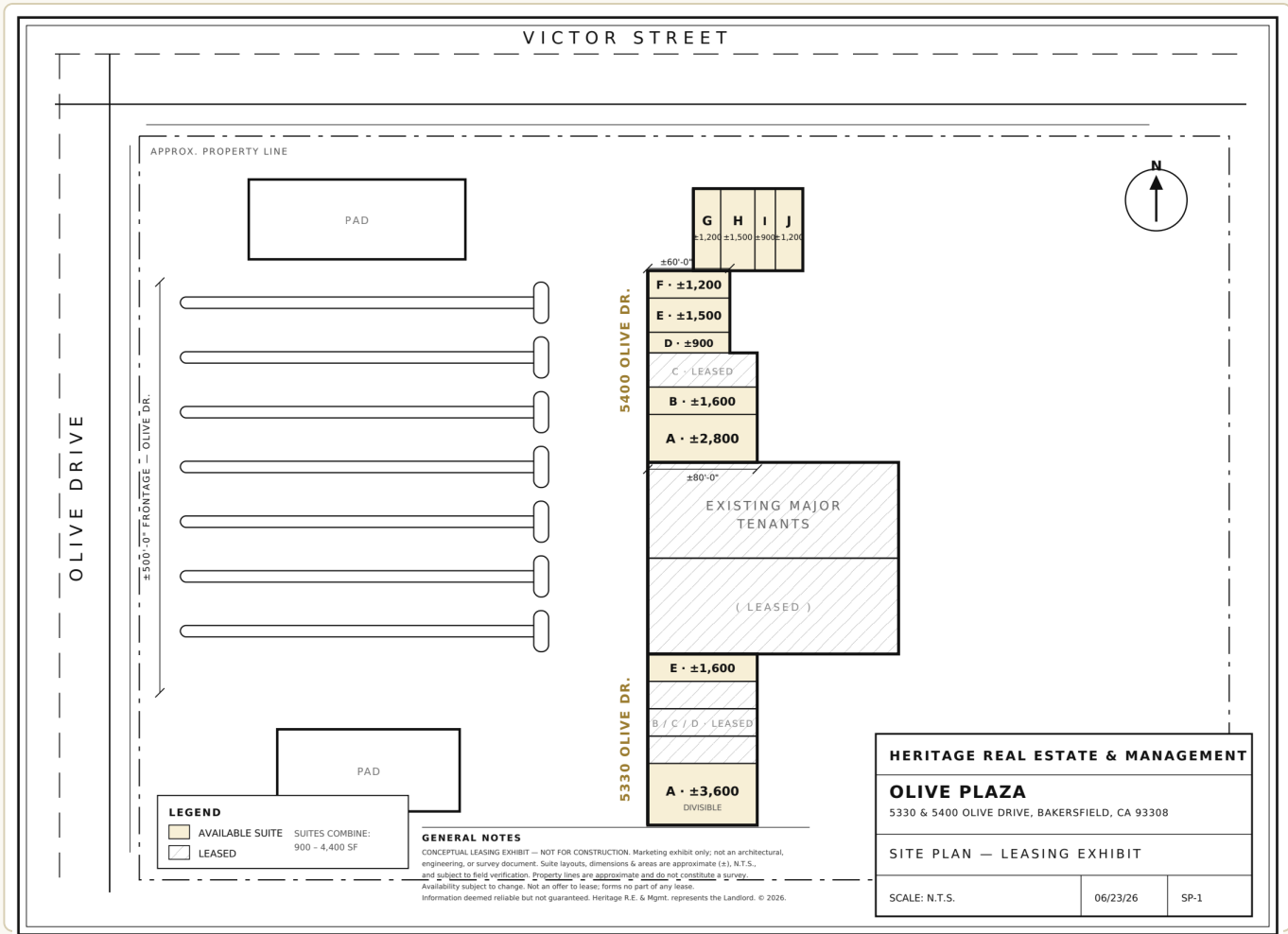
| SUITE          | SIZE                  | FRONTAGE  | IDEAL FOR   |
|----------------|-----------------------|-----------|---|
| 5330 A         | <b>up to 3,600 SF</b> | Olive Dr  | Divisible – retail, medical, fitness, or restaurant; premium frontage.  |
| 5330 E         | <b>1,600 SF</b>       | Olive Dr  | Services, café, wireless, insurance, or office beside the anchors.      |
| 5400 A         | <b>2,800 SF</b>       | Olive Dr  | Combines to 4,400 SF – urgent care / medical, fitness, value retail.    |
| 5400 B         | <b>1,600 SF</b>       | Olive Dr  | Stands alone or pairs with Suite A for a junior–anchor footprint.       |
| 5400 D · E · F | <b>900 – 1,500 SF</b> | Olive Dr  | Right-sized shops – boutique, salon, café, takeout (Suite E: new HVAC). |
| 5400 G–J       | <b>900 – 1,500 SF</b> | Victor St | Office, services, studio; existing built-out office & meeting space.    |

Suites combine – 900 SF up to ±8,400 SF contiguous (Suites D–J), subject to landlord approval and applicable code. Leased as-is; HVAC delivered in working condition per lease. Contact broker for current rates (NNN).

WHY TENANTS CHOOSE OLIVE PLAZA

- Anchored by **Ross & Dollar Tree**, with **Burlington** opening nearby on Olive Drive – proven traffic next door.
- Customers already here: Starbucks, McDonald’s, Verizon, 7-Eleven, State Farm, Taco Bell & more.
- **±500’** of frontage on Olive Drive with signalized access, two curb cuts, and pylon signage.
- One block west of **Highway 99** (121,000+ vehicles/day) with easy on/off-ramp access.
- **422,648 residents** within a 15-minute drive; growing Northwest Bakersfield neighborhoods.
- Combine **Suites D–J for up to ±8,400 SF** contiguous – fits a junior-anchor, fitness, or mid-box user.

# The Center



## IN THE TRADE AREA

**Anchors & co-tenancy:** Ross, Dollar Tree, Burlington (opening), Starbucks, McDonald's, Burger King, Taco Bell, Jack in the Box, 7-Eleven, Verizon, State Farm, Shell & Chevron.

**Flexible sizing:** 900 SF up to ±8,400 SF contiguous (Suites D–J) — single shop to junior-anchor.

**Access:** One block off Hwy 99; signalized Olive Drive frontage with two curb cuts.

**Traffic:** ±30,000 ADT on Olive Dr · 121,000+ ADT on Hwy 99.

## DEMOGRAPHICS

|                   | 3 MI     | 15-MIN   |
|-------------------|----------|----------|
| Population        | 71,372   | 422,648  |
| Households        | 25,678   | 137,700  |
| Median HH income  | \$67,008 | \$66,617 |
| Daytime employees | 42,513   | 176,737  |



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This is a marketing summary only and not an offer to lease; all terms are subject to a fully executed lease and to landlord approval. Suggested uses are illustrative only and are subject to Kern County zoning (the PD overlay requires Precise Development Plan approval) and landlord approval. Square footages, dimensions, and the site plan are approximate and subject to verification; suite combinations are subject to landlord approval, permitting, ADA, and applicable code. HVAC is to be delivered in working condition per the terms of the lease. Co-tenancy shown is current as of June 2026 and subject to change, with no representation as to continued occupancy of any tenant. Photographs are for illustrative purposes only; all third-party names, logos, and trademarks are the property of their respective owners, shown for identification only without implication of affiliation or endorsement. Demographic and traffic figures are approximate and provided for general reference. Information has been obtained from sources deemed reliable but is not guaranteed. Heritage Real Estate & Management represents the Landlord · CA DRE #01869863. Equal Opportunity. © 2026.