



Colliers



For Lease Kern Valley Plaza

5500-5640 Lake Isabella Blvd,
Lake Isabella, CA

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	2,594	6,065	7,874
Total Households:	1,213	2,871	3,701
Average HH Income:	\$35,812	\$39,971	\$44,976
Employees:	621	1,496	1,813
Population Median Age:	46.6	51.1	53.3
Alteryx.com 2020 Estimates			

Property Information

Kern Valley Plaza is Lake Isabella's primary grocery/drug anchored center and is located at 5500-5640 Lake Isabella Blvd., off of Highway 178.

- 131,903 sf neighborhood shopping center
- Conveniently located off of Highway 178
- Located just 40 miles northeast of Bakersfield
- Former Yogurt shop space available

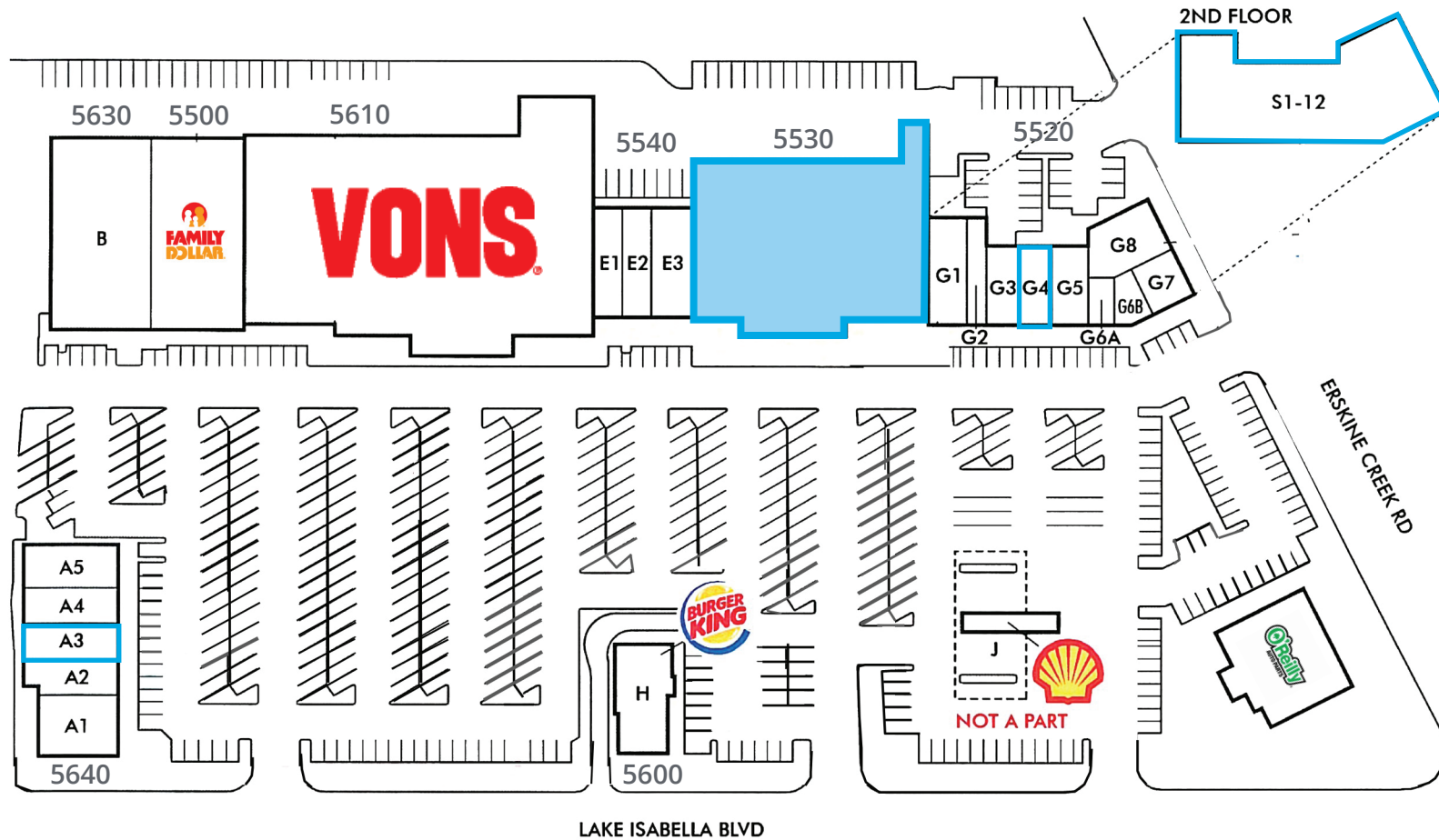
Availability

Suite A3	1,750 sf
Suite F	21,305 SF
Suite G4	1,200 sf
Suite S1	12,329 sf

Lease Rate

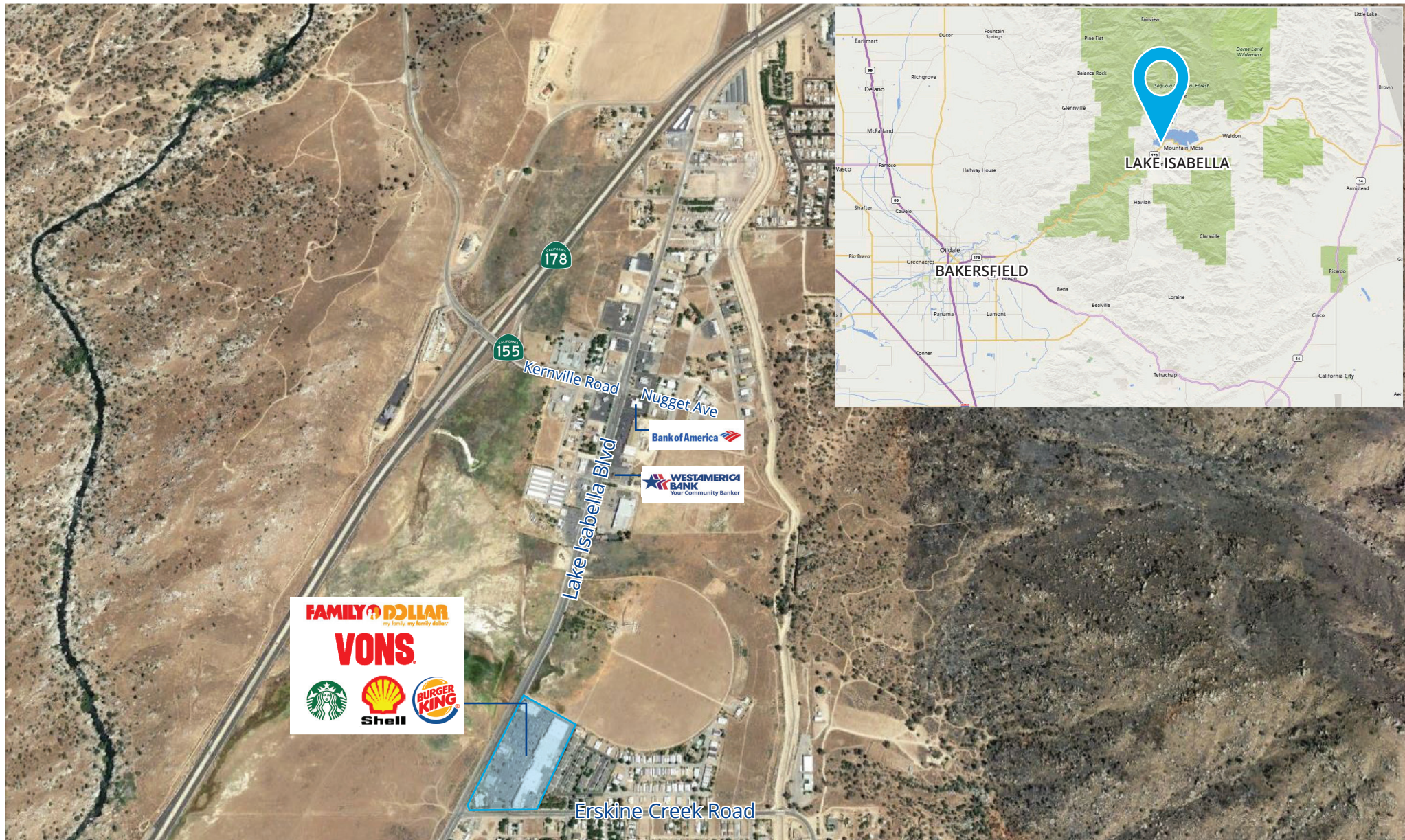
Suite A3:	\$1.00/sf NNN
Suite F:	Contact Agent for more information
Suite G4:	\$1.15/sf NNN
Suite S1:	Contact Agent for more information

Site Plan



Suite	Tenant	SQFT	Suite	Tenant	SQFT	Suite	Tenant	SQFT	Suite	Tenant	SQFT
A1	Pizza Factory	2,990	Suites C/D	Vons	40,046	Suite G3	Global Delight	1,200	Suite S1	Available	12,329
A2	Chicago Title	1,750	Suite E1	Nail Salon	1,575	Suite G4	Available	1,200	Suite H	Burger King (NAP)	3,300
A3	Available	1,750	Suite E2	PAL	1,600	Suite G5	Hospice	1,350	Suite J	Shell/Inyo Crude	NAP
A4	Rainbow Donuts and Ice Cream	1,750	Suite E3	Employers Training	2,400	Suite G6A	Edward Jones	914	Suite K	O'Reilly's	7,582
A5	Dental Office	2,100	Suite F	Available	21,305	Suite G6B	Bank of America	640			
Suite B	Home & Fashion	9,423	Suite G1	DMV	2,431	Suite G7	Smokehouse, Inc.	960			
Suite B1	Family Dollar	10,037	Suite G2	Leased	1,200	Suite G8	Leased	2,071			

Competition Aerial



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