

For Lease ► Retail

4450 California Ave, Suite A, Bakersfield, CA 93309

+/- 45,000 SF (approx.)



Property Details:

- **CONTACT BROKER FOR PRICING**
- **AVAILABLE SPACE: +/ 45,000 SF (APPROX.)**
- **ZONING: C-2 (REGIONAL COMMERCIAL), CITY OF BAKERSFIELD**
- **BAKERSFIELD PLAZA IS LOCATED WEST OF HWY 99 ON THE NORTHWEST CORNER OF CALIFORNIA AVE AND CHESTER LN**
- **ADJACENT RETAILERS INCLUDE: HOBBY LOBBY, BURLINGTON, ROSS, FIVE BELOW, LASSENS NATURAL FOODS & VITAMINS, IN-SHAPE FITNESS, AND AMC THEATRES**
- **THE SITE IS WELL-POSITIONED IN THE SOUTHWEST BAKERSFIELD TRADE AREA, IS EASILY ACCESSIBLE, AND CAN ACCOMMODATE A VARIETY OF RETAIL USES**



- **DEDICATED LOADING DOCKS**
- **LOCATED AT A SIGNALIZED INTERSECTION WITH DIRECT CALIFORNIA AVE EXPOSURE AND SIGNAGE**
- **SITUATED AROUND APPROXIMATELY 4M SQ. FT. OF GENERAL OFFICE USE**

For more information, please contact:



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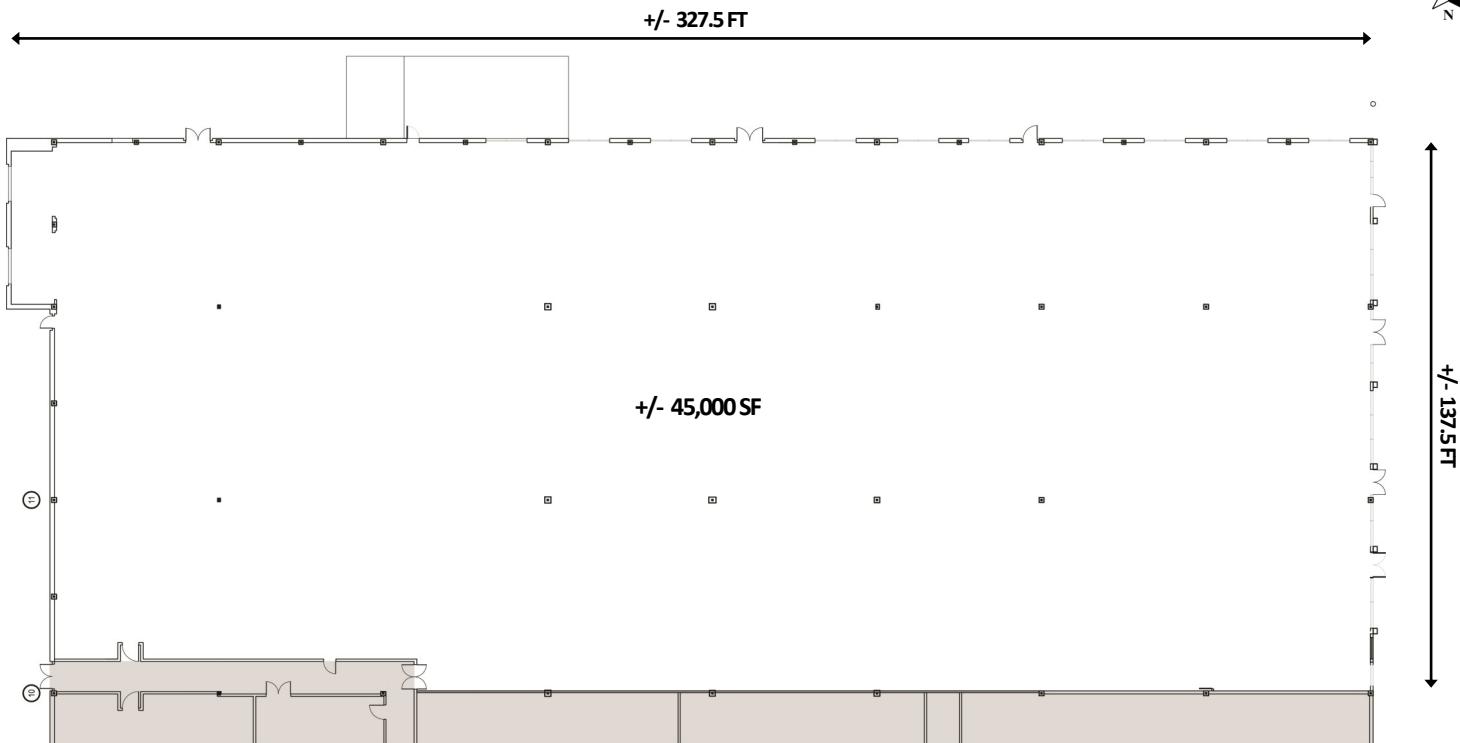
+/- 45,000 SF (approx.)



SITE PLAN



FLOOR PLAN

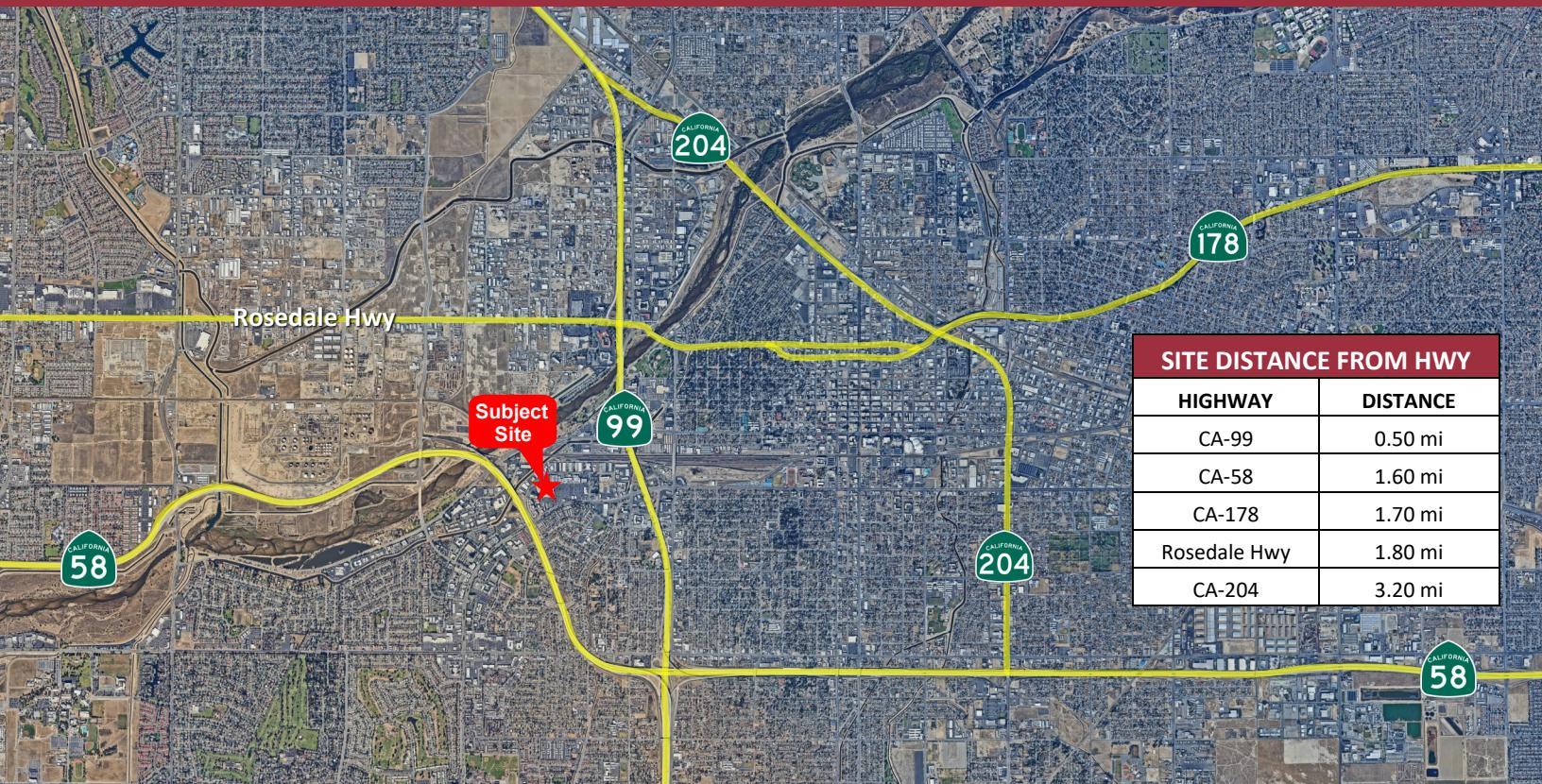


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, 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.

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DEMOGRAPHICS

Within 1 Mile

KEY FACTS

7,674

Population



2.6

Average Household Size

34.5

Median Age

\$59,465

Median Household Income

Within 3 Miles

KEY FACTS

103,505

Population



2.7

Average Household Size

33.8

Median Age

\$54,774

Median Household Income

Within 5 Miles

KEY FACTS

328,136

Population



2.9

Average Household Size

33.6

Median Age

\$59,812

Median Household Income

BUSINESS



1,625

Total Businesses



19,190

Total Businesses



14,758

Total Businesses



156,696

Total Businesses

INCOME



\$59,465

Median Household Income



\$27,242

Per Capita Income



\$59,876

Median Net Worth



\$54,774

Median Household Income



\$28,623

Per Capita Income



\$52,255

Median Net Worth



\$59,812

Median Household Income



\$29,142

Per Capita Income



\$85,497

Median Net Worth

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