

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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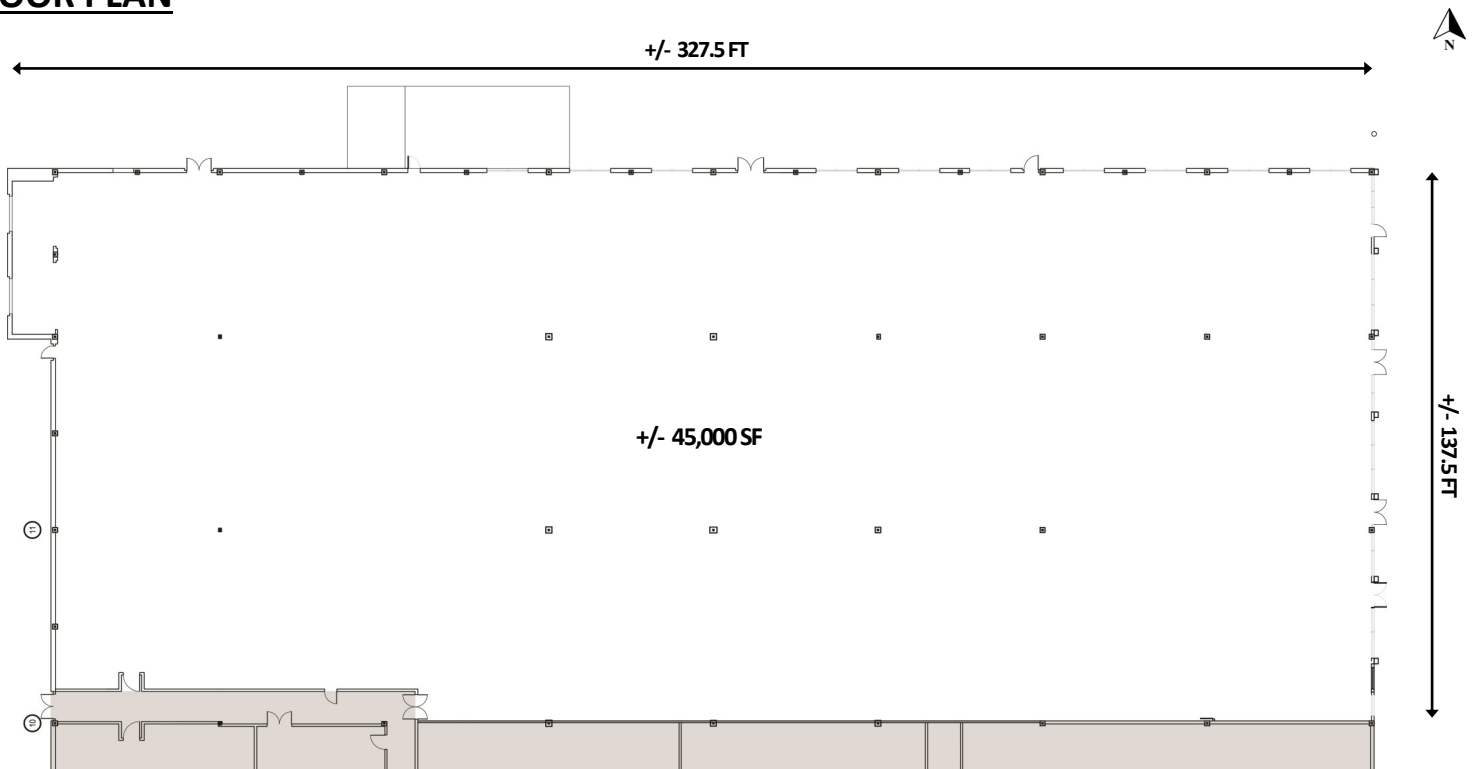
+/- 45,000 SF (approx.)



SITE PLAN



FLOOR PLAN



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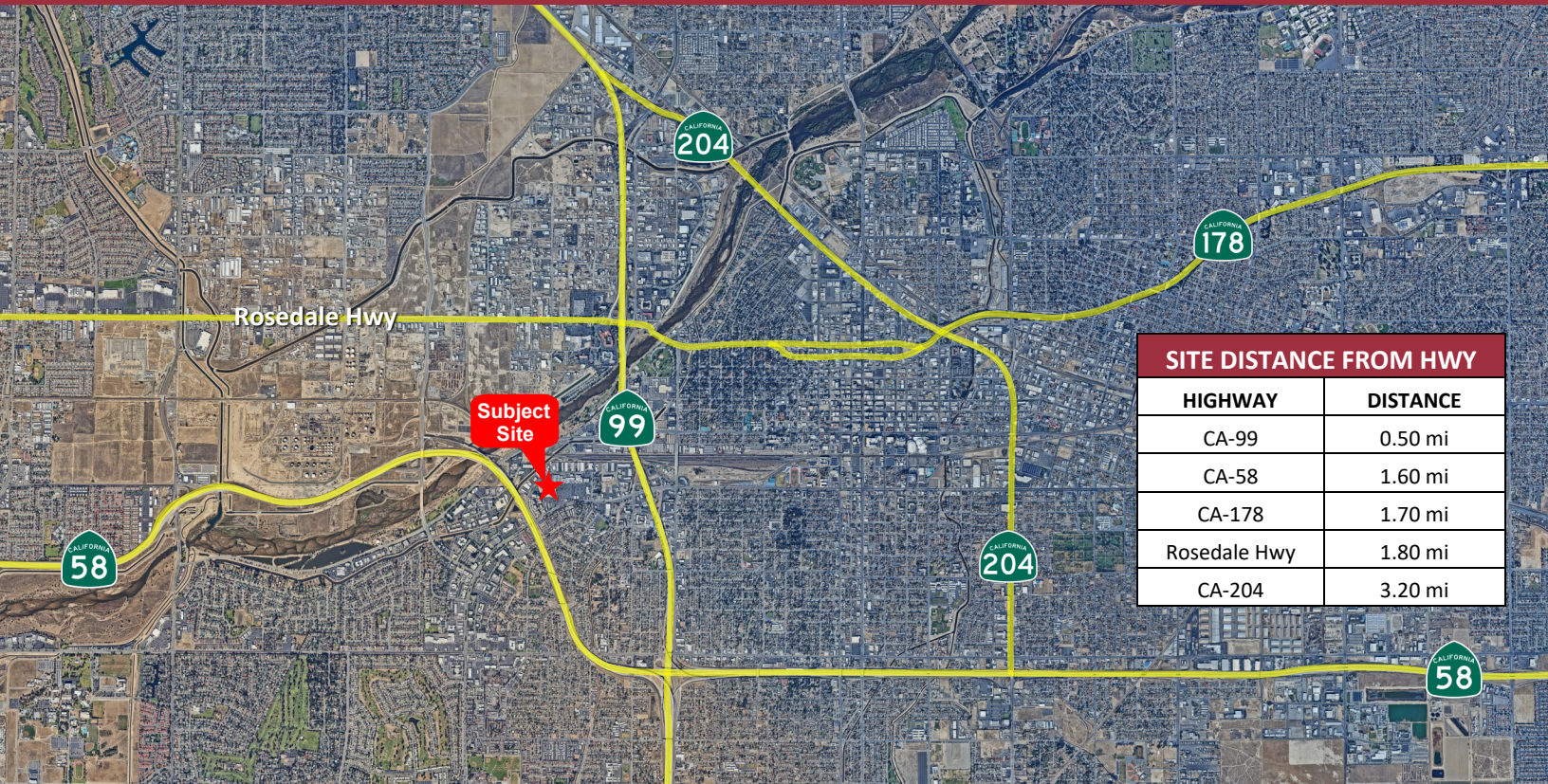
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OLIVIERI
COMMERCIAL GROUP



SITE DISTANCE FROM HWY

HIGHWAY	DISTANCE
CA-99	0.50 mi
CA-58	1.60 mi
CA-178	1.70 mi
Rosedale Hwy	1.80 mi
CA-204	3.20 mi

DEMOGRAPHICS

Within 1 Mile

KEY FACTS

7,674

Population



2.6

Average Household Size

34.5

Median Age

\$59,465

Median Household Income

BUSINESS



1,625

Total Businesses



19,190

Total Businesses

INCOME



\$59,465

Median Household Income



\$27,242

Per Capita Income



\$59,876

Median Net Worth

Within 3 Miles

KEY FACTS

103,505

Population



2.7

Average Household Size

33.8

Median Age

\$54,774

Median Household Income

BUSINESS



8,149

Total Businesses



91,979

Total Businesses

INCOME



\$54,774

Median Household Income



\$28,623

Per Capita Income



\$52,255

Median Net Worth

Within 5 Miles

KEY FACTS

328,136

Population



2.9

Average Household Size

33.6

Median Age

\$59,812

Median Household Income

BUSINESS



14,758

Total Businesses



156,696

Total Businesses

INCOME



\$59,812

Median Household Income



\$29,142

Per Capita Income



\$85,497

Median Net Worth

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