



5101-5145 Ming Ave - Colonial Square

Bakersfield, California 93309 (Kern County) - Southwest Bakersfield Submarket



Retail



Property Summary

Center Type	Neighborhood Center	GLA (% Leased)	36,912 SF (89.0%)
Built	1985	Tenancy	Multiple
Available	4,077 SF	Max Contiguous	4,077 SF
Asking Rent	\$19.80 SF/Year/NNN	Parking Spaces	70 (1.35/1,000 SF)
Frontage	153' on Ming Ave	Frontage	297' on New Stine Rd
True Owner	SRK Investment, Inc.		

Amenities

Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	5127	Retail	Direct	4,077	4,077	4,077	\$19.80 NNN	Vacant	5 Years

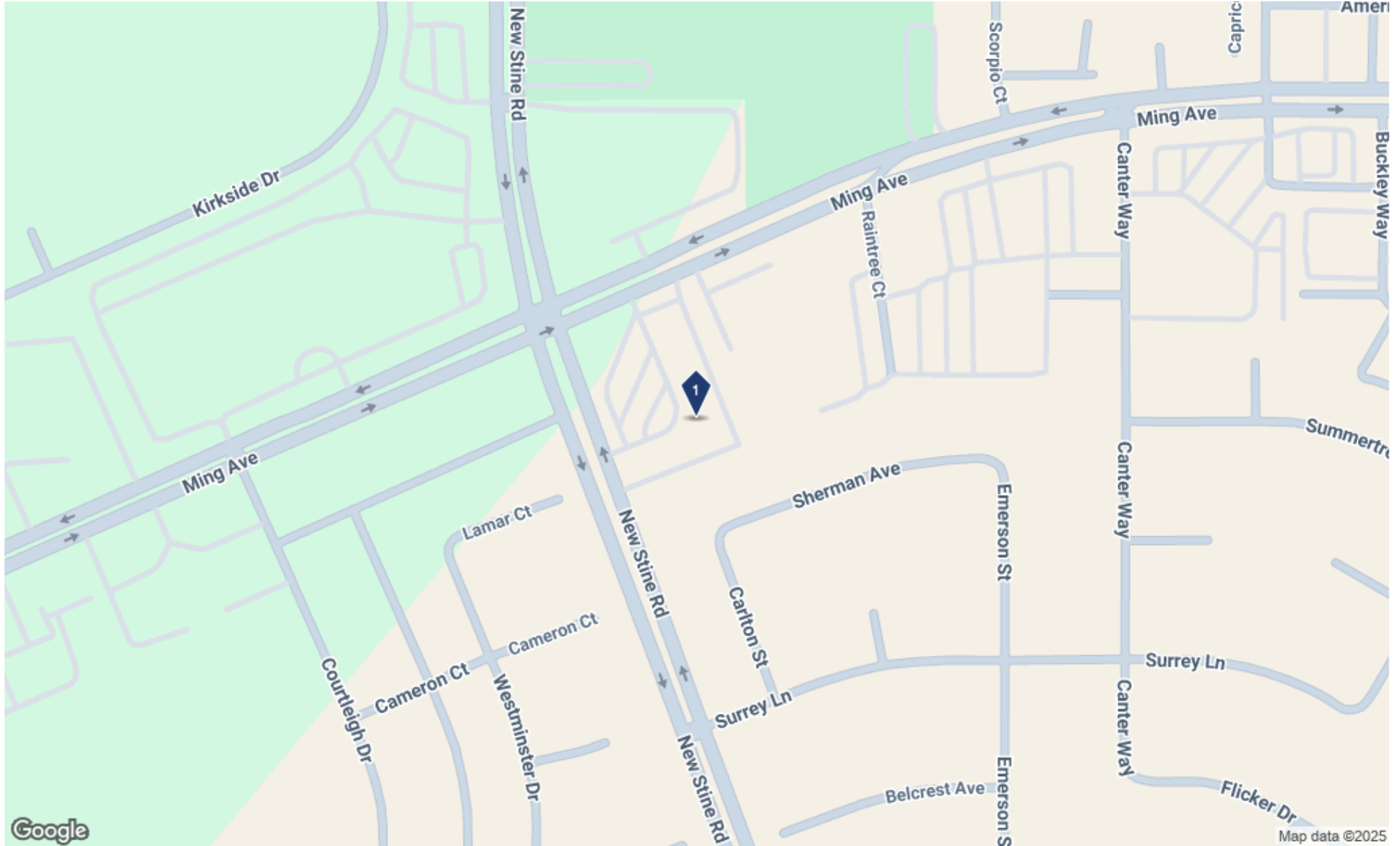


5101-5145 Ming Ave - Colonial Square

Bakersfield, California 93309 (Kern County) - Southwest Bakersfield Submarket



Retail





5101-5145 Ming Ave - Colonial Square

Bakersfield, California 93309 (Kern County) - Southwest Bakersfield Submarket



Retail



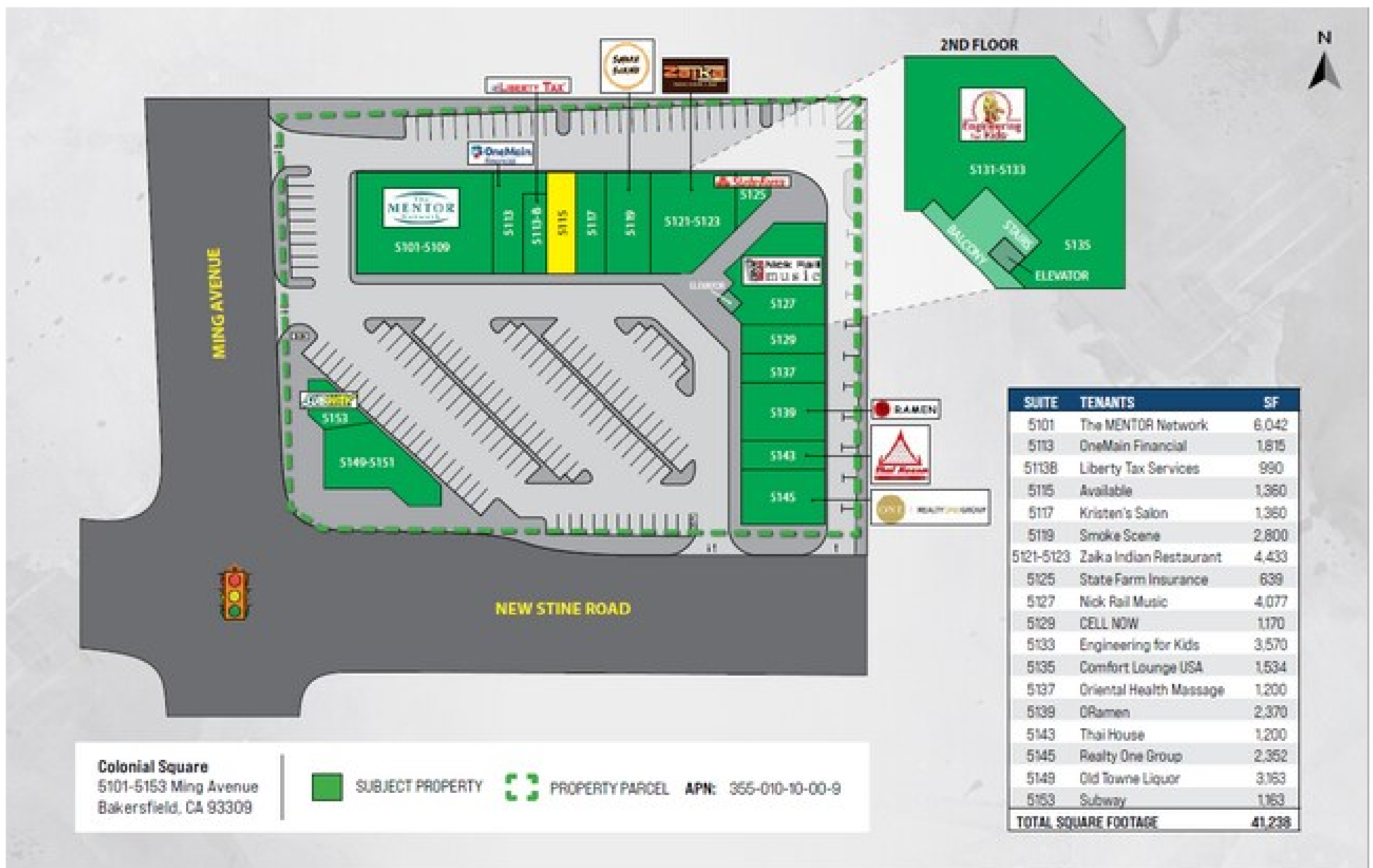


5101-5145 Ming Ave - Colonial Square

Bakersfield, California 93309 (Kern County) - Southwest Bakersfield Submarket



Retail





5101-5145 Ming Ave - Colonial Square

Bakersfield, California 93309 (Kern County) - Southwest Bakersfield Submarket



Retail

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cole Vocational Services	1	6,081	-	Dec 2020	-
Nick Rail Music	1	4,038	5	May 2009	-
(805) 569-5353; Nick Rail, President/ (661) 412-4942; Laura Penrose, Owner					
Engineering for Kids Kern County	2	3,570	7	Mar 2019	-
(661) 426-2444; Mack Hunter, Owner					
Smoke Scene	1	2,800	3	Sep 2018	-
(661) 398-3030; Mohamed Algazali, President					
Zaika Indian Cuisine	1	2,604	13	Dec 2018	-
(661) 836-0100; Harry Bhullar, Owner					
O Ramen Restaurant	1	2,370	10	Dec 2016	-
(661) 665-6632; Surapan Phonsukah, Owner					
Stratton Davis Realty	1	2,352	16	Feb 2020	-
(661) 663-3600; Alfredo Ortega, Owner					
OneMain Financial	1	1,815	4	Feb 2020	-
(812) 424-8031; Jim Moore, Vice President of General Services & Real Estate					
Comfort Life, USA	2	1,534	5	Jan 2019	Jan 2029
(661) 213-3768; Kenneth Sohn, Owner					
Kristen's Salon	1	1,360	3	Jun 2016	-
(661) 325-3210; Kristen Le, Owner					
Oriental Health Foot & Body Massage	1	1,200	3	Feb 2011	-
(661) 833-2429; Daihong Harper, Principal					
Thai House Restaurant	1	1,200	5	Jul 2016	-
(661) 397-9667; Suksan Somsong, Owner					
Liberty Tax Service	1	990	20	Feb 2020	-
State Farm	1	639	2	Feb 2020	-
(800) 782-8332; Jonathan Klix, Real Estate Manager					

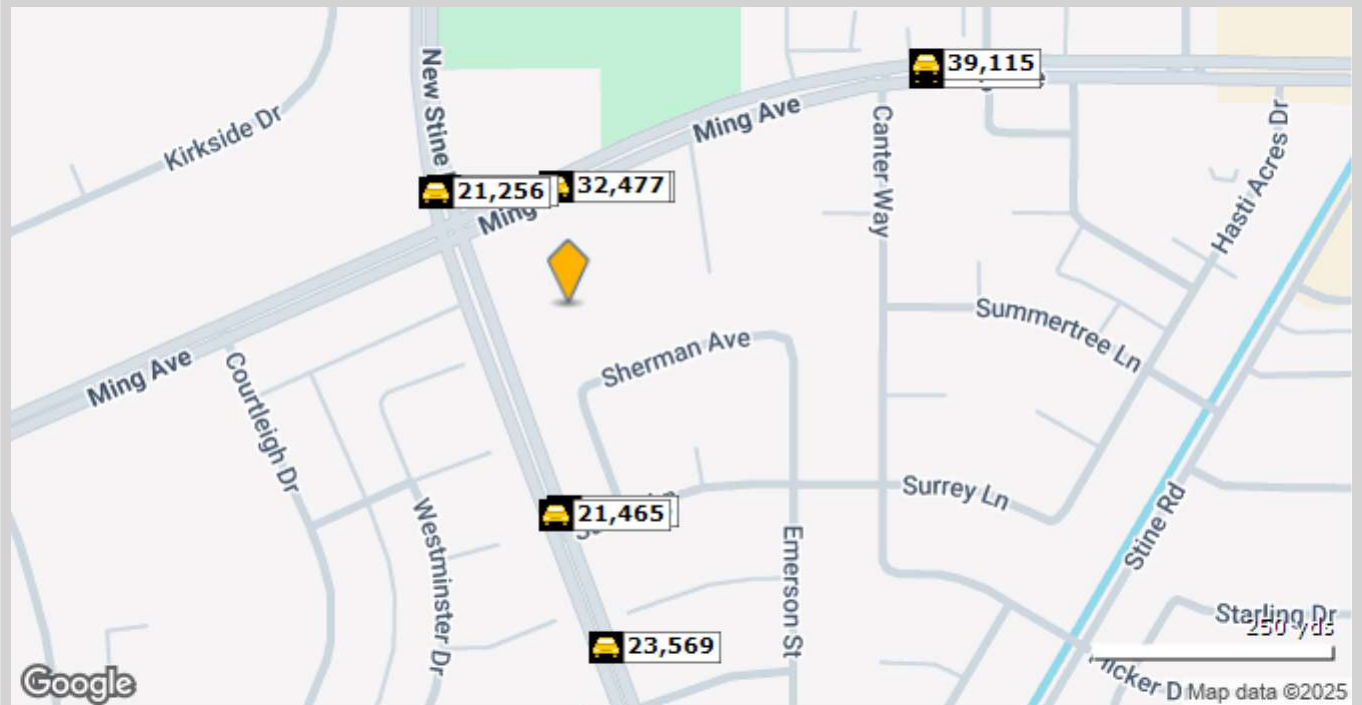
Showing 14 of 14 Tenants

Traffic Count Report

Colonial Square

5101-5145 Ming Ave, Bakersfield, CA 93309

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **36,912 SF**
 Year Built: **1985**
 Total Available: **4,077 SF**
 % Leased: **88.95%**
 Rent/SF/Yr: **\$19.80**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ming Ave	New Stine Rd	0.07 SW	2020	32,541	MPSI	.07
2	Ming Ave	New Stine Rd	0.07 SW	2025	32,477	MPSI	.07
3	New Stine Rd	Ming Ave	0.03 S	2024	21,329	MPSI	.10
4	New Stine Rd	Ming Ave	0.03 S	2025	21,256	MPSI	.11
5	New Stine Rd	Surrey Ln	0.01 SE	2025	22,112	MPSI	.12
6	New Stine Rd	Surrey Ln	0.01 SE	2024	22,106	MPSI	.12
7	New Stine Rd	Surrey Ln	0.01 SE	2018	21,465	MPSI	.12
8	New Stine Rd	Sea Star Ln	0.04 SE	2025	23,569	MPSI	.21
9	Ming Ave	Canter Way	0.03 W	2024	38,981	MPSI	.26
10	Ming Ave	Canter Way	0.03 W	2025	39,115	MPSI	.26

For more information please contact Broker at 818-512-1715 or at PESAPC@STANSEN.com
 © 2025 CoStar Group - Licensed to Paul E Stansen, APC - 1334378.

6/4/2025

Page 1

Colonial Square

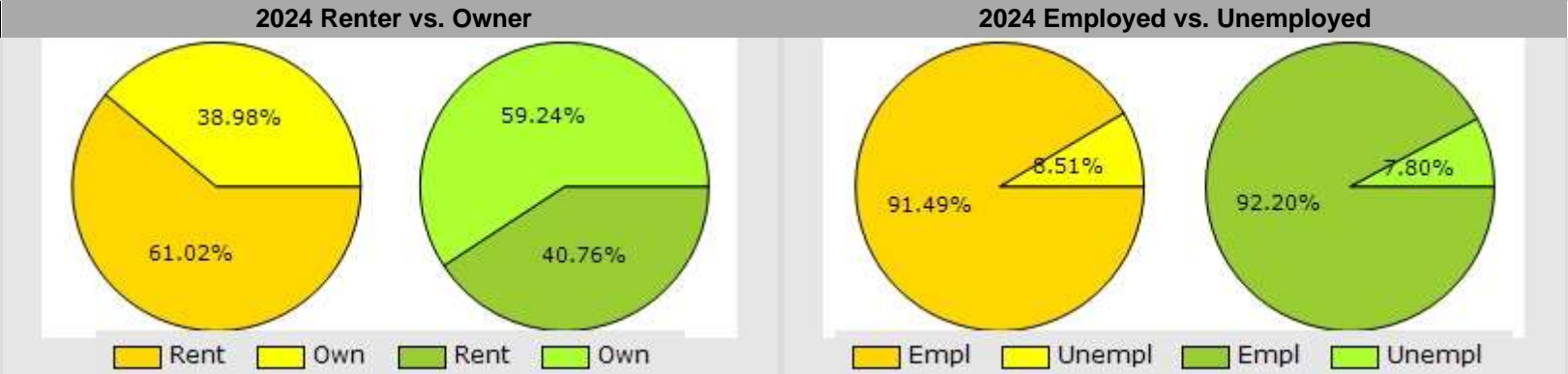
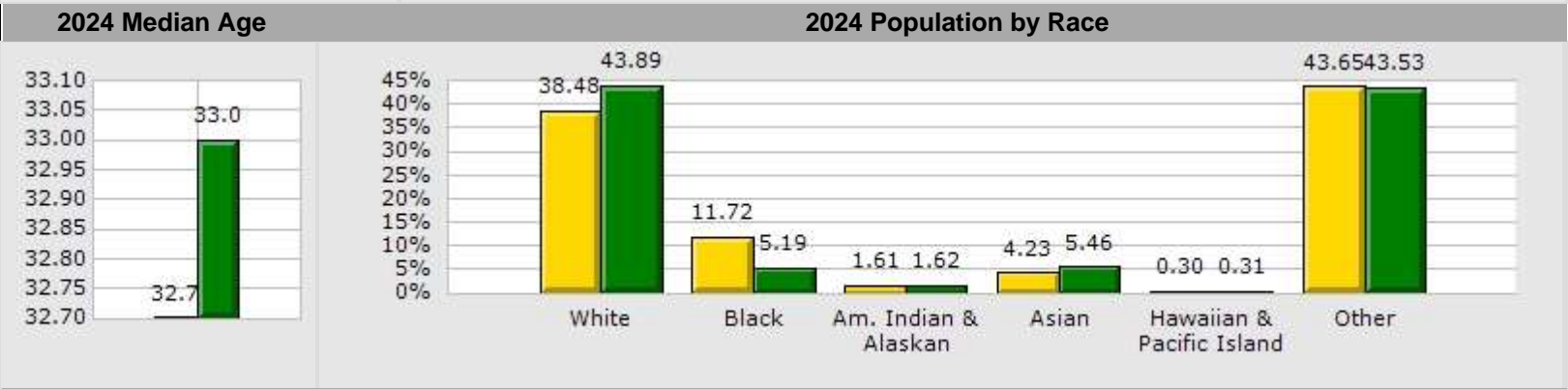
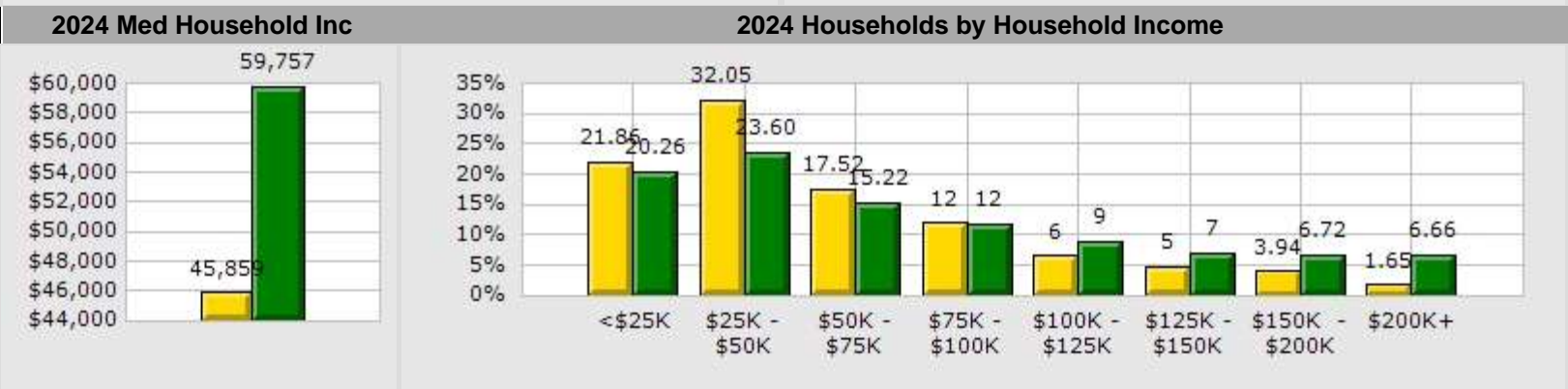
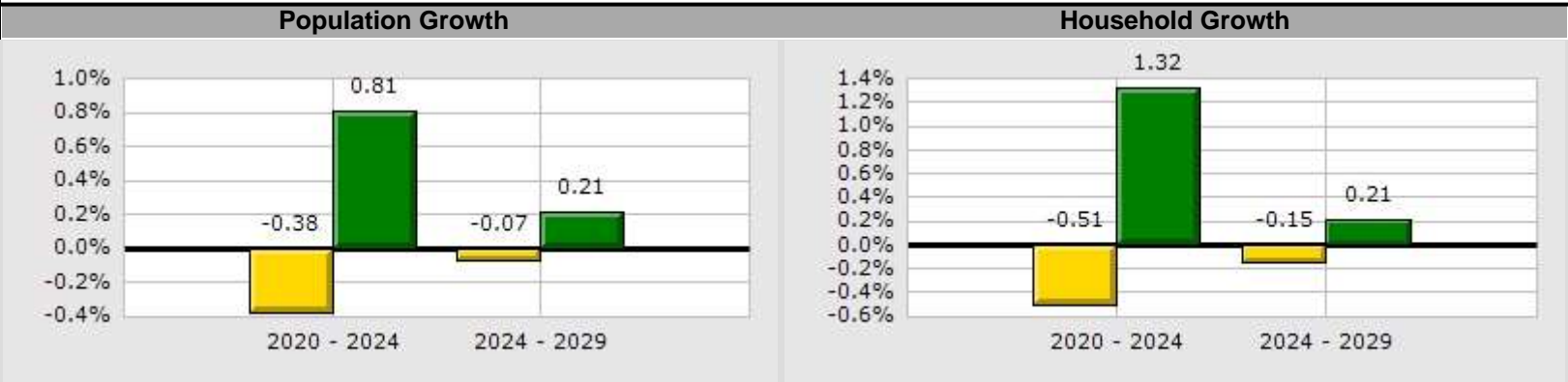
5101-5145 Ming Ave, Bakersfield, CA 93309

Type: Retail/Storefront Retail/Office (Neighborhood Ctr)

County: Kern

1 Mile

County



Colonial Square				
5101-5145 Ming Ave, Bakersfield, CA 93309				
Type:	Retail/Storefront Retail/Office (Neighborhood Ctr)			
County:	Kern			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-0.38%		0.81%	
Growth 2024 - 2029	-0.07%		0.21%	
Empl	10,449	91.49%	375,682	92.20%
Unempl	972	8.51%	31,801	7.80%
2024 Population by Race	24,100		916,635	
White	9,274	38.48%	402,275	43.89%
Black	2,825	11.72%	47,601	5.19%
Am. Indian & Alaskan	389	1.61%	14,886	1.62%
Asian	1,019	4.23%	50,039	5.46%
Hawaiian & Pacific Island	73	0.30%	2,816	0.31%
Other	10,520	43.65%	399,018	43.53%
Household Growth				
Growth 2020 - 2024	-0.51%		1.32%	
Growth 2024 - 2029	-0.15%		0.21%	
Renter Occupied	5,458	61.02%	116,245	40.76%
Owner Occupied	3,486	38.98%	168,969	59.24%
2024 Households by Household Income	8,945		285,214	
Income <\$25K	1,955	21.86%	57,793	20.26%
Income \$25K - \$50K	2,867	32.05%	67,301	23.60%
Income \$50K - \$75K	1,567	17.52%	43,412	15.22%
Income \$75K - \$100K	1,064	11.89%	33,499	11.75%
Income \$100K - \$125K	579	6.47%	25,005	8.77%
Income \$125K - \$150K	413	4.62%	20,061	7.03%
Income \$150K - \$200K	352	3.94%	19,159	6.72%
Income \$200K+	148	1.65%	18,984	6.66%
2024 Med Household Inc	\$45,859		\$59,757	
2024 Median Age	32.70		33.00	

Demographic Summary Report

Colonial Square

5101-5145 Ming Ave, Bakersfield, CA 93309

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **36,912 SF**
 Year Built: **1985**

Total Available: **4,077 SF**
 % Leased: **88.95%**
 Rent/SF/Yr: **\$19.80**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	24,083	141,677	328,384
2024 Estimate	24,100	141,830	328,333
2020 Census	24,191	142,627	328,050
Growth 2024 - 2029	-0.07%	-0.11%	0.02%
Growth 2020 - 2024	-0.38%	-0.56%	0.09%
2024 Population by Hispanic Origin	13,730	83,072	191,331
2024 Population	24,100	141,830	328,333
White	9,274 38.48%	56,801 40.05%	126,229 38.45%
Black	2,825 11.72%	11,936 8.42%	24,098 7.34%
Am. Indian & Alaskan	389 1.61%	2,160 1.52%	4,859 1.48%
Asian	1,019 4.23%	7,505 5.29%	27,048 8.24%
Hawaiian & Pacific Island	73 0.30%	433 0.31%	1,061 0.32%
Other	10,520 43.65%	62,996 44.42%	145,037 44.17%
U.S. Armed Forces	30	103	135
Households			
2029 Projection	8,931	48,325	103,782
2024 Estimate	8,944	48,392	103,806
2020 Census	8,990	48,664	103,726
Growth 2024 - 2029	-0.15%	-0.14%	-0.02%
Growth 2020 - 2024	-0.51%	-0.56%	0.08%
Owner Occupied	3,486 38.98%	23,790 49.16%	56,984 54.89%
Renter Occupied	5,458 61.02%	24,602 50.84%	46,822 45.11%
2024 Households by HH Income	8,945	48,392	103,807
Income: <\$25,000	1,955 21.86%	8,308 17.17%	18,755 18.07%
Income: \$25,000 - \$50,000	2,867 32.05%	13,252 27.38%	24,549 23.65%
Income: \$50,000 - \$75,000	1,567 17.52%	8,526 17.62%	16,891 16.27%
Income: \$75,000 - \$100,000	1,064 11.89%	6,302 13.02%	12,733 12.27%
Income: \$100,000 - \$125,000	579 6.47%	3,832 7.92%	9,667 9.31%
Income: \$125,000 - \$150,000	413 4.62%	3,034 6.27%	7,417 7.14%
Income: \$150,000 - \$200,000	352 3.94%	2,696 5.57%	6,673 6.43%
Income: \$200,000+	148 1.65%	2,442 5.05%	7,122 6.86%
2024 Avg Household Income	\$61,908	\$78,164	\$85,072
2024 Med Household Income	\$45,859	\$57,999	\$62,511

Colonial Square

5101-5145 Ming Ave, Bakersfield, CA 93309

Building Type: **General Retail** Total Available: **4,077 SF**
 Secondary: **Storefront Retail/Office** % Leased: **88.95%**
 GLA: **36,912 SF** Rent/SF/Yr: **\$19.80**
 Year Built: **1985**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	825	5,487	7
Retail & Wholesale Trade	123	1,015	8
Hospitality & Food Service	69	1,013	15
Real Estate, Renting, Leasing	59	205	3
Finance & Insurance	92	298	3
Information	16	110	7
Scientific & Technology Services	89	688	8
Management of Companies	1	3	3
Health Care & Social Assistance	166	813	5
Educational Services	18	595	33
Public Administration & Sales	1	21	21
Arts, Entertainment, Recreation	7	34	5
Utilities & Waste Management	43	109	3
Construction	42	161	4
Manufacturing	10	51	5
Agriculture, Mining, Fishing	4	27	7
Other Services	85	344	4

Consumer Spending Report

Colonial Square

5101-5145 Ming Ave, Bakersfield, CA 93309

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **36,912 SF**
 Year Built: **1985**
 Total Available: **4,077 SF**
 % Leased: **88.95%**
 Rent/SF/Yr: **\$19.80**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$227,619	\$1,432,406	\$3,314,015
Total Apparel	\$13,459	\$82,119	\$191,291
Women's Apparel	4,858	29,864	68,952
Men's Apparel	2,555	15,996	37,265
Girl's Apparel	1,080	6,647	15,937
Boy's Apparel	850	5,087	12,249
Infant Apparel	799	4,534	10,353
Footwear	3,318	19,991	46,535
Total Entertainment & Hobbies	\$31,346	\$197,301	\$457,441
Entertainment	5,800	37,396	90,125
Audio & Visual Equipment/Service	7,524	44,482	99,996
Reading Materials	463	2,869	6,458
Pets, Toys, & Hobbies	5,054	32,839	76,281
Personal Items	12,505	79,714	184,581
Total Food and Alcohol	\$68,241	\$413,821	\$941,664
Food At Home	38,064	226,537	517,129
Food Away From Home	26,188	162,281	368,178
Alcoholic Beverages	3,989	25,003	56,357
Total Household	\$32,287	\$211,791	\$503,101
House Maintenance & Repair	6,201	43,326	104,936
Household Equip & Furnishings	13,174	83,933	199,179
Household Operations	10,053	63,803	148,945
Housing Costs	2,859	20,729	50,042

Consumer Spending Report

Colonial Square

5101-5145 Ming Ave, Bakersfield, CA 93309

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$61,626	\$387,340	\$886,878
Vehicle Purchases	30,471	195,559	449,212
Gasoline	17,690	106,171	238,722
Vehicle Expenses	845	6,254	16,604
Transportation	4,860	32,269	77,455
Automotive Repair & Maintenance	7,761	47,086	104,884
Total Health Care	\$10,222	\$63,327	\$144,191
Medical Services	6,159	38,698	88,773
Prescription Drugs	2,935	17,713	39,804
Medical Supplies	1,127	6,915	15,614
Total Education/Day Care	\$10,439	\$76,709	\$189,448
Education	6,320	47,598	119,113
Fees & Admissions	4,119	29,110	70,335