

PROPERTY DETAILS

- Space Available: +/- 1,200sf – 13,490sf
- Base Rent: \$1.00 - \$1.75
- NNN: \$0.33 Per SF (EST.)
- Prime Signalized Corner Visibility
- Strong Traffic Count
- Established National Anchor Tenants
- Near North Highschool – (approx. 2,150 Students)
- Walk Score® of 79 (“Very Walkable”)



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Retail Space Available For Lease

2337-2345 N Chester Ave - Chester Loop Center

1	PIZZA HUT
2	AVAILABLE 1,200 SF
3	Los Peluqueros – Barbershop
4	SUBWAY
5	AVAILABLE 1,500 SF
6	CRUNCH FITNESS
7	AVAILABLE 13,490 SF
8	SMOKE SHOP
9	CHESTER LIQUOR
10	LIBERTY TAX
11	AUTOZONE
12	AVAILABLE 8,260 SF
13	BOBA TEA BEVERAGES
14	AVAILABLE 2,160 SF
15	STAR LAUNDRY
16	VALLEY STRONG ATM
17	OILDALE NAILS
18	BEST TASTY FOOD
19	SUGAR MILL RESTAURANT
20	TACO BELL
21	DOLLAR GENERAL
22	AVAILABLE 2,250 SF



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POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	16,919	57,876	157,839
2024 Estimate			
Total Population	16,789	57,306	156,505
2020 Census			
Total Population	16,531	57,272	157,873
2010 Census			
Total Population	15,186	52,095	147,993
Daytime Population			
2024 Estimate	18,226	63,518	191,782
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	6,100	21,112	55,397
2024 Estimate			
Total Households	6,029	20,849	54,703
Average (Mean) Household Size	2.7	2.7	2.8
2010 Census			
Total Households	5,930	20,483	53,748
2010 Census			
Total Households	5,435	19,126	50,433
Occupied Units			
2029 Projection	6,371	22,244	58,198
2024 Estimate	6,296	21,971	57,475
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	7.0%	7.9%	10.7%
\$100,000-\$149,999	16.2%	12.7%	13.4%
\$75,000-\$99,999	15.2%	12.6%	12.5%
\$50,000-\$74,999	18.0%	15.6%	15.5%
\$35,000-\$49,999	12.0%	12.4%	12.1%
Under \$35,000	31.6%	38.9%	35.8%
Average Household Income	\$73,600	\$67,789	\$74,395
Median Household Income	\$60,414	\$53,348	\$59,850
Per Capita Income	\$26,355	\$24,718	\$26,495

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$214,601	\$193,152	\$202,272
Consumer Expenditure Top 10 Categories			
Housing	\$28,808	\$26,216	\$27,409
Transportation	\$11,857	\$10,772	\$11,138
Food	\$10,510	\$9,557	\$9,927
Personal Insurance and Pensions	\$8,676	\$7,506	\$8,054
Entertainment	\$3,392	\$2,978	\$3,088
Cash Contributions	\$2,250	\$1,972	\$2,150
Apparel	\$2,104	\$1,872	\$1,951
Education	\$1,156	\$1,017	\$1,121
Personal Care Products and Services	\$912	\$842	\$863
Alcoholic Beverages	\$576	\$507	\$527
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	16,789	57,306	156,505
Under 20	29.9%	30.6%	31.3%
20 to 34 Years	24.4%	23.5%	22.8%
35 to 39 Years	6.7%	6.7%	6.8%
40 to 49 Years	11.6%	11.1%	11.4%
50 to 64 Years	15.7%	15.9%	15.7%
Age 65+	11.7%	12.3%	12.1%
Median Age	32.0	33.0	33.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	10,574	35,717	96,269
Elementary (0-8)	3.7%	7.1%	11.2%
Some High School (9-11)	8.8%	12.6%	12.1%
High School Graduate (12)	33.3%	32.1%	28.9%
Some College (13-15)	31.4%	27.5%	24.4%
Associate Degree Only	8.8%	7.7%	7.6%
Bachelor's Degree Only	9.8%	9.3%	10.3%
Graduate Degree	4.3%	3.7%	5.5%

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POPULATION

In 2024, the population in your selected geography is 156,505. The population has changed by 5.75 percent since 2010. It is estimated that the population in your area will be 157,839 five years from now, which represents a change of 0.9 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,992 people per square mile.



HOUSEHOLDS

There are currently 54,703 households in your selected geography. The number of households has changed by 8.47 percent since 2010. It is estimated that the number of households in your area will be 55,397 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2024, the median household income for your selected geography is \$59,850, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 42.86 percent since 2010. It is estimated that the median household income in your area will be \$68,054 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$26,495, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$74,395, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 60,499 people in your selected area were employed. The 2010 Census revealed that 51.8 percent of employees are in white-collar occupations in this geography, and 23.8 percent are in blue-collar occupations. In 2024, unemployment in this area was 11.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was \$300,767 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 24,060.00 owner-occupied housing units and 26,372.00 renter-occupied housing units in your area.

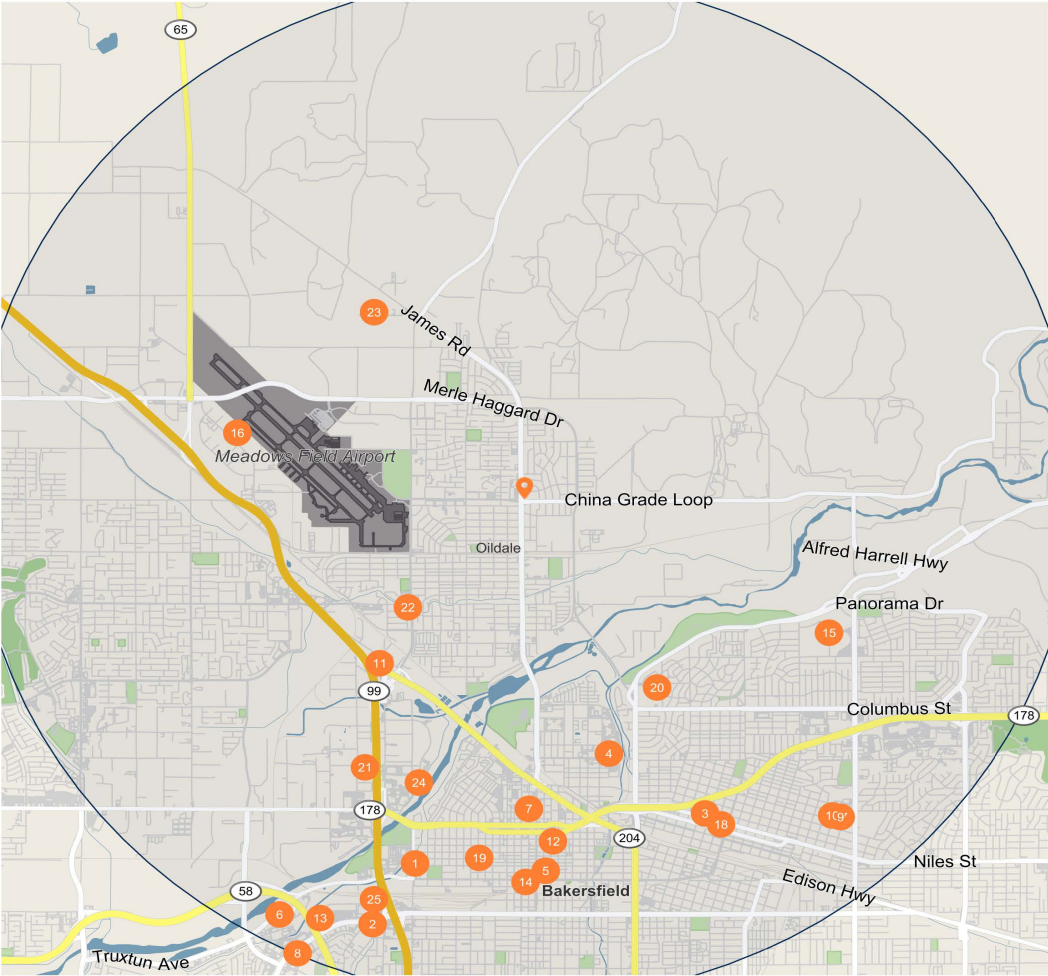


EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 15.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.9 percent in the selected area compared with the 19.7 percent in the U.S.



Major Employers		Employees
1	Allied Universal Topco LLC	5,002
2	Castle Harlan Partners III LP-Marie Callenders Pie Shops 73	3,862
3	Bakersfield Cy Schl Dst Edctl F-BCSD	1,449
4	Bakersfield Memorial Hospital	1,100
5	Kern Cnty Sprntndent Schols Ed	975
6	Linnco LLC	888
7	San Joaquin Community Hospital-ADVENTIST HEALTH BAKERSFIELD	850
8	Wonderful Company LLC	836
9	County of Kern-Public Health Dept	800
10	Kern Medical Auxiliary	724
11	Olympus Property	705
12	Newport Television LLC-Kget-TV	667
13	Brinderson LP	650
14	City of Bakersfield-Narcotics Division	611
15	Bakersfield College-Family and Consumer Education	600
16	United States Postal Service-US Post Office	573
17	Kern County Hospital Authority	508
18	Boys Girls Clubs of Kern Cnty-BOYS & GIRLS CLUB OF BAKERSF	500
19	Kern County Hospital Authority	492
20	Diocese Fresno Education Corp-Garces Memorial High School	401
21	Sturgeon Services Intl Inc-Ssi	400
22	Good Smrtan Hosp A Cal Ltd Prt	400
23	Griffith Company	341
24	Adventist Hlth Systm/West Corp-Bakersfield Heart Hospital	336
25	ABM Jntrial Svcs - Sthwest Inc	317

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