

Subject Shopping Center

Colonial Square

SHOPPING CENTER

Type:	Neighborhood Center	Land Square Feet:	129,373 SF
Name	Colonial Square	# of Properties:	2
GLA:	41,238 SF	Year Built/Renov	Built 1985
Anchor GLA:	-	Levels:	1 - 2
Available Spaces:	1	Location Score:	Good Location (60)
% Leased	100.00%	Walk Score®:	Somewhat Walkable (68)
Website:	-	Transit Score®:	Some Transit (30)
Anchor Tenant:	-		
Parking	70 Surface Spaces are available; Ratio of 1.35/1000 SF		
Features:	Corner Lot, Signalized Intersection, Tenant Controlled HVAC, Air Conditioning		
Frontage:	New Stine Rd 390', Ming Ave 153'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
5101-5145 Ming Ave	Retail	Direct	Aug 2024	4,077	4,077	\$19.80/NNN	2 mo	-
All Spaces				4,077	4,077	\$19.80/SF/YR		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 Colonial Square 5101-5145 Ming Ave ★★★★★	1985/-	36,912	-	1	11.0%	0.0%	\$18.49
2 Building C 5149-5153 Ming Ave ★★★★★	1985/-	4,326	-	0	0.0%	0.0%	\$27-33 (Est.)

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1 5101-5145 Ming Ave



36,912 SF, Built 1985
15 Tenants, Vacancy 0%
4,077 SF / 1 Space Avail
NNN Rent/SF - \$18.49



2 5149-5153 Ming Ave



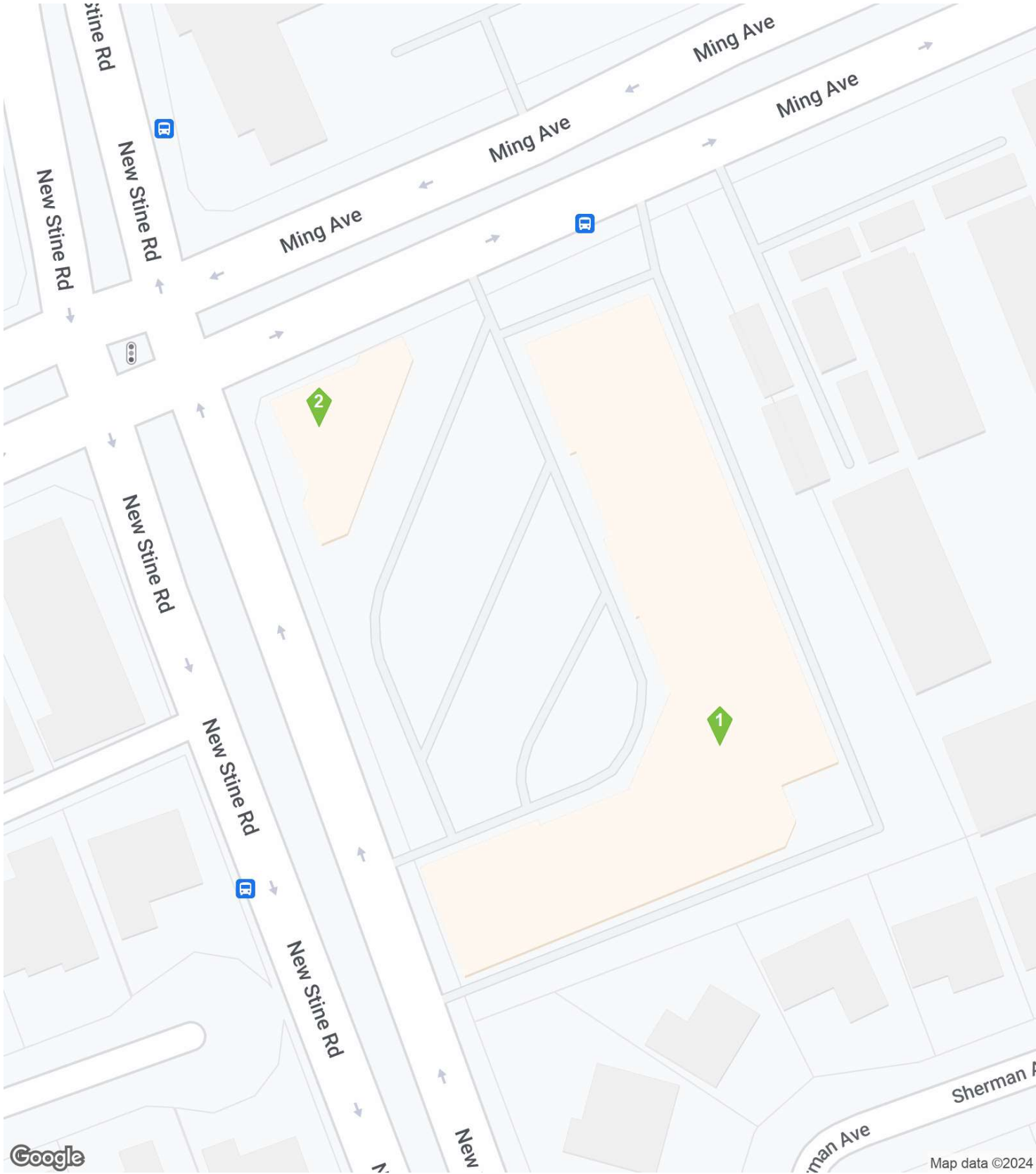
4,326 SF, Built 1985
3 Tenants, Vacancy 0%
Fully Leased
Rent/SF - \$27-33 (Est.)



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SHOPPING CENTER PROPERTIES



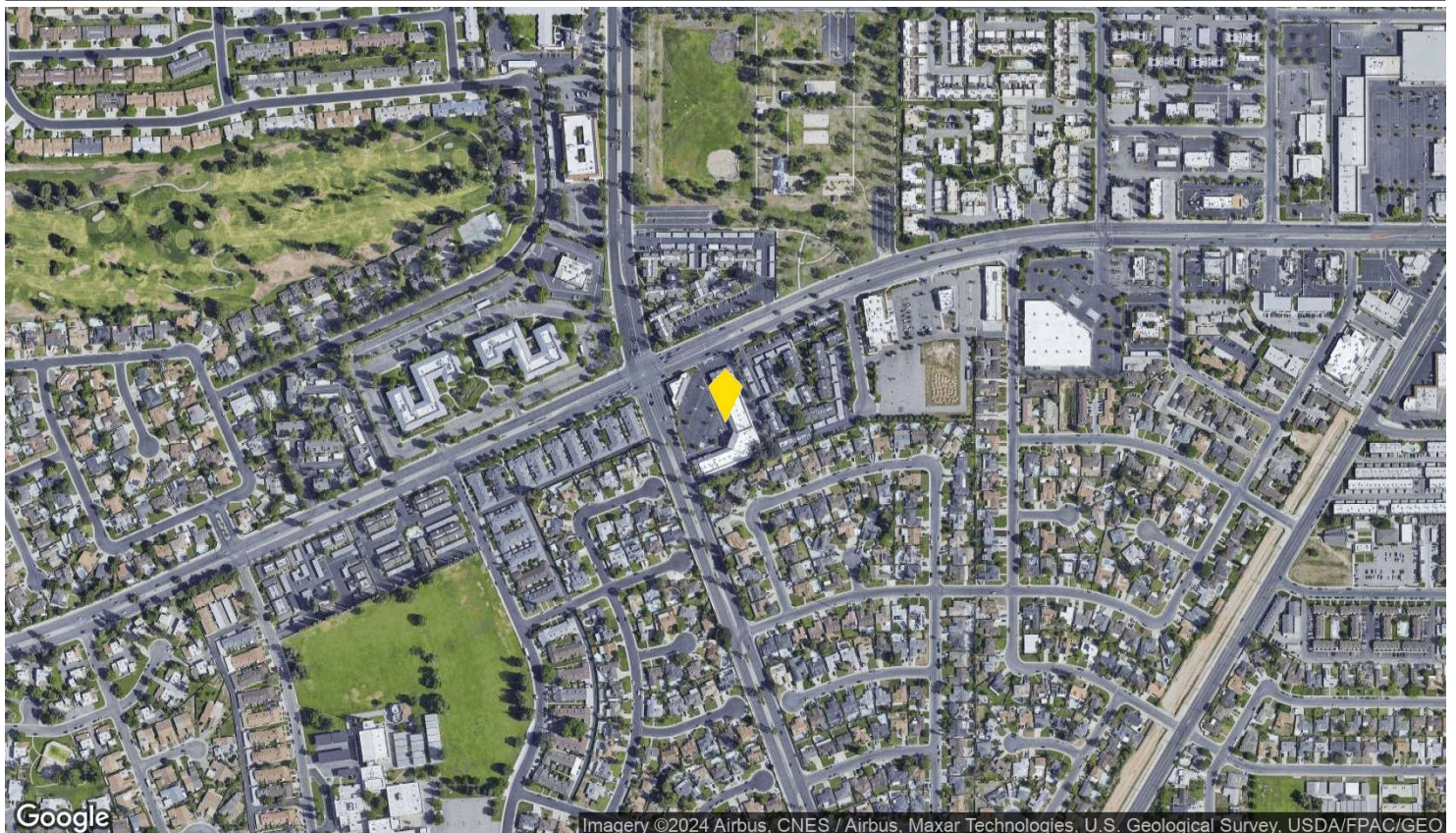
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TENANTS

1	5101-5145 Ming Ave - Colonial Square	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Cole Vocational Services	Health Care	6,081	No	Dec 2020	-
	Nick Rail Music	Music Instruments	4,038	No	May 2009	-
	Engineering for Kids Kern County	Other Services	3,570	No	Mar 2019	-
	Smoke Scene	Tobacco	2,800	No	Sep 2018	-
	Zaika Indian Cuisine	Restaurant	2,604	No	Dec 2018	-
	O Ramen Restaurant	Restaurant	2,370	No	Dec 2016	-
	Stratton Davis Realty	Real Estate	2,352	No	Feb 2020	-
	OneMain Financial	Finance Company	1,815	Yes	Feb 2020	-
	Piccolos Remedies	-	1,815	No	Sep 2023	Sep 2028
	Comfort Life, USA	Furniture/Mattress	1,534	No	Jan 2019	Jan 2029
	Kristen's Salon	Salon/Barber/Spa	1,360	No	Jun 2016	-
	Oriental Health Foot & Body Massage	Massage	1,200	No	Feb 2011	-
	Thai House Restaurant	Restaurant	1,200	No	Jul 2016	-
	Liberty Tax Service	Acctg/Tax Prep	990	Yes	Feb 2020	-
	State Farm	Insurance	639	Yes	Feb 2020	-
2	5149-5153 Ming Ave - Building C	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Subway	Sub Sandwich	1,163	Yes	Jul 2007	-
	Hall Of Fame Burgers	-	-	No	Dec 2018	-
	Today Cleaners	Cleaners	-	No	Sep 2020	-

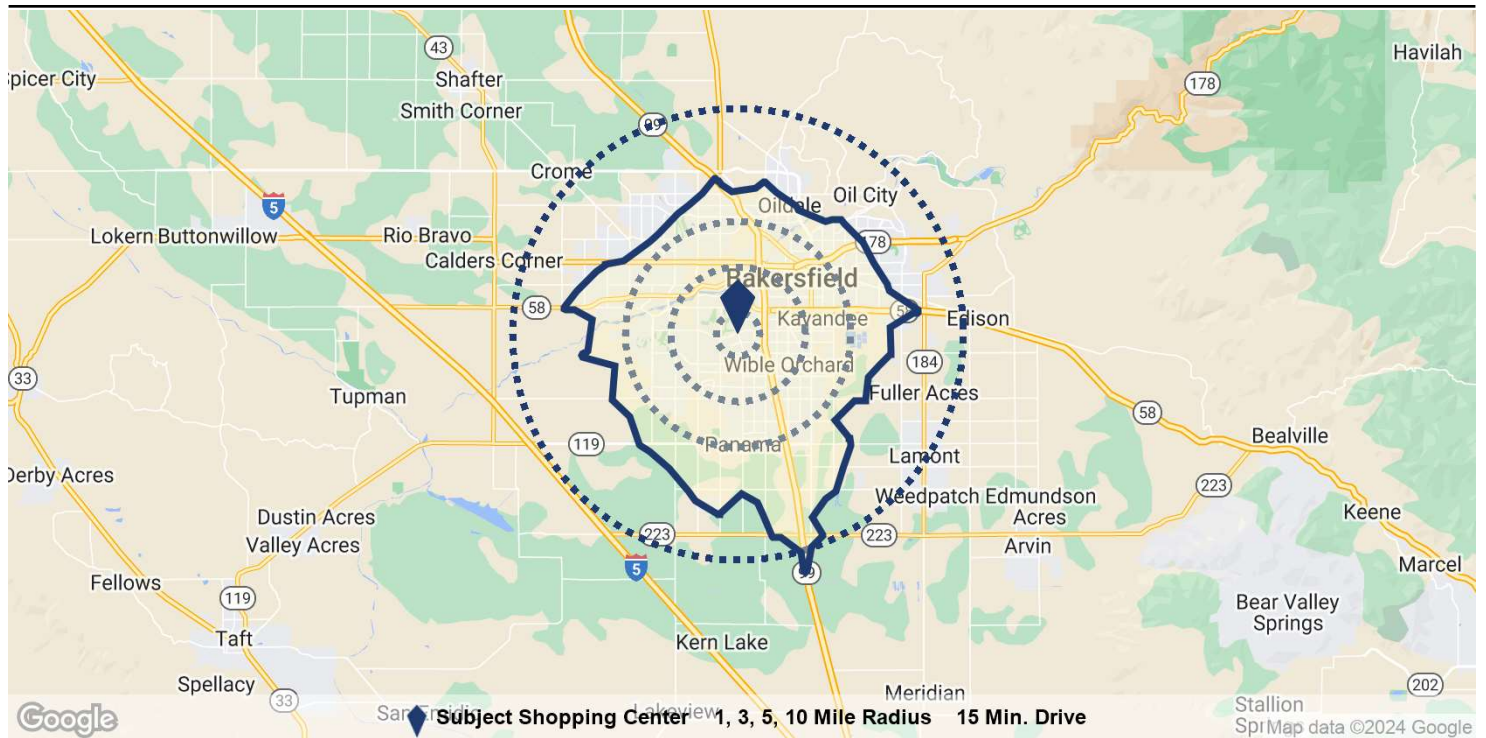
AERIAL VIEW



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DEMOGRAPHICS

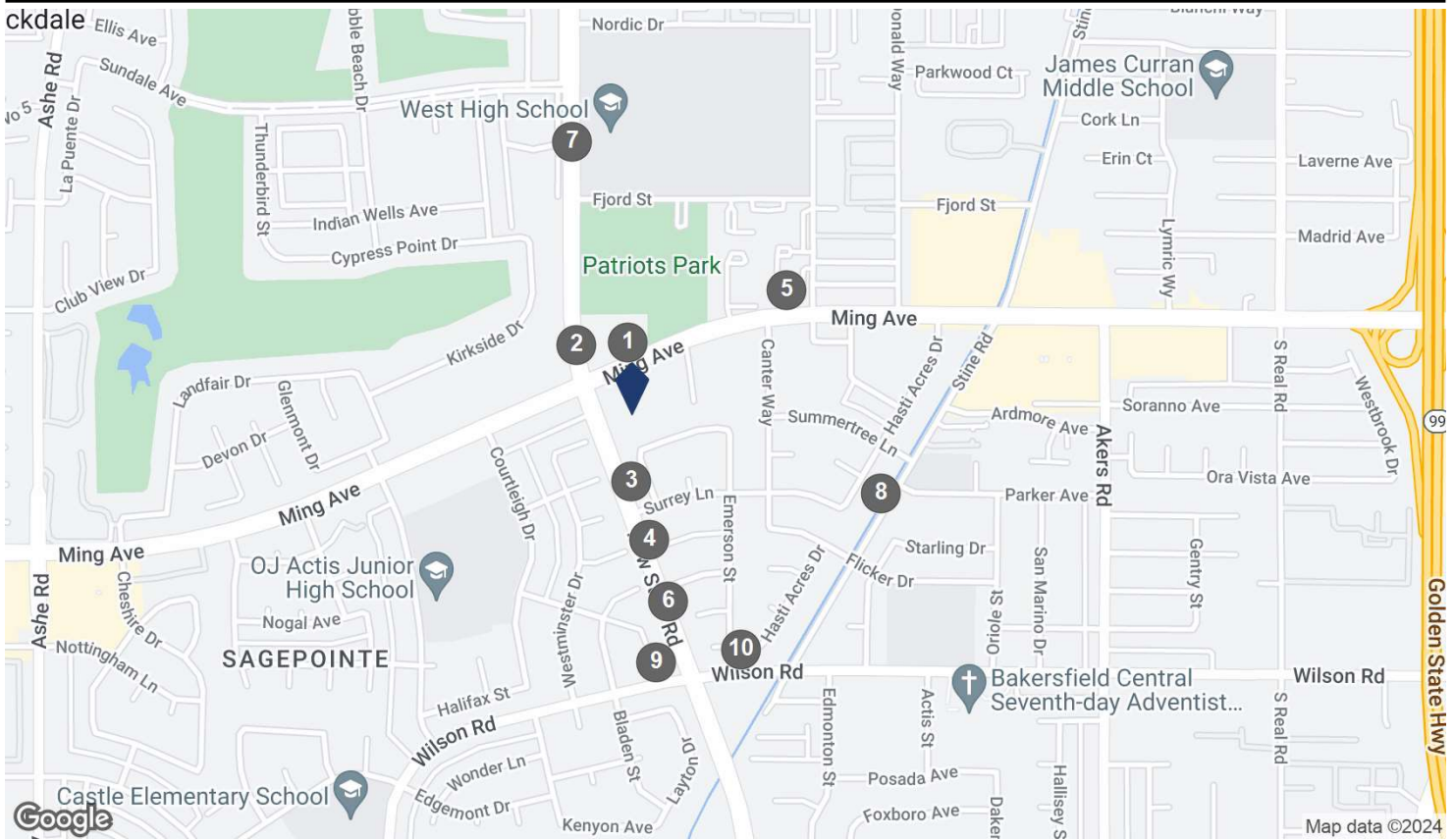


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	24,344	143,110	335,186	590,087	468,374
5 Yr Growth	2.0%	1.8%	3.4%	3.1%	4.8%
Median Age	33	33	32	32	32
5 Yr Forecast	34	35	34	34	34
White / Black / Hispanic	73% / 15% / 53%	76% / 11% / 55%	77% / 9% / 57%	80% / 7% / 56%	79% / 8% / 56%
5 Yr Forecast	73% / 15% / 53%	76% / 11% / 55%	77% / 9% / 57%	80% / 7% / 56%	79% / 8% / 59%
Employment	5,633	62,403	142,750	195,604	199,136
Buying Power	\$393.5M	\$2.7B	\$6.2B	\$10.9B	\$8.8B
5 Yr Growth	2.8%	2.5%	4.8%	4.6%	6.6%
College Graduates	15.9%	16.6%	17.0%	16.4%	20.9%
Household					
Households	9,068	48,996	106,453	184,875	148,507
5 Yr Growth	2.0%	1.8%	3.3%	3.1%	4.8%
Median Household Income	\$43,397	\$54,250	\$58,480	\$58,989	\$59,464
5 Yr Forecast	\$43,726	\$54,623	\$59,327	\$59,841	\$60,443
Average Household Income	\$59,573	\$74,567	\$80,826	\$82,497	\$84,113
5 Yr Forecast	\$60,322	\$75,369	\$82,050	\$83,779	\$85,441
% High Income (>\$75K)	24%	34%	38%	39%	41%
Housing					
Median Home Value	\$205,240	\$227,346	\$253,643	\$260,588	\$282,418
Median Year Built	1974	1976	1984	1984	1983
Owner / Renter Occupied	39% / 61%	51% / 49%	57% / 43%	59% / 41%	56% / 44%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Ming Ave	New Stine Rd - SW	32,472	2022	0.07 mi
2 New Stine Rd	Ming Ave - S	21,276	2022	0.11 mi
3 New Stine Rd	Surrey Ln - SE	22,139	2022	0.12 mi
4 New Stine Rd	Sea Star Ln - SE	23,611	2022	0.21 mi
5 Ming Ave	Canter Way - W	37,572	2022	0.26 mi
6 New Stine Rd	Sea Star Ln - NW	21,874	2022	0.30 mi
7 New Stine Rd	Fjord Dr - S	26,799	2022	0.37 mi
8 Stine Rd	Parker Ave - NE	8,925	2022	0.38 mi
9 Wilson Rd	New Stine Rd - E	10,697	2022	0.38 mi
10 Wilson Road	Stine Rd - E	12,312	2020	0.39 mi