



For Lease | +/- 2,000 SF

Rare Drive-Thru Opportunity in Taft, CA

1117 Kern St | Taft, CA 93268

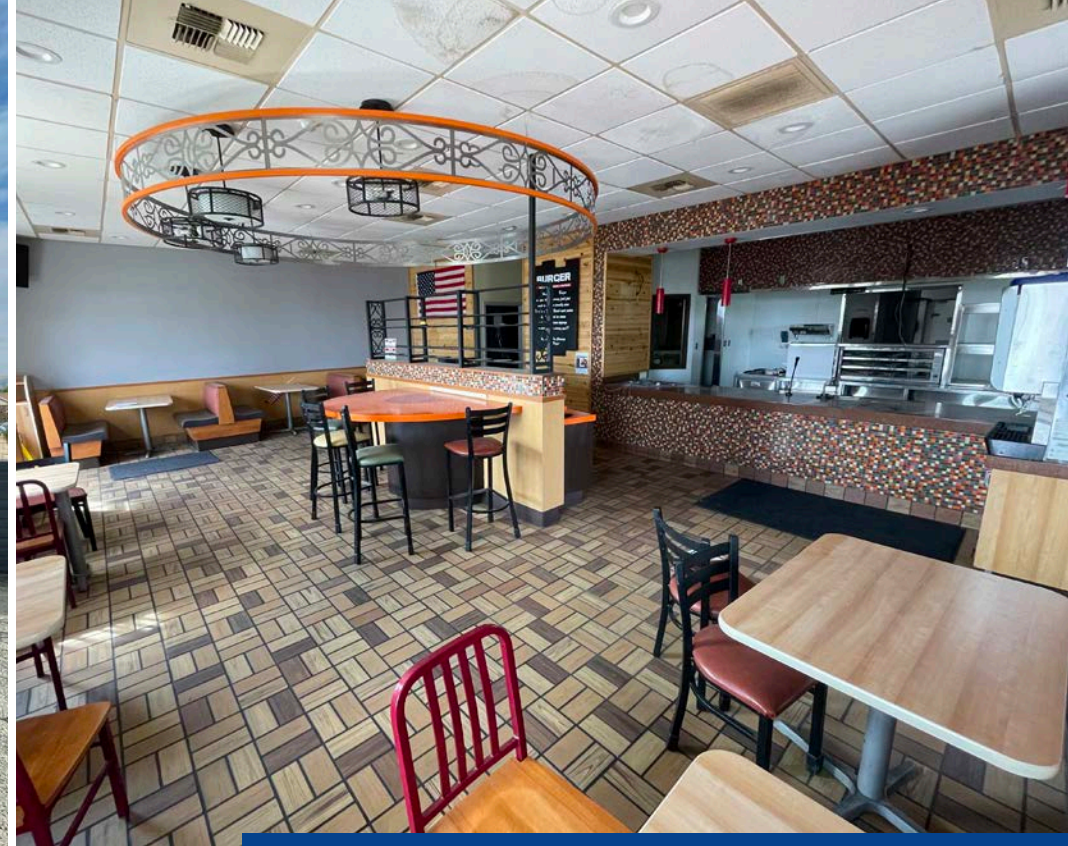
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Property Overview

Lease Rate:

\$6,000/mo. Modified Net

Available:

Total Building Size +/- 2,000 SF

Property Highlights:

- Unique drive-thru opportunity in Taft
- Equipped restaurant space
- Located across the street from Albertsons, Taft's only grocery store.
- High density surrounding population

1117 Kern Street is located across the street from Taft's only shopping center with easy access off of Kern St (12,000 AADT).

Trade Area Highlights:



Population

1 Mile: 9,033
3 Mile: 16,216
5 Mile: 16,330



Average HH Income

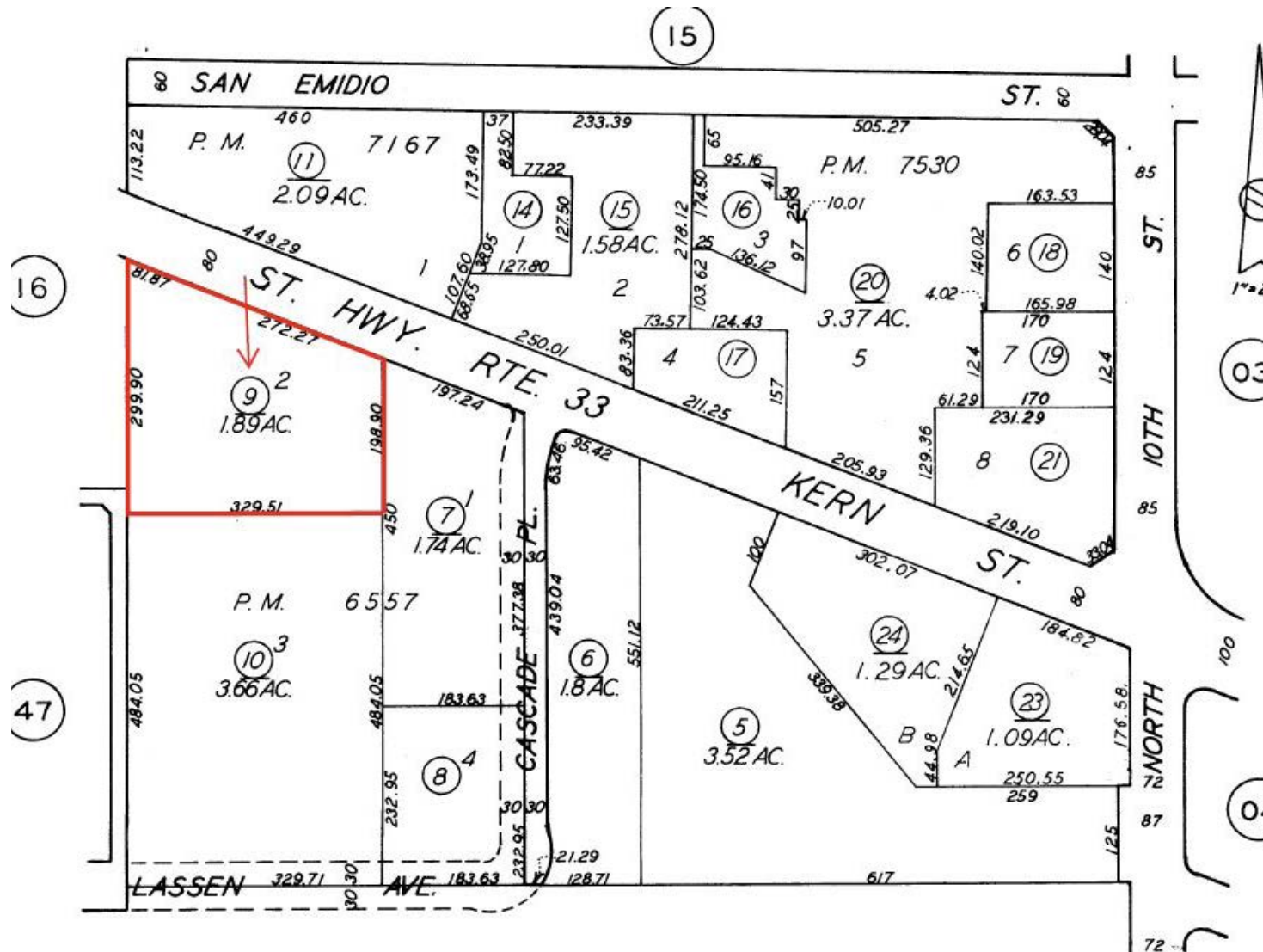
1 Mile: \$66,406
3 Mile: \$68,353
5 Mile: \$68,492



Households

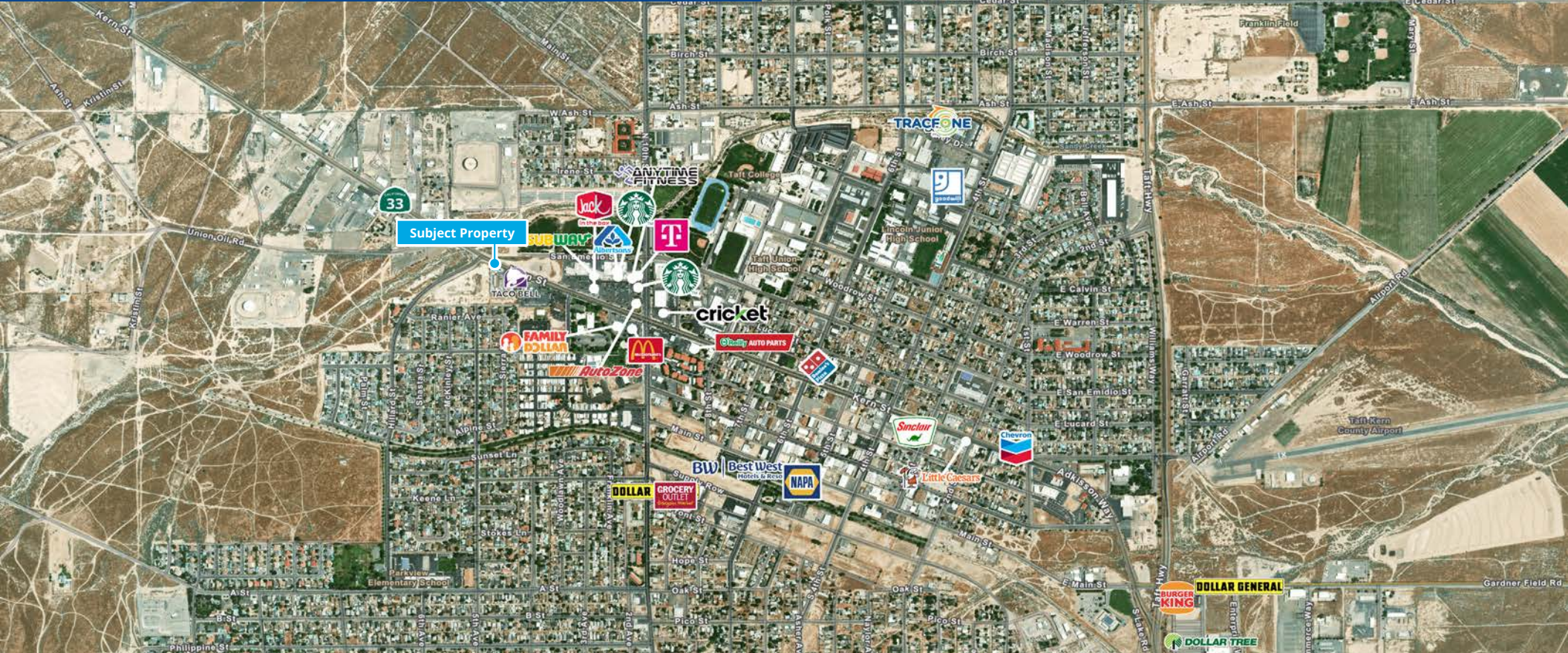
1 Mile: 2,931
3 Mile: 5,111
5 Mile: 5,149

APN Map



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Trade Area Map



Demographics



Population

1 Mile: 9,033

3 Mile: 16,216

5 Mile: 16,330



Daytime Population

1 Mile: 8,934

3 Mile: 14,709

5 Mile: 15,196



Average HH Income

1 Mile: \$66,406

3 Mile: \$68,353

5 Mile: \$68,492



Median Age

1 Mile: 31.9

3 Mile: 31.9

5 Mile: 31.9



Households

1 Mile: 2,931

3 Mile: 5,111

5 Mile: 5,149



Businesses

1 Mile: 277

3 Mile: 389

5 Mile: 408

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