

# Coming Soon

## New Southwest Retail Development

# NEC Panama Lane & Gosford Road

Bakersfield, CA

### Property Highlights

- Located in Southwest Bakersfield, one of Bakersfield's fastest growing population centers
- High traffic flow along Panama Lane, a section line arterial
- Surrounding area has numerous new housing starts which will ensure a 360° trade area with medium to upper income households



Development By  
**Bolthouse**  
PROPERTIES, LLC

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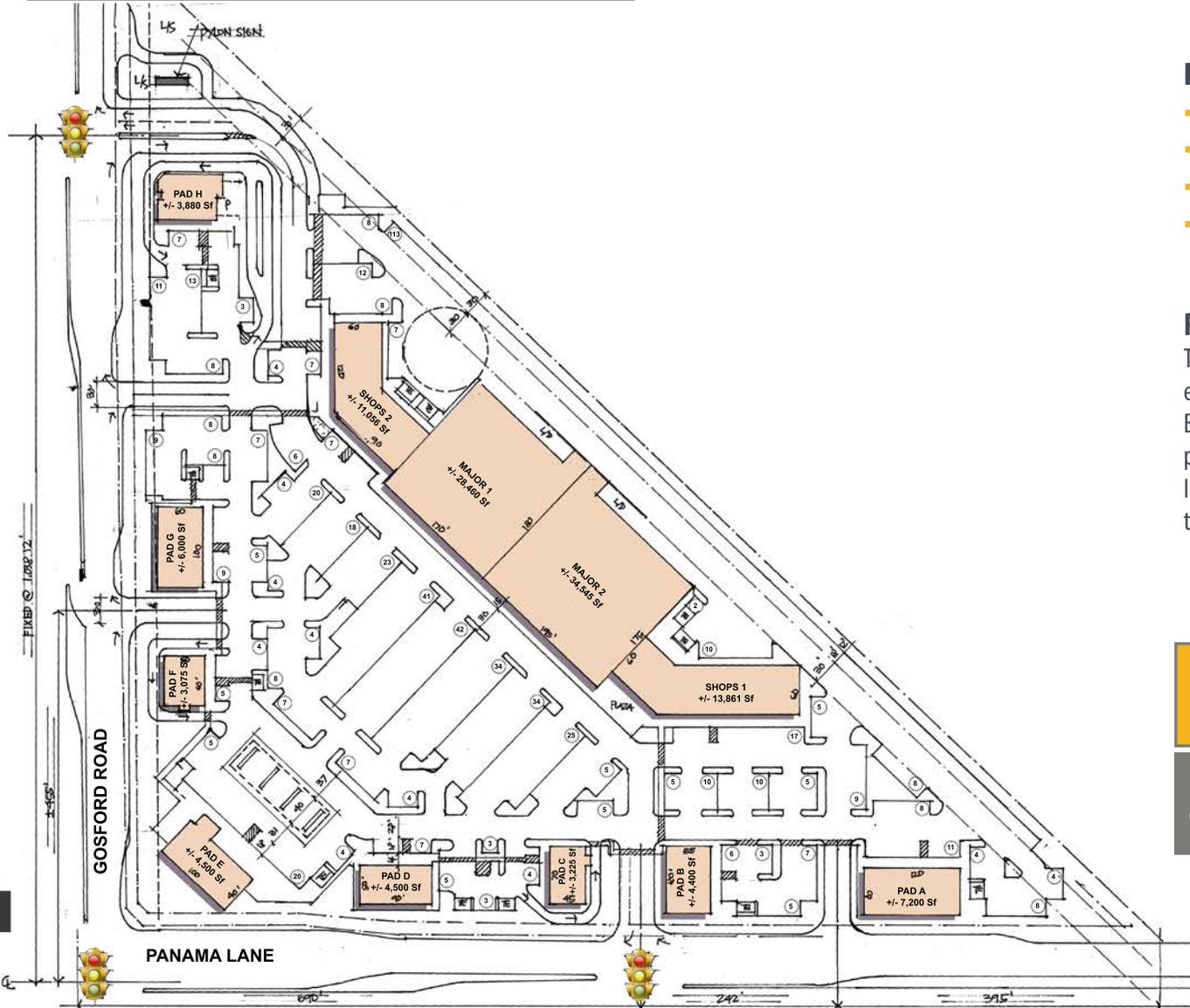
# Silver Creek Retail Center Now Leasing

## Project Information | Site Plan

NEC Panama Lane & Gosford Road  
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### Project Information

- **Total Site Area** 17.59± Acres (766,474± SF)
- **Building Area** 124,702 SF
- **Parking Provided** 742 Stalls
- **Zoning** C-2 Commercial, City of Bakersfield

### Property Information

The subject property is strategically located at the North-east corner of Panama Lane and Gosford Road in southwest Bakersfield. Many national retailers are located in close proximity to the site. Gosford Village and Gosford Village II are located across Gosford Road to the west/nortwest of the site.

New Construction	Excellent Area Demographics	124,702 SF of Retail Space	742 Standard Parking Stalls

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## Demographic & Trade Area Aerial

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Demographics	1 Mile	2 Mile	3 Mile
Population	10,759	49,958	102,787
Average HH Income	\$90,258	\$95,549	\$96,402



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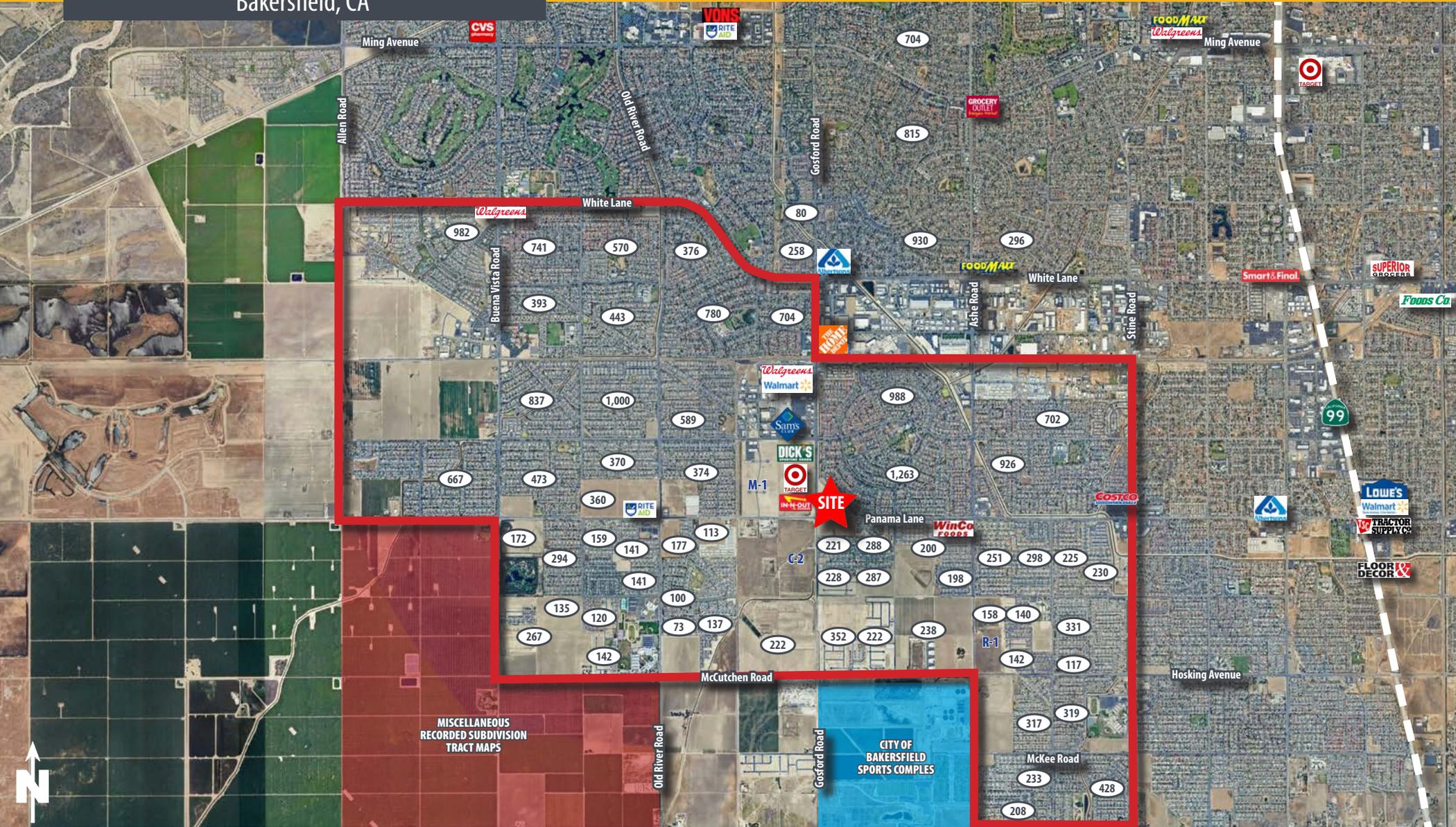
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## Southwest Rooftop Study

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MISCELLANEOUS  
RECORDED SUBDIVISION  
TRACT MAPS

CITY OF  
BAKERSFIELD  
SPORTS COMPLEX

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## Area Tentative Tract Map Activity

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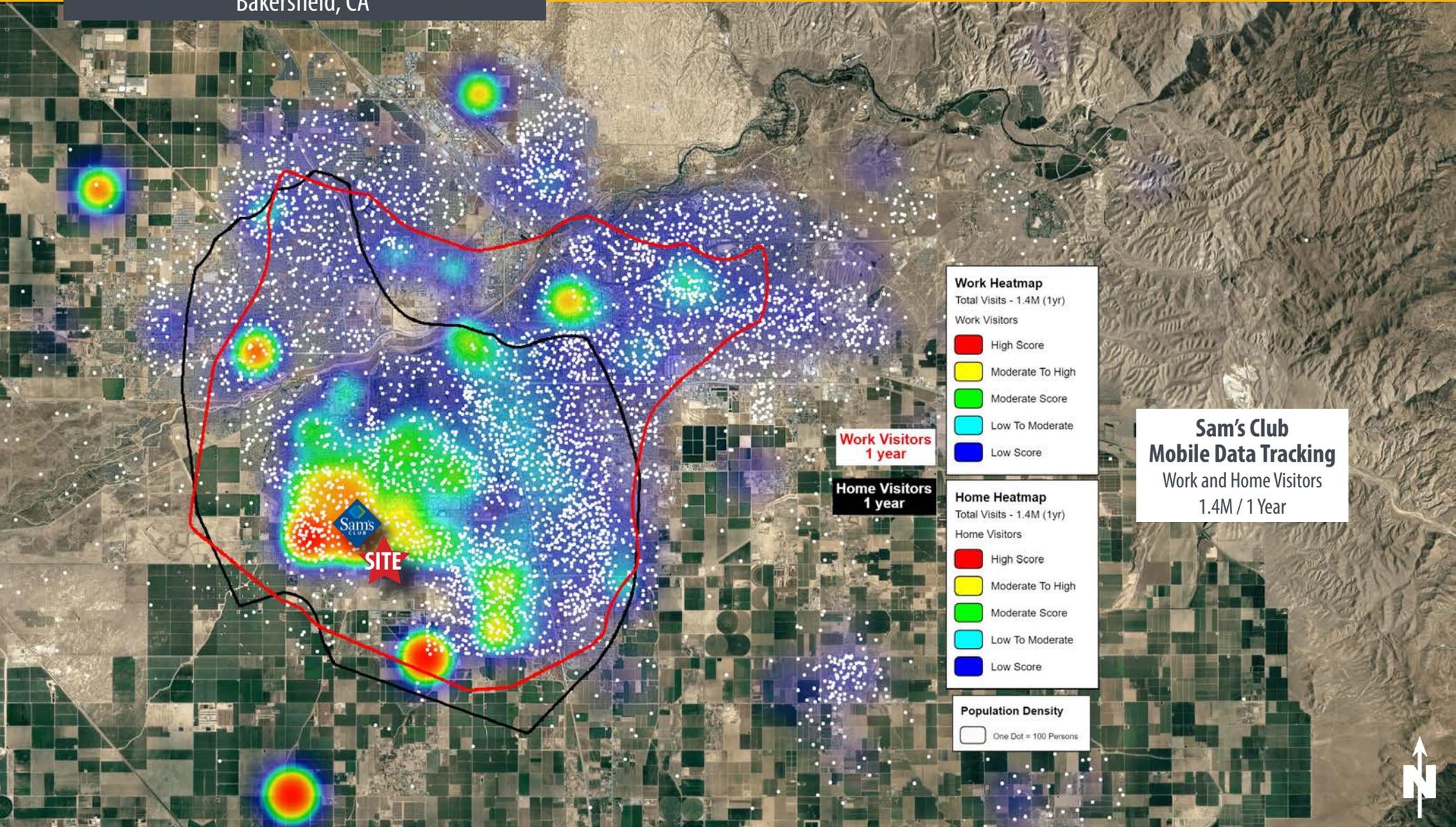


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## Neighborhood Mobile Store Visits

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**Work Heatmap**  
Total Visits - 1.4M (1yr)  
Work Visitors

- High Score
- Moderate To High
- Moderate Score
- Low To Moderate
- Low Score

Work Visitors  
1 year

Home Visitors  
1 year

**Home Heatmap**  
Total Visits - 1.4M (1yr)  
Home Visitors

- High Score
- Moderate To High
- Moderate Score
- Low To Moderate
- Low Score

**Population Density**

One Dot = 100 Persons

**Sam's Club**  
Mobile Data Tracking  
Work and Home Visitors  
1.4M / 1 Year

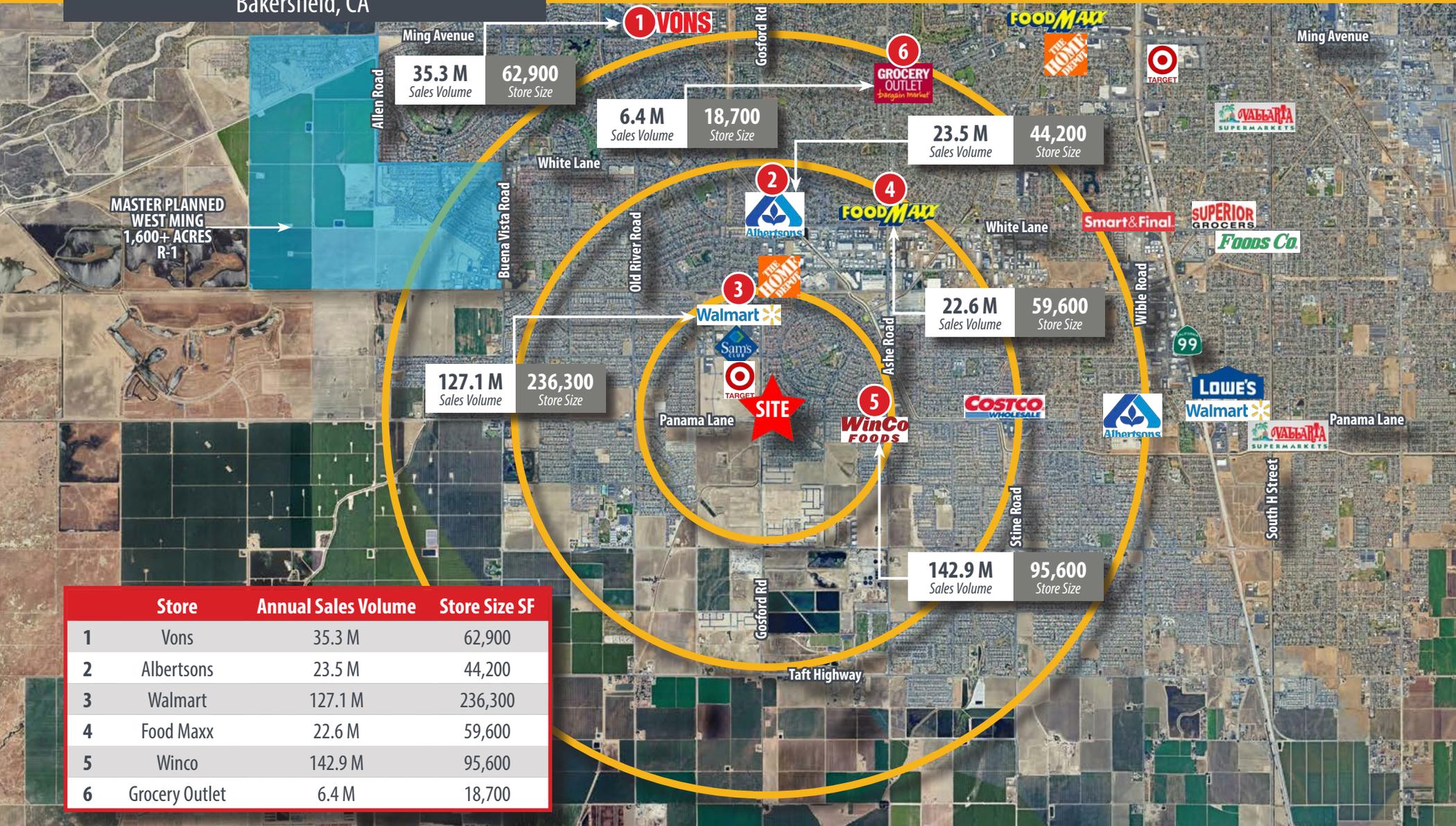
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## Annual Grocery Sales Volumes

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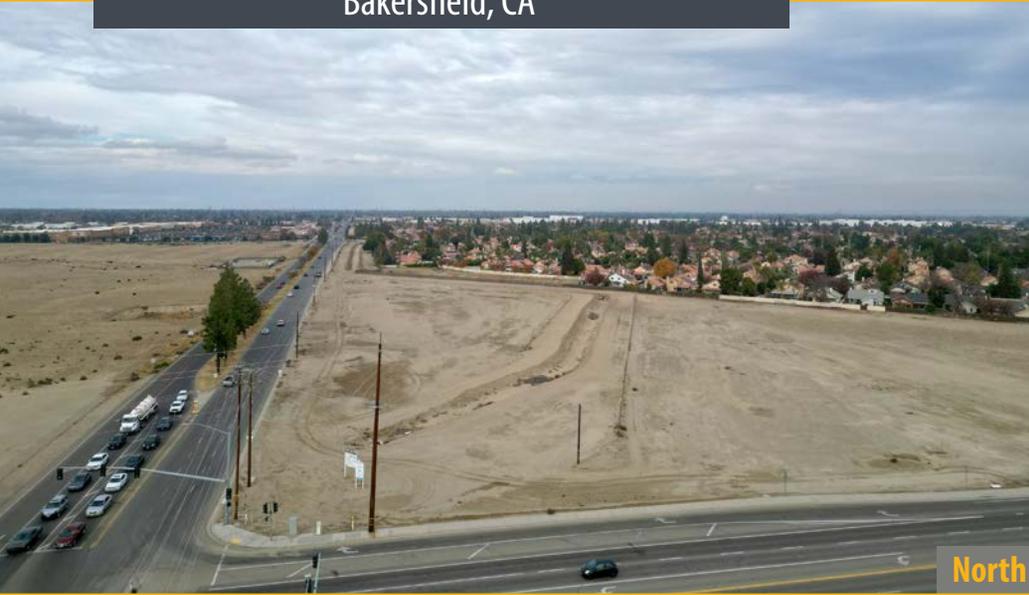
Store	Annual Sales Volume	Store Size SF
1 Vons	35.3 M	62,900
2 Albertsons	23.5 M	44,200
3 Walmart	127.1 M	236,300
4 Food Maxx	22.6 M	59,600
5 Winco	142.9 M	95,600
6 Grocery Outlet	6.4 M	18,700

# Silver Creek Retail Center Now Leasing

## Property Aerial Photos

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North



South



East



West



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