

**FOR LEASE** | +/- 1,095 SQ FT

**2600 Oswell St Bakersfield, CA 93306  
OSWELL @ BERNARD – NWC**

**BERNARD ST**

**SUBJECT SITE**



**PRIME  
RETAIL GROUP**

**OSWELL ST – 28,375 CPD**

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# SITE SUMMARY

## FOR LEASE

Suite C, Cricket Wireless, +/- 1,095 Sq Ft.

### 2600 OSWELL ST 93306

Established retail center in North East Bakersfield. The site is anchored by a strong retail presence and great demographics in the immediate trade area. There is a 200k + population of people within a five (5) mile radius from this site.

### LEASE RATE: \$1.18 PSF + NNN

#### SITE HIGHLIGHTS:

- Fantastic Visibility
- Lighted Intersection/Hard Corner
- Fully-occupied Center
- Pylon Signage Available
- Ample Parking
- Ingress/Egress, Oswell & Bernard St
- Strong Tenants & Trade Area
- C-1 Zoning, City of Bakersfield





# 1, 3 & 5 MILE DEMOGRAPHICS



1 Mile: 16,896  
3 Mile: 116,362  
5 Mile: 200,719

*POPULATION*



1 Mile: 5,544  
3 Mile: 34,351  
5 Mile: 62,057

*HOUSEHOLDS*



1 Mile: \$96,859  
3 Mile: \$67,420  
5 Mile: \$65,050

*AVG. HH INCOME*

ESRI ESTIMATES, 2022



# GALLERY



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