

PROPERTY HIGHLIGHTS

- Pad locations and shop space available in new development on Coffee Road.
- Infill site in Northwest Bakersfield in a densely populated trade area.
- Pad available for ground lease or build-to-suit with or without drive-thru.
- 10,000 SF retail shop building available for lease with space divisible to 1,500 SF.



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SHOPS & PADS IN NEW DEVELOPMENT

COFFEE ROAD & DOWNING AVENUE ■ BAKERSFIELD, CA

AERIAL PHOTO FACING SOUTHWEST & AREA STATISTICS

DEMOGRAPHICS	1 MILE	2 MILE	5 MILE
Total Population	8,048	33,640	233,139
Total Households	2,886	11,744	82,323
Average Household Income	\$94,039	\$102,531	\$88,681
Median Household Income	\$77,959	\$83,278	\$62,670
Per Capita Income	\$33,301	\$36,162	\$31,529
Employees	9,002	16,877	111,568



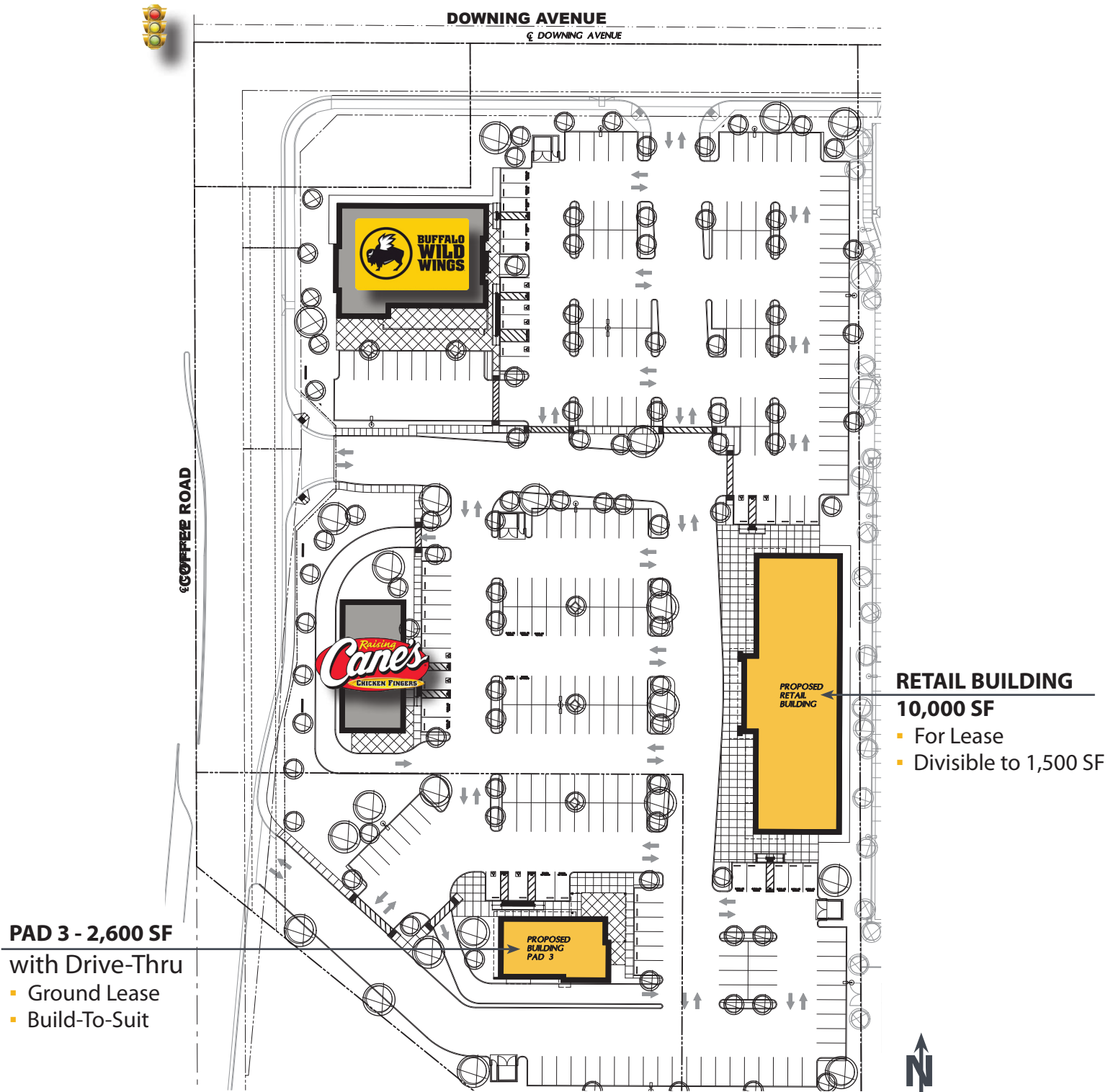
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SITE PLAN



PAD 3 - 2,600 SF
with Drive-Thru

- Ground Lease
- Build-To-Suit

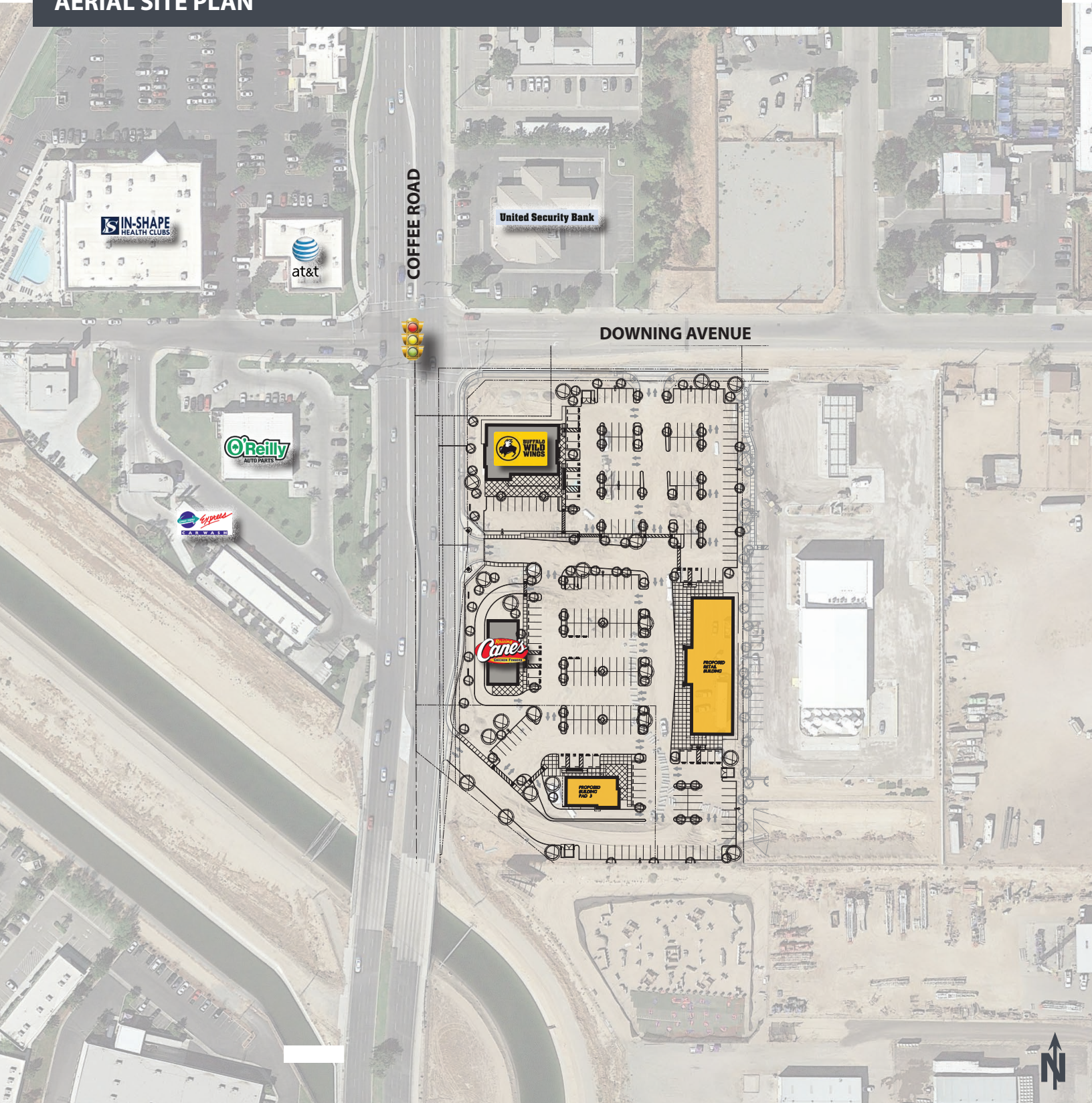
RETAIL BUILDING
10,000 SF

- For Lease
- Divisible to 1,500 SF

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AERIAL SITE PLAN



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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