



# NEW COMMERCIAL DEVELOPMENT

## SEC Hosking Avenue & Highway 99 • Bakersfield, CA

# THE POINT

## RETAIL OPPORTUNITY AVAILABLE

- Located along the main thorough-fare into Bakersfield from the south
- Heavy development area with proximity to future home of Bass Pro Shops and major tenants
- Tremendous exposure, adjacent to new Highway 99 on and off ramps
- 6.687 Acres with Retail Shops and Pads Available



Scott A. Underhill, CRX, SCLS • Principal • 661 616 3575 • scott@asuassociates.com • CA RE #00785728  
 Steve D. Adams • Senior Vice President • 661 616 3595 • sadams@asuassociates.com • CA RE #00868370  
 11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

**Entitlement Process Underway.**

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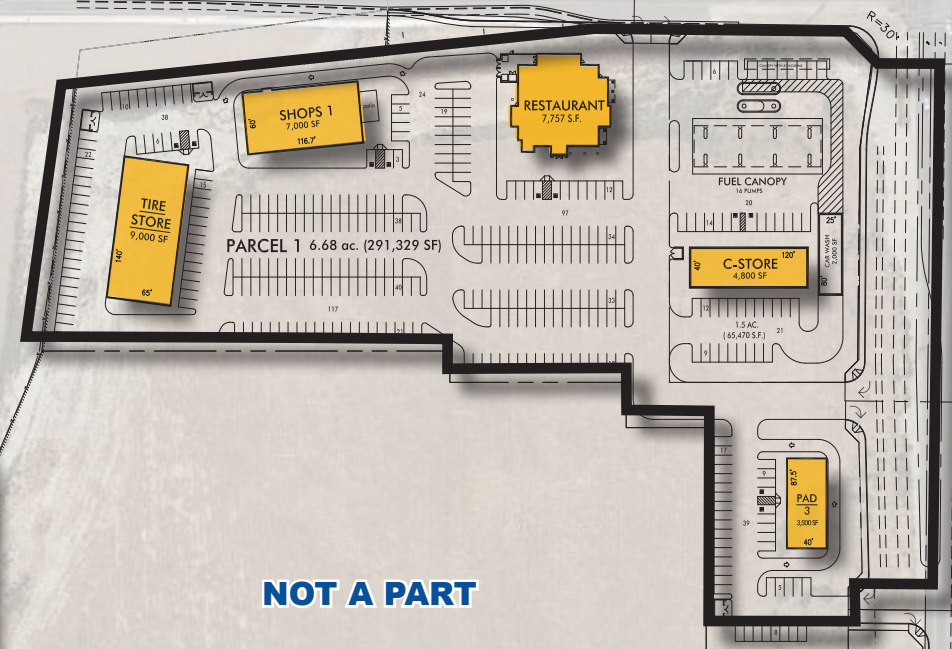
SEC Hosking Avenue & Highway 99 • Bakersfield, CA

Aerial Photo with Merchandising Plan



SOUTH H STREET

HOSKING AVENUE



### Project Overview

- Excellent location on Freeway 99 with new full freeway interchange
- High profile neighbors including Super Walmart, Lowe's, CarMax, Starbucks and Tractor Supply in addition to major fast-food chains
- High visibility from Highway 99
- Direct access to Hosking Avenue
- Two points of access on South H Street with signal

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### Aerial Map



### Property Highlights

- Retail Shops and Pads (6.687 Acres)
- Neighbored to future home of Kaiser Permanente Hospital
- Near Hosking Avenue from 90 Acre Mixed Use Project
- 1,200 feet of frontage along Highway 99
- 70,000 AADT pass site
- Easy on and off to Highway 99
- Excellent synergy in area
- Direct access to Hosking Avenue and Highway 99

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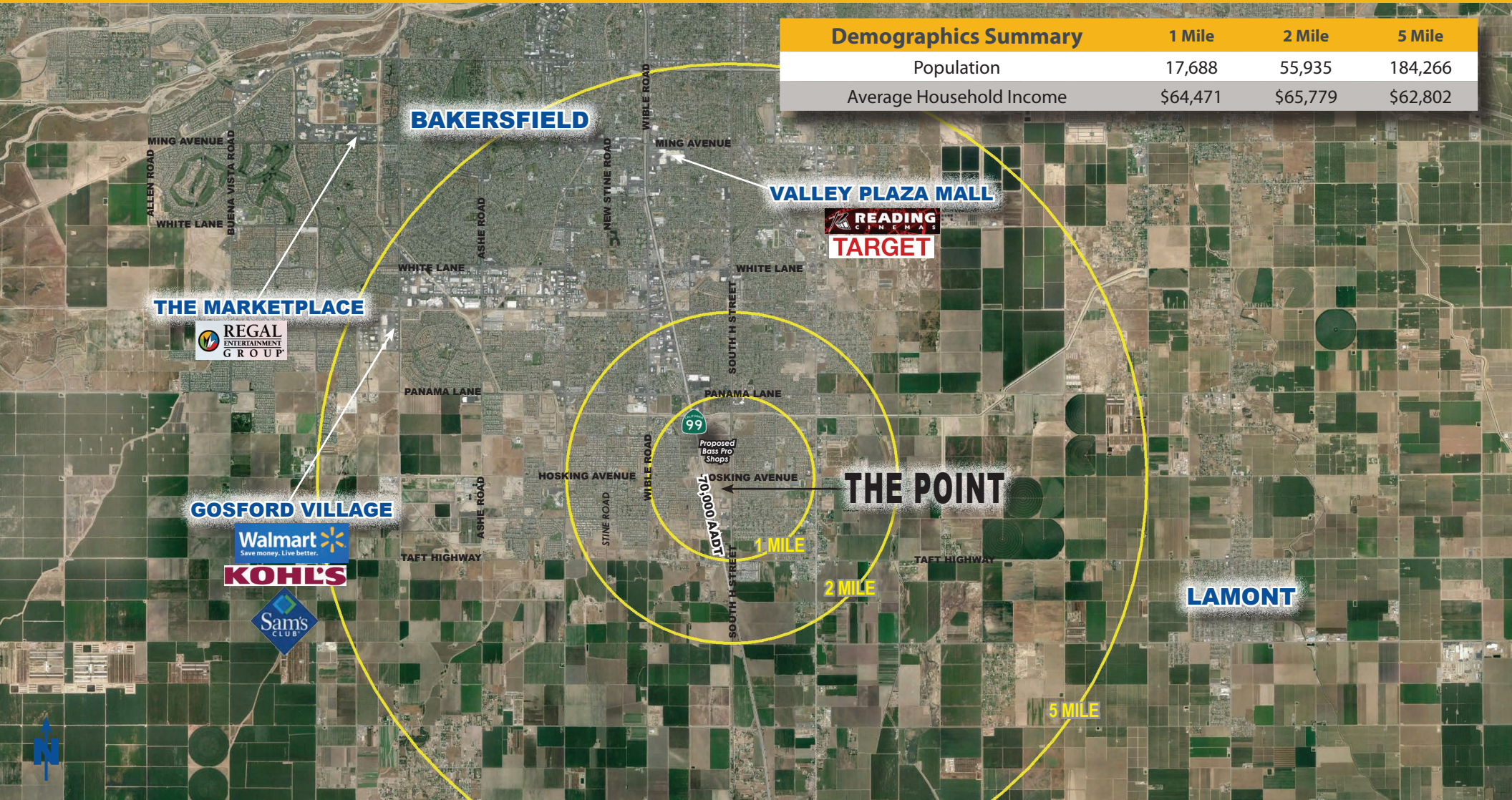


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South Bakersfield Retail Centers



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