



Shops & Pad In New Development **AVAILABLE**

3250 Coffee Road ▪ SEC Coffee Road & Downing Avenue ▪ Bakersfield, CA



Property Details

- Newly constructed 10,000 SF building
- From 1,500 to 10,000 SF available
- Infill site in Northwest Bakersfield in a densely populated trade area
- Pad available for ground lease or build-to-suit with drive thru

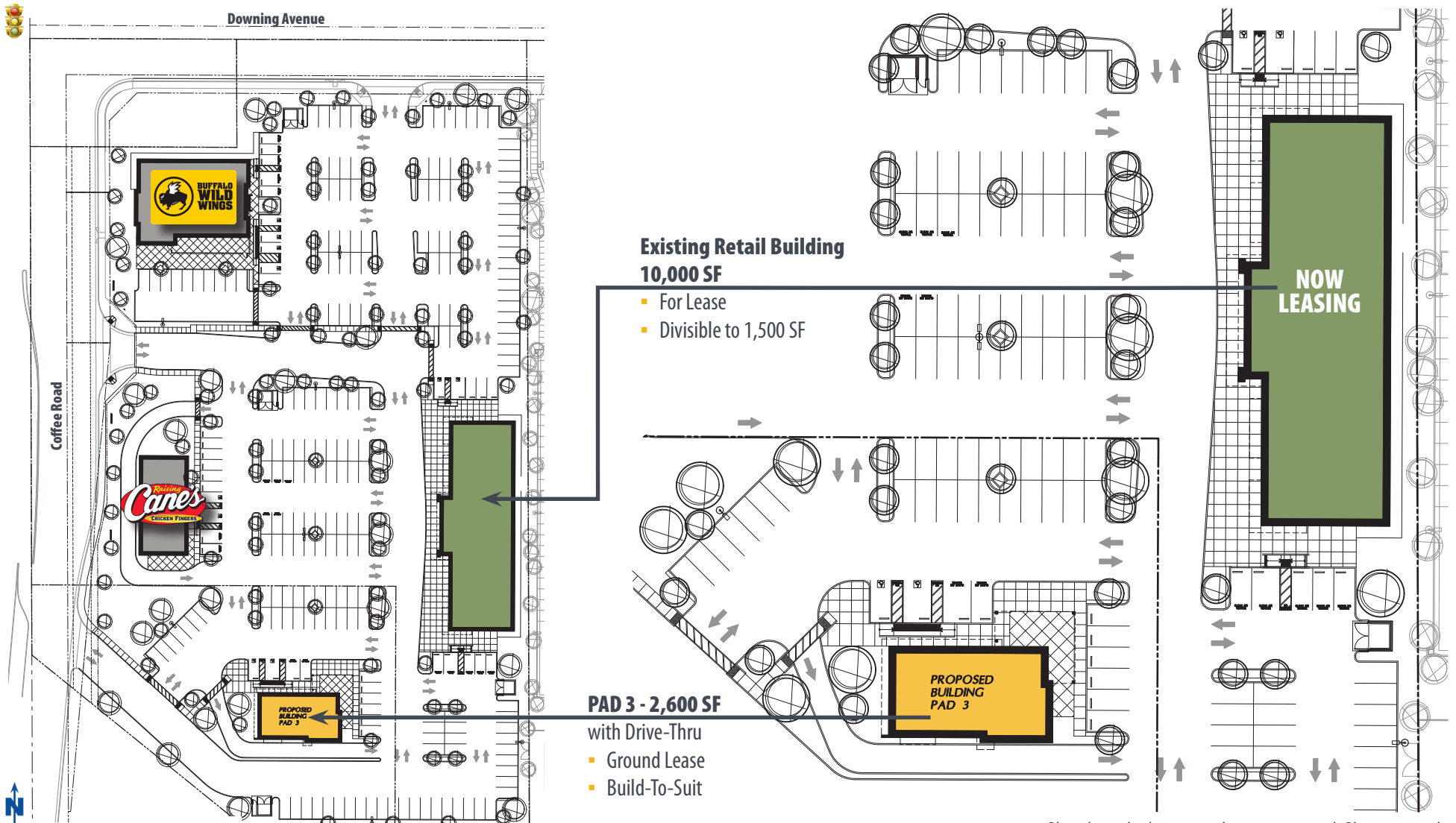
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11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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Site Plan



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Aerial Site Plan



▪ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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Aerial Photo



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Aerial Site Plan



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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