



CALIFORNIA PAVILION

RETAIL DEVELOPMENT AVAILABLE FOR BUILD TO SUIT • GROUND LEASE - PHASE II

CALIFORNIA AVENUE AT HIGHWAY 99 • BAKERSFIELD, CA



HIGHWAY 99
CENTRAL CALIFORNIA'S
HIGHEST TRAFFIC COUNT:
147,000 AADT/53 MILLION CARS PER YEAR



 CALIFORNIA PAVILION	CALIFORNIA PAVILION TENANTS		
			
			
			
			

CENTENNIAL CORRIDOR ALIGNMENT

CALIFORNIA AVENUE - 38,000 AADT

EASTON DRIVE



REAL ROAD



Property Highlights

This property represents a true development opportunity. Rarely does a site come available that offers a potential commercial or office use combination of centrality to the entire market, ultra high exposure and ease of access. California Pavilion is geographically located in the exact middle of not only Bakersfield, but Kern County. Via Highway 99 and the Centennial Corridor Alignment, located within half a mile to the west, the entire Greater Bakersfield MSA is easily accessed. California Avenue is instrumental in tying together the downtown "core" with residential areas to the east and west.

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- ### Scope Of Project
- Property is ready for development
 - Rare "Infill" location in the geographic middle of town
 - 70' pylon - freeway visible
 - Site is clear of all improvements
 - Adjacent full freeway interchange
 - Easy access to both Highway 99

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Property Profile	
Parcel Size	10 Acres
Frontage	California Avenue: 610' - Easton Drive: 360'
Population	1 Mile - 11,152 3 Mile - 109,505 5 Mile - 327,976 10 Mile - 556,466
Zoning	C-2
Traffic Counts	California Avenue - 38,000 AADT Highway 99 - 147,000 AADT

4 MILLION SQUARE FEET OF OFFICE SPACE

CENTENNIAL CORRIDOR ALIGNMENT

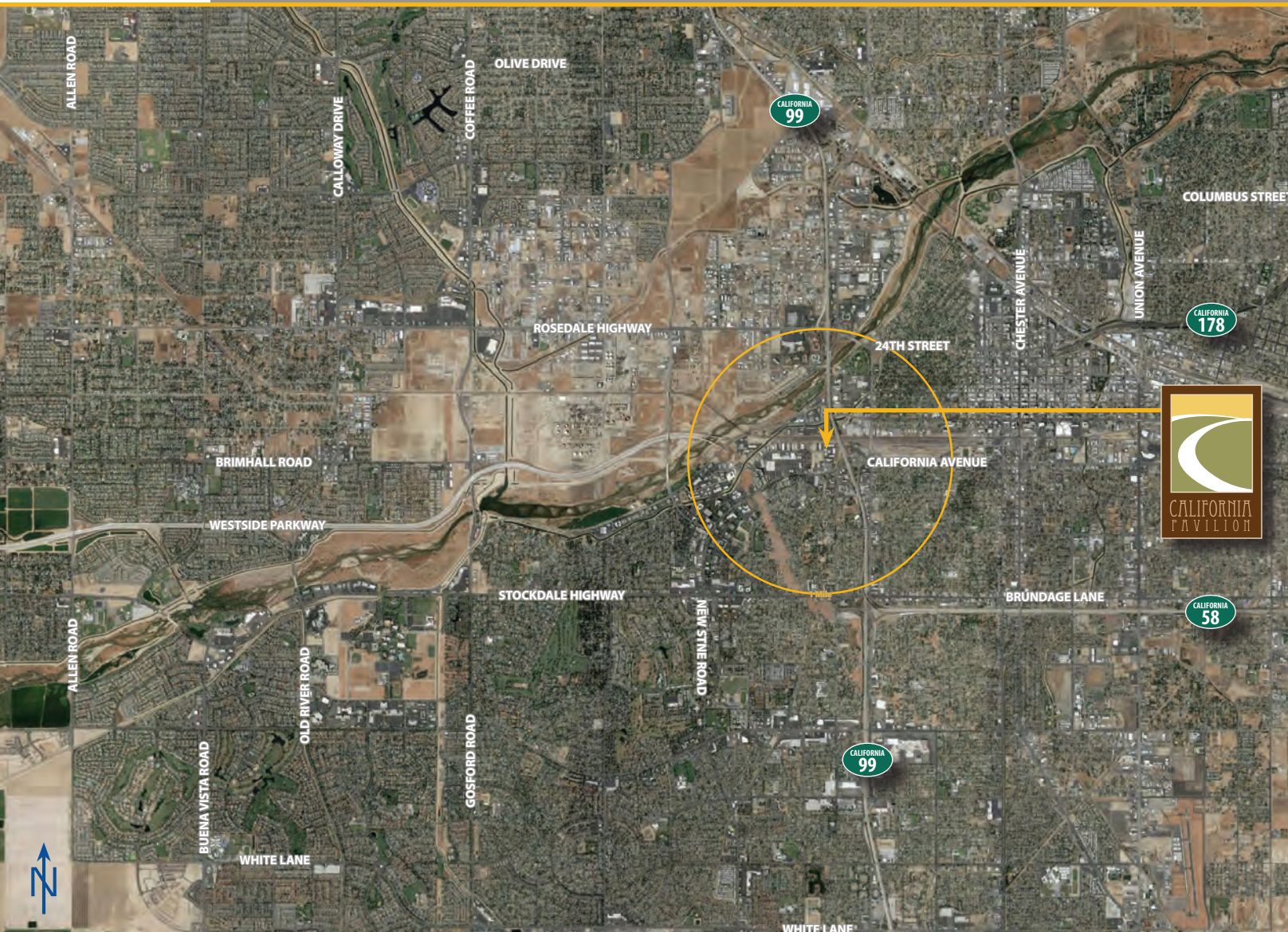
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