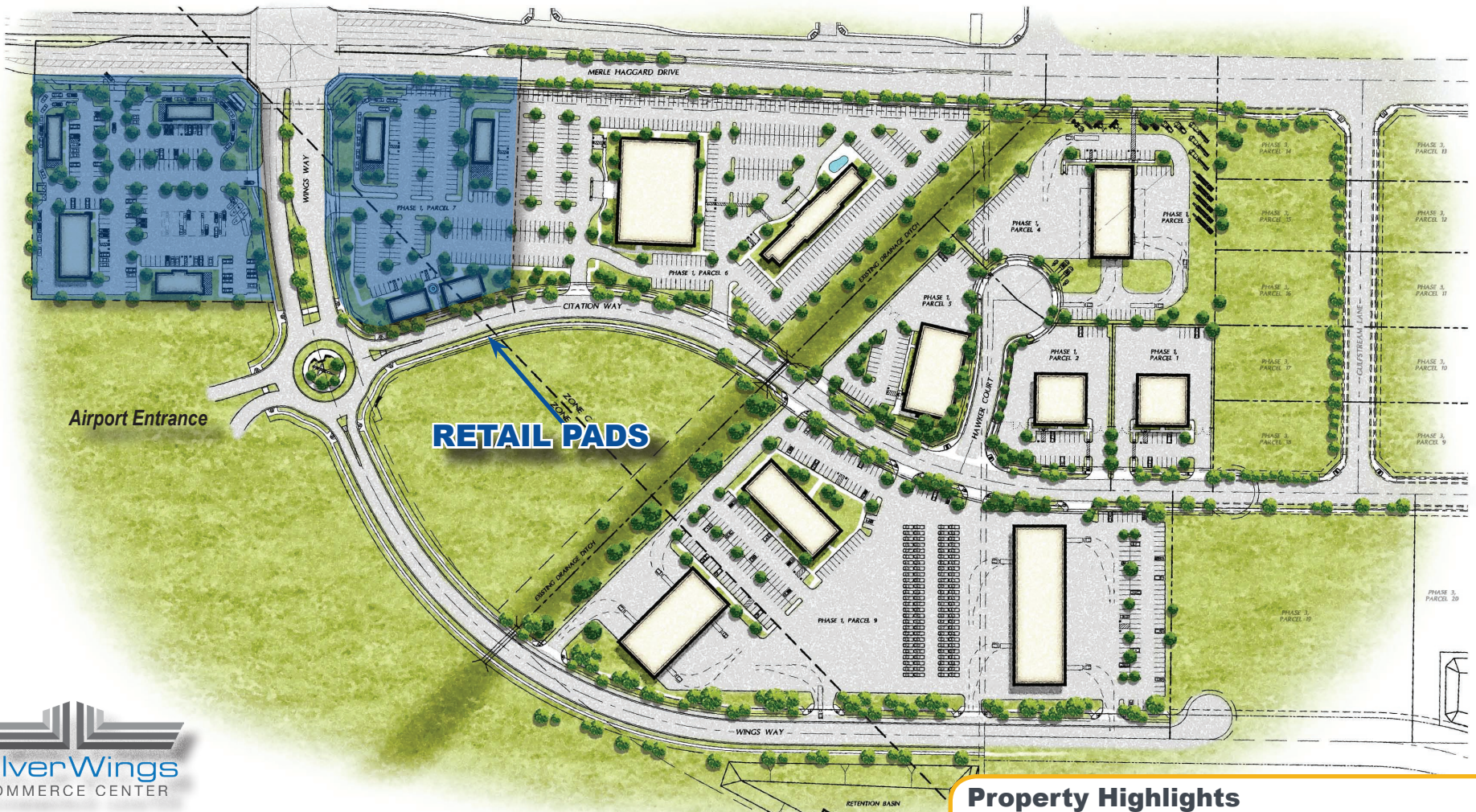




# Retail Pads Available FOR LEASE

## Merle Haggard Drive & Wings Way • Bakersfield, CA



**Phil Fontes** • Senior Vice President • 661 616 3564 • phil.fontes@asuassociates.com • CA RE #00873987  
**Barry G. Hibbard** • Senior Vice President • 661 616 3590 • bhibbard@asuassociates.com • CA RE #01054317  
**Mark J. Smith, SIOR** • Principal • 661 616 3561 • marks@asuassociates.com • CA RE #00632003  
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

### Property Highlights

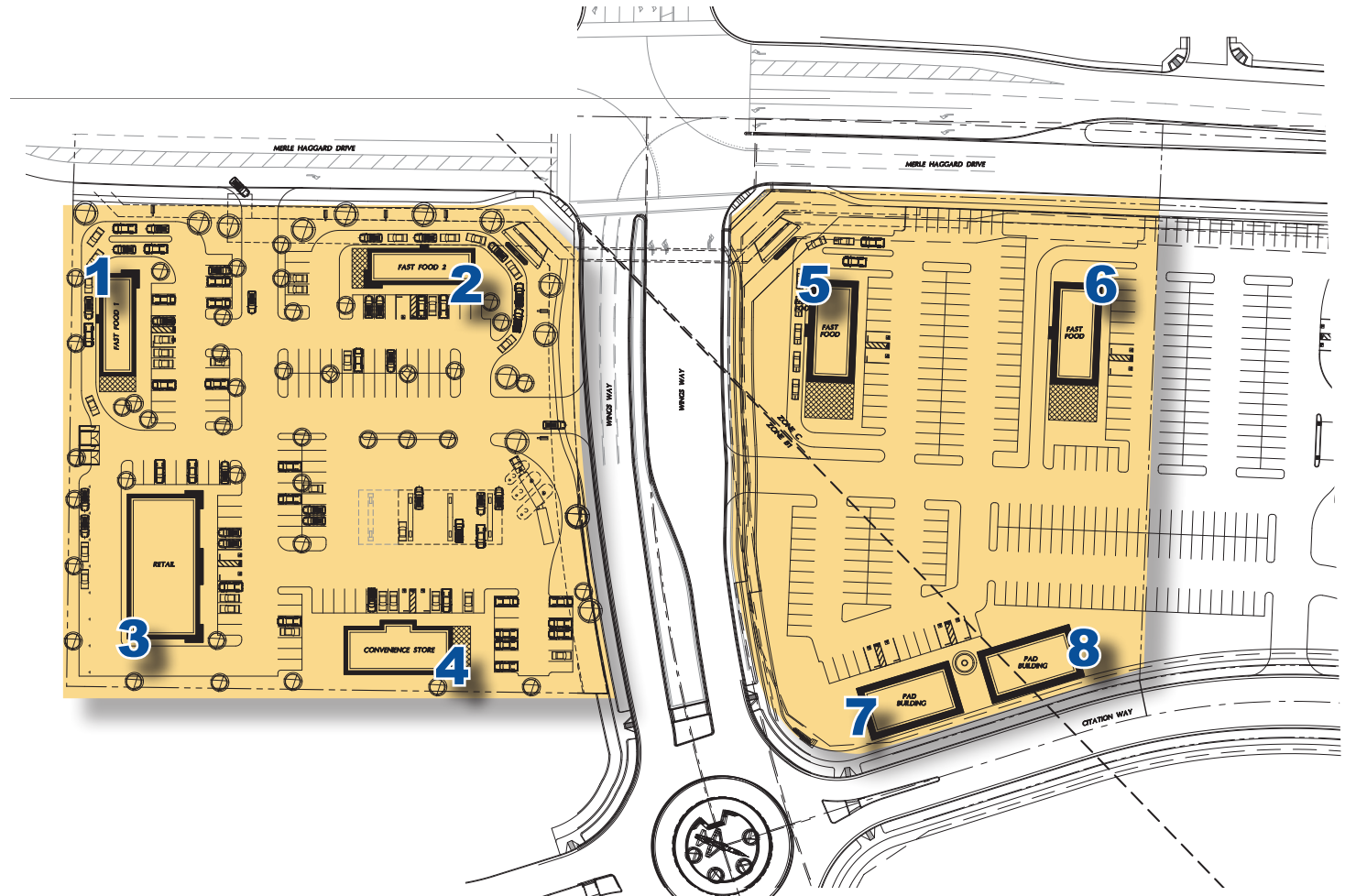
- Phase 1 of 115 Acre Master Planned Mixed Development
- Adjacent to Amazon (Under Construction)
- Daytime population: Approximately 15,000
- Freestanding retail pads at signalized intersection

# AVAILABLE FOR LEASE

Merle Haggard Drive & Wings Way • Bakersfield, CA

## Retail Pad Pricing

Parcel #	Asking Rent Per Year
1	\$125,000
2	\$125,000
3	\$125,000
4	\$125,000
5	\$110,000
6	\$110,000
7	\$110,000
8	\$110,000



# AVAILABLE FOR LEASE

**Merle Haggard Drive & Wings Way ■ Bakersfield, CA**

## Aerial Location Map



### Area Retail & Employers

- |    |                                   |
|----|-----------------------------------|
| 1  | Halliburton                       |
| 2  | Camping World                     |
| 3  | MD Vacuum Service                 |
| 4  | CarQuest                          |
| 5  | Bureau of Land Management         |
| 6  | Holiday Inn                       |
| 7  | Case Tractor Company              |
| 8  | Burger King                       |
| 9  | Harley Davidson                   |
| 10 | Panda Express                     |
| 11 | McDonalds                         |
| 12 | Farm Credit West                  |
| 13 | Kern Schools Federal Credit Union |
| 14 | Del Taco                          |
| 15 | Starbucks                         |
| 16 | Dennys                            |
| 17 | Texaco                            |
| 18 | Jack in the Box                   |
| 19 | AM/PM                             |
| 20 | Chevron                           |
| 21 | La Quinta                         |
| 22 | Hampton Inn                       |
| 23 | Fairfield Marriott                |
| 24 | Toyota of North Bakersfield       |
| 25 | Bakersfield Californian           |
| 26 | US Postal Annex                   |
| 27 | Safelite Autoglass                |
| 28 | Schlumberger                      |
| 29 | Sherwin Williams Paints           |
| 30 | Quinn Tractor                     |
| 31 | Dole                              |
| 32 | California Aeronautics University |
| 33 | Amazon (Under Construction)       |
| 34 | Ken Small Industries              |
| 35 | North High School                 |

**Phil Fontes** • Senior Vice President • 661 616 3564 • phil.fontes@asuassociates.com • CA RE #00873987

**Barry G. Hibbard** • Senior Vice President • 661 616 3590 • bhibbard@asuassociates.com • CA RE #01054317

**Mark J. Smith, SIOR** • Principal • 661 616 3561 • marks@asuassociates.com • CA RE #00632003

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