

PROMINENT NILES RETAIL SPACE FOR LEASE | BAKERSFIELD



Address: 6151 Niles Street
Bakersfield, California

Location: Southwest Corner of Niles Street & Fairfax Road

Building Size: ±5,000 Sq Ft. (Former Rent-A-Center Space)

Demographics:	1 Mile	2 Mile	3 Mile	5 Mile
2018 Est. Population	19,973	60,901	107,201	172,915
2023 Proj. Population	20,887	63,407	112,196	181,092
2018 Est. Households	5,557	18,009	31,772	52,667
Avg. HH Income	\$67,984	\$65,152	\$62,401	\$57,122

Traffic Counts: Niles Street ± 15,000 ADT
Fairfax Road ± 15,000 ADT

Source: RegisOnline

Property Features:

- Center anchored by FoodMaxx, Planet Fitness, & Dollar Tree
- Other tenants at intersection include CVS Pharmacy, Family Dollar, and Vallarta Supermarket
- Prominent storefront signage
- Busy shopping center with daily needs co-tenants



COMMERCIAL RETAIL ASSOCIATES

PHONE 559/650.1300 FAX 559/650.1311

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

For further information, please contact:

Shane Anderson

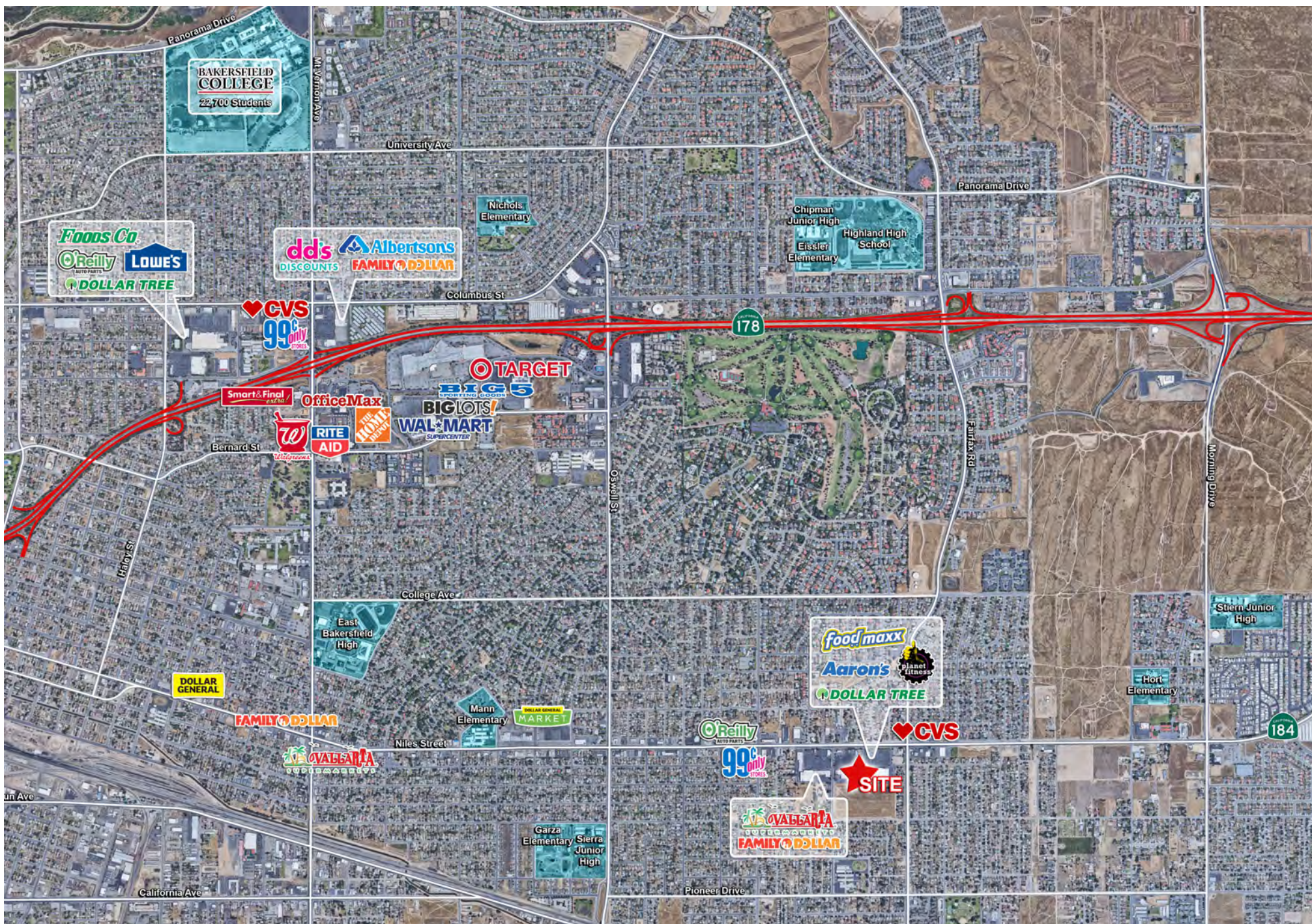
Direct Line: 559/650.1305
sanderson@retailassociates.com

DRE License #01422414

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



PROMINENT NILES RETAIL SPACE FOR LEASE | BAKERSFIELD



PROMINENT NILES RETAIL SPACE FOR LEASE | BAKERSFIELD

