



RETAIL SPACE AVAILABLE

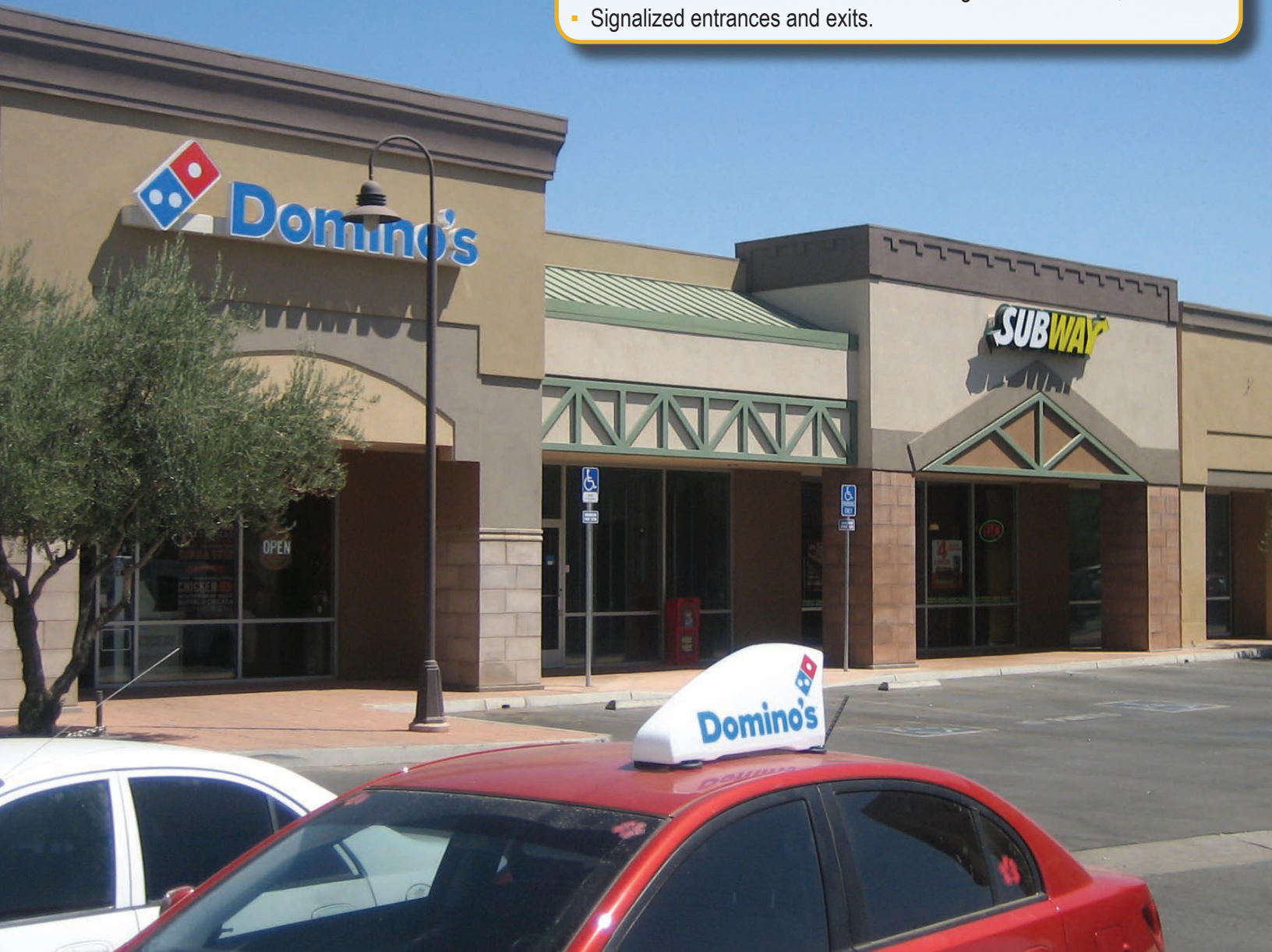
FOR LEASE

3603-3615 COFFEE ROAD
BAKERSFIELD, CA

PROPERTY HIGHLIGHTS

- **LOCATION** SWC of Coffee Road at Riverlakes Drive.
- **AVAILABLE SPACES** 3603 Coffee Road, Suite 200 - 1,600 SF
- **DEMOGRAPHICS**

| | 1 Mile | 2 Mile | 3 Mile |
|----------------------|----------|----------|----------|
| POPULATION | 8,563 | 28,565 | 54,435 |
| AVG HH INCOME | \$72,011 | \$74,489 | \$71,945 |
- **TRAFFIC COUNT** Coffee Road & Hageman Drive - 47,000
- Signalized entrances and exits.



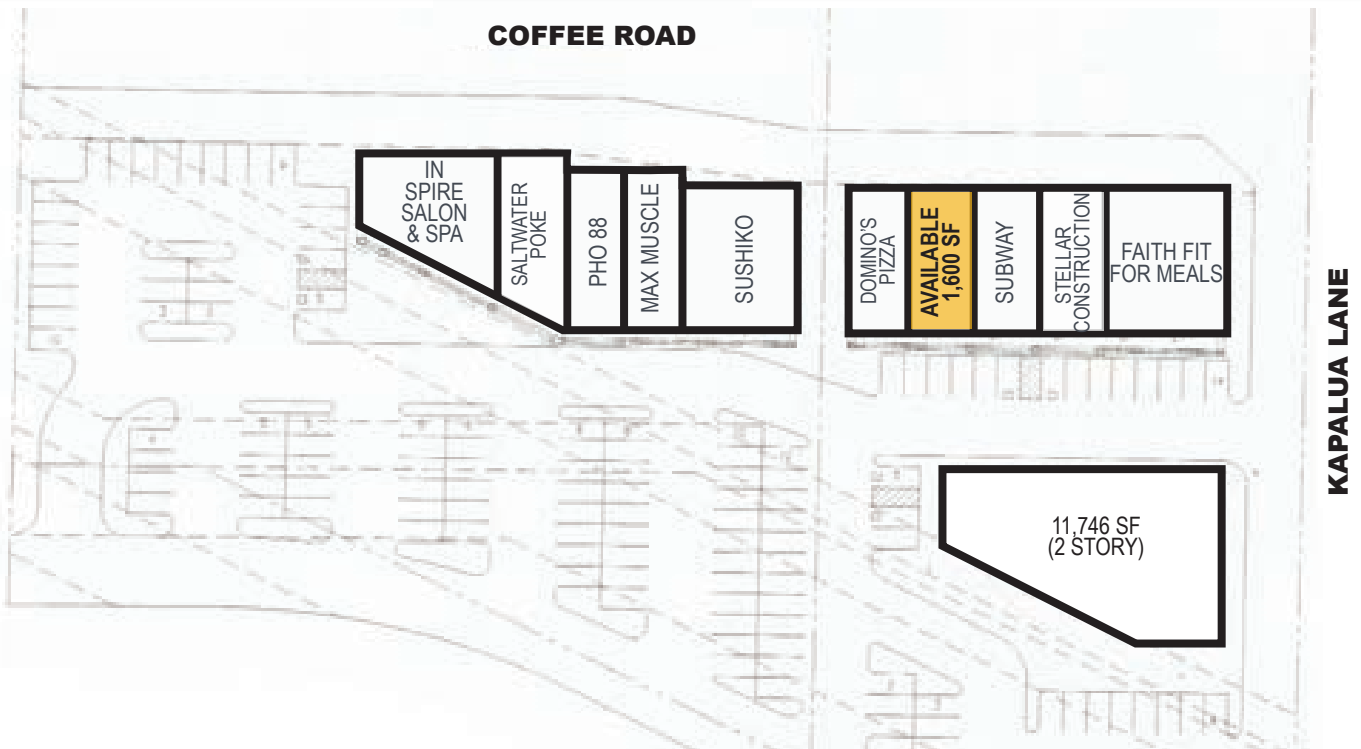
ANTHONY T. SCIGLIANO • Senior Vice President • 661 616 3580 • tscig@asuassociates.com • CA RE #00904956
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

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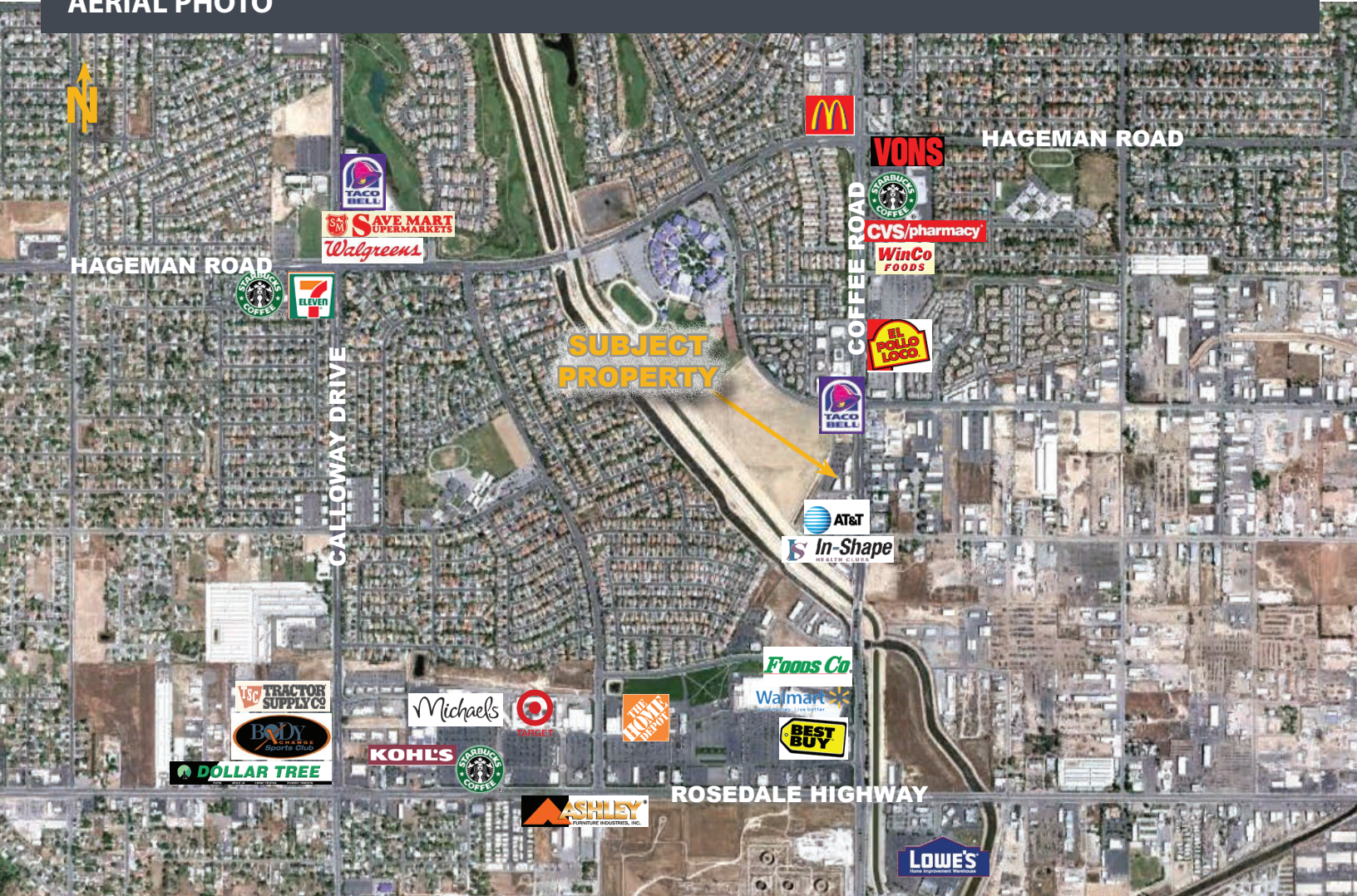
SITE PLAN



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AERIAL PHOTO



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