



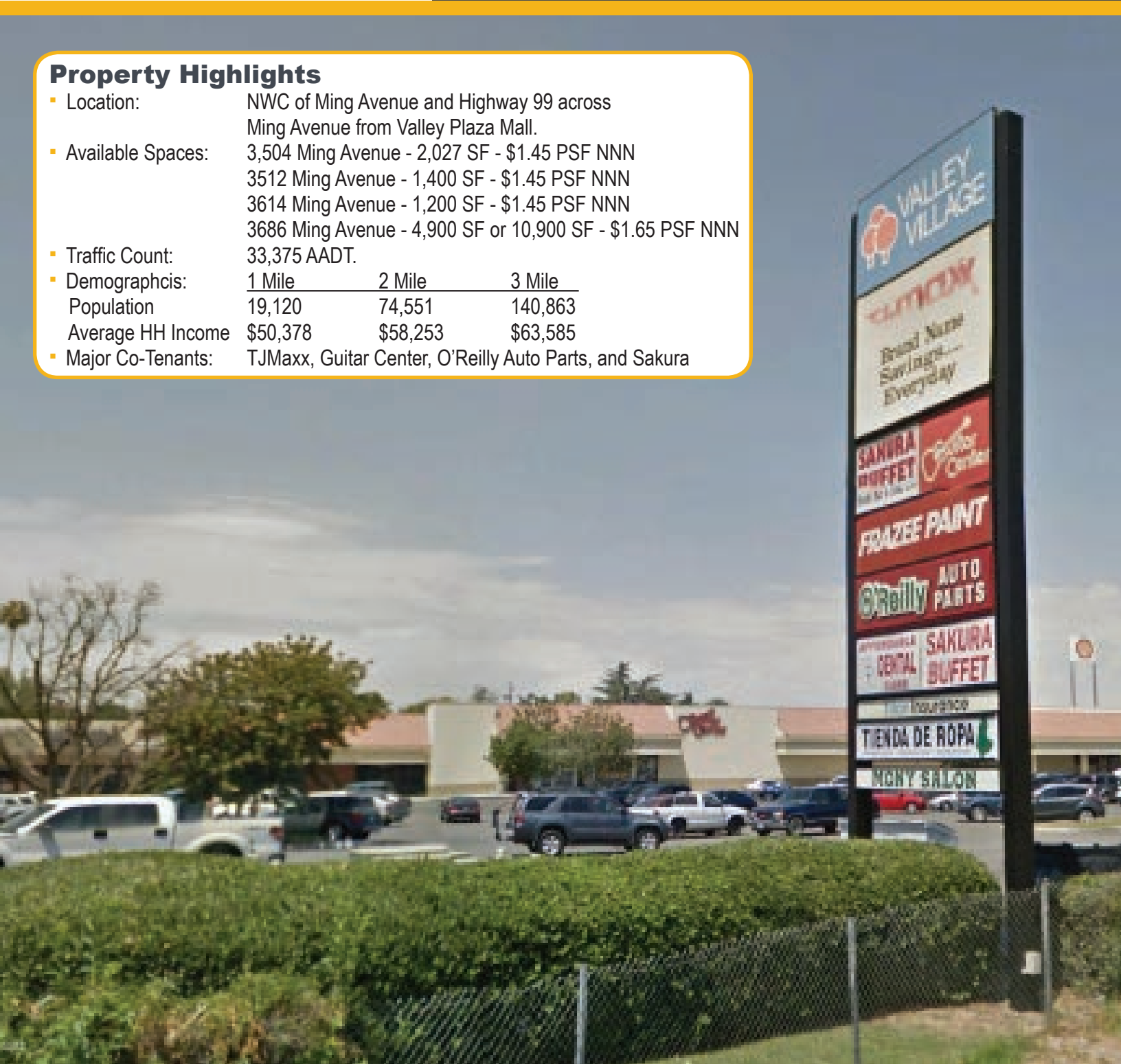
Retail Space Available FOR LEASE

Valley Village Shopping Center
Ming Avenue & Highway 99
Bakersfield, Ca

Property Highlights

- Location: NWC of Ming Avenue and Highway 99 across Ming Avenue from Valley Plaza Mall.
- Available Spaces:
 - 3,504 Ming Avenue - 2,027 SF - \$1.45 PSF NNN
 - 3512 Ming Avenue - 1,400 SF - \$1.45 PSF NNN
 - 3614 Ming Avenue - 1,200 SF - \$1.45 PSF NNN
 - 3686 Ming Avenue - 4,900 SF or 10,900 SF - \$1.65 PSF NNN
- Traffic Count: 33,375 AADT.
- Demographics:

	1 Mile	2 Mile	3 Mile
Population	19,120	74,551	140,863
Average HH Income	\$50,378	\$58,253	\$63,585
- Major Co-Tenants: TJMaxx, Guitar Center, O'Reilly Auto Parts, and Sakura

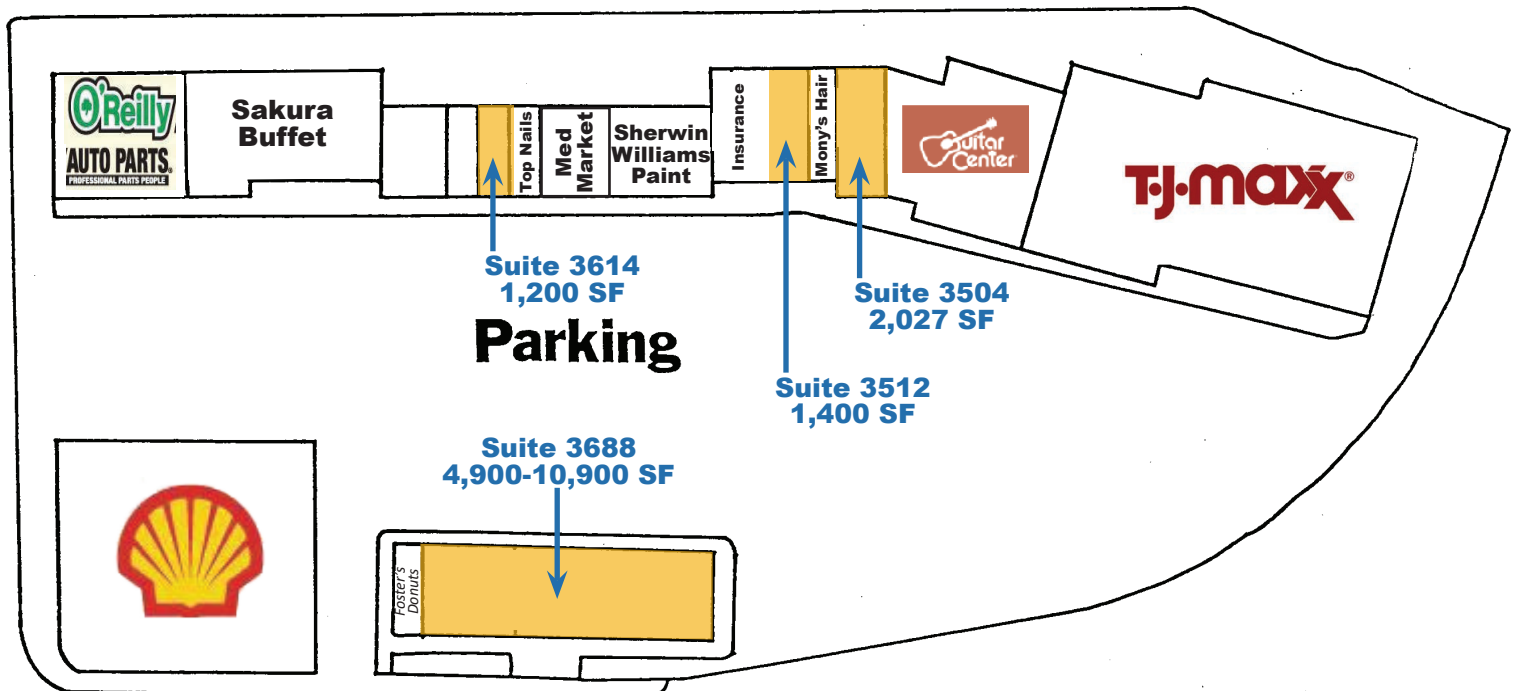


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Retail Shops Available For Lease

Valley Village Shopping Center • Ming Avenue & Hwy 99 • Bakersfield, Ca

Aerial Photo & Site Plan



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

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