



## PROPERTY HIGHLIGHTS

### DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	20,200	67,300	117,000
Avg HH Income	\$52,000	\$53,000	\$49,000

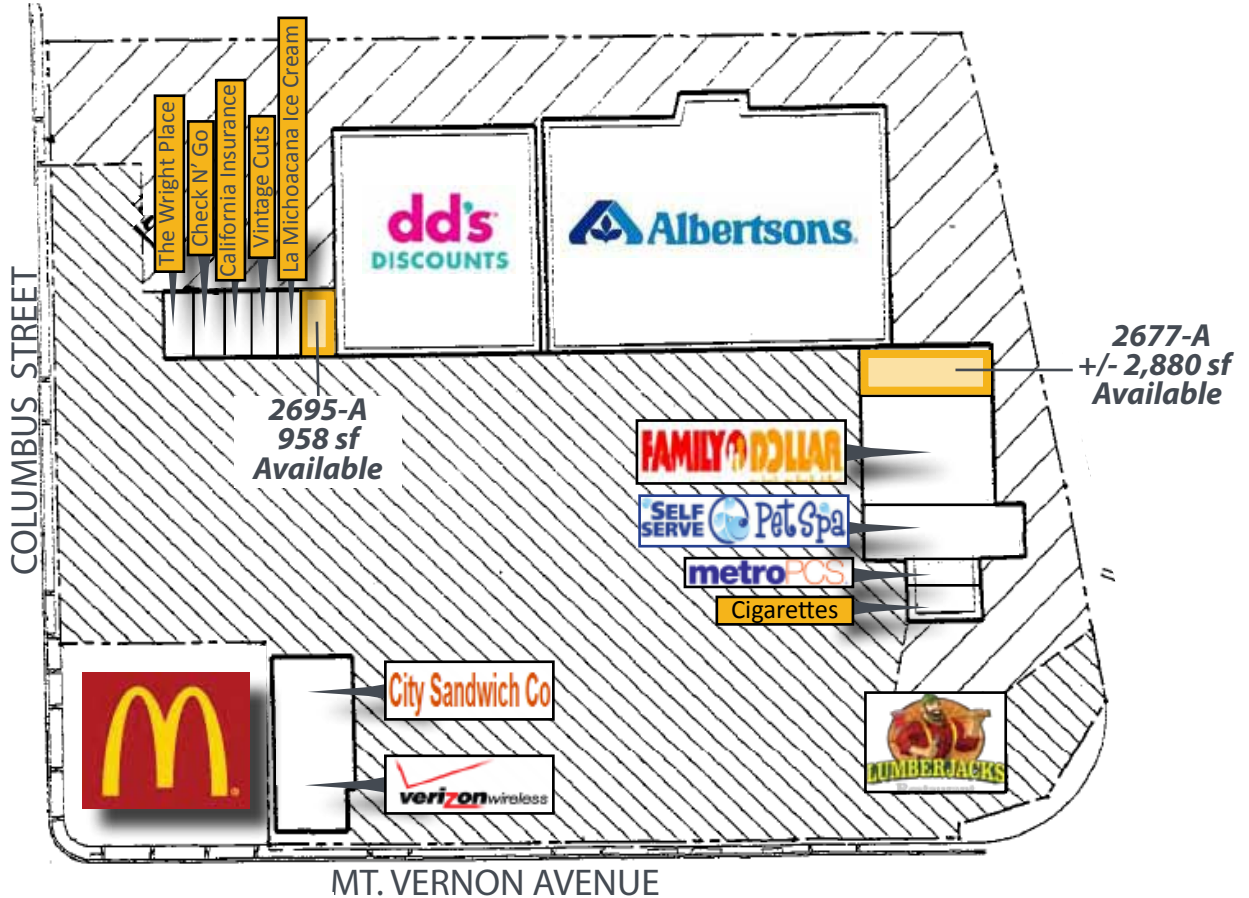
- #1 ADT in NE Bakersfield - 42,000 vehicles per day
- Space 2677-A +/- 2,880 sf \$1.30 psf + \$.37 psf NNN
- Space 2695-A 958 sf \$1.55 psf + \$.37 psf NNN

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# RETAIL PROPERTY FOR LEASE

SEC MT. VERNON & COLUMBUS Bakersfield, CA



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