

Coming Soon

New Southwest Retail Development

NEC

Panama Lane & S. Union Avenue

Bakersfield, CA

Property Highlights

- ±16.92 acre development located in dynamically growing Southeast City of Bakersfield neighborhood
- Close proximity to Bakersfield's newest (\$173 million/58 acre) campus Del Oro High School
- Zoned C-2, City of Bakersfield
- Anchor, retail shops and pads available



Jonathon L. Ortiz

Associate
661 616 6948 ▪ jonathon@asuassociates.com
CA RE #02069258

Scott A. Underhill, CRX, SCLS

Principal
661 706-9312 ▪ scott@asuassociates.com
CA RE #00785728

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

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Retail / Restaurant / Drive Thru Available For Lease

Site Plan

NEC E Panama Lane & S Union Avenue
Bakersfield, CA

Property Details

- Total Development Area** ±16.92 Acres (737,035.2 SF)
- Building Data**

Building 1	4,400± SF
Building 2	6,300± SF
Building 3	12,300± SF
Building 4	22,000± SF
Building 5	4,800± SF
Building 6	18,000± SF
Building 7	22,000± SF
Building 8	6,000± SF
Building 9	3,500± SF
Building 10	2,200± SF
Building 11	2,900± SF
Building 12	820± SF
Building 13	2,600± SF
Building 14	2,900± SF
Total Building Area	110,032± SF
- Parking Provided**
 - 732 standard stalls
 - 25 ADA stalls
 - EV/Charging stalls
- Zoning** C-2, PCD Combining
City of Bakersfield



E Panama Lane

S Union Avenue



New
Construction



Excellent
Area
Demographics



110,032 SF
of Retail
Space



732
Standard
Parking Stalls



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Location Map

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Bakersfield, CA

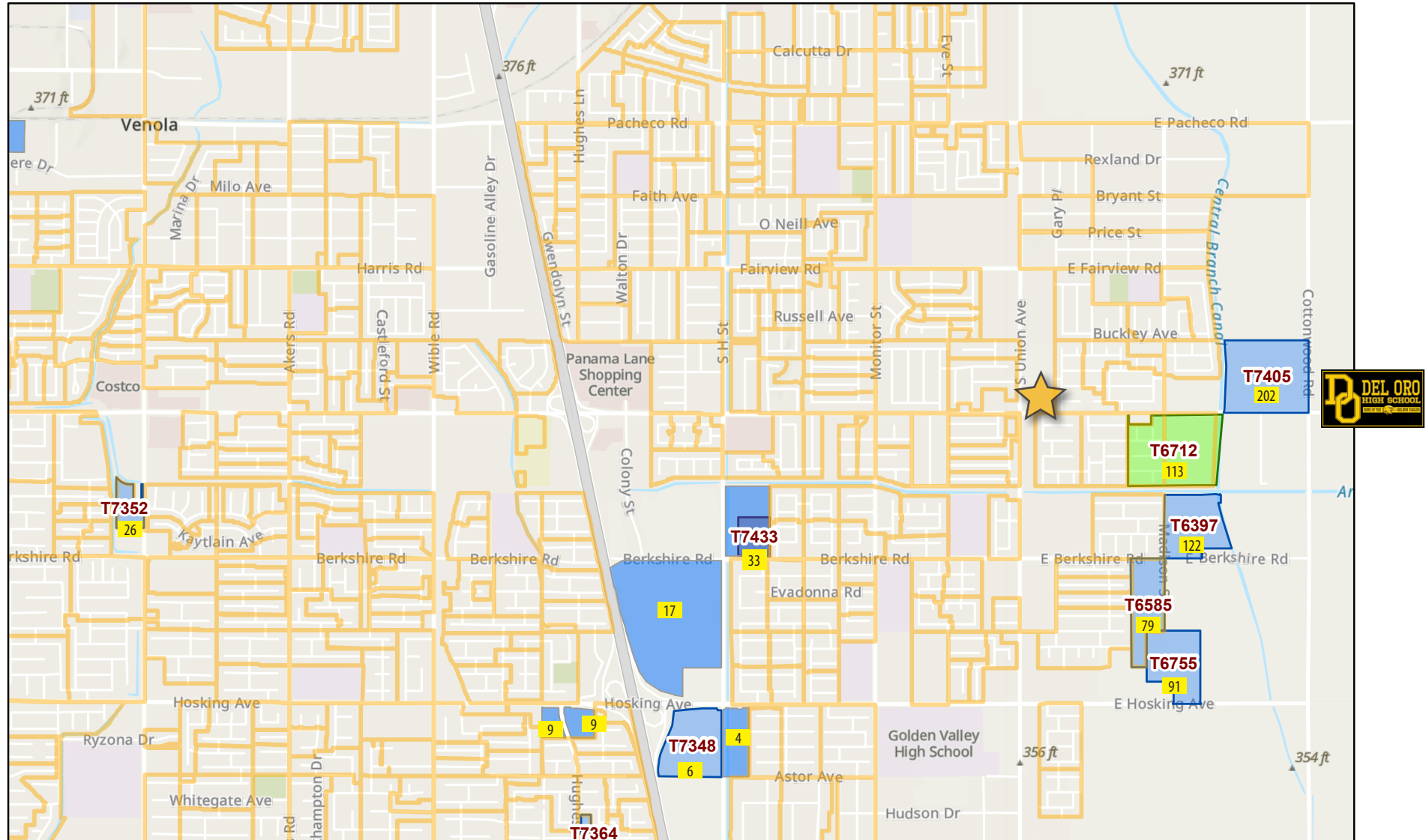


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Bakersfield Land Use & Planning Map

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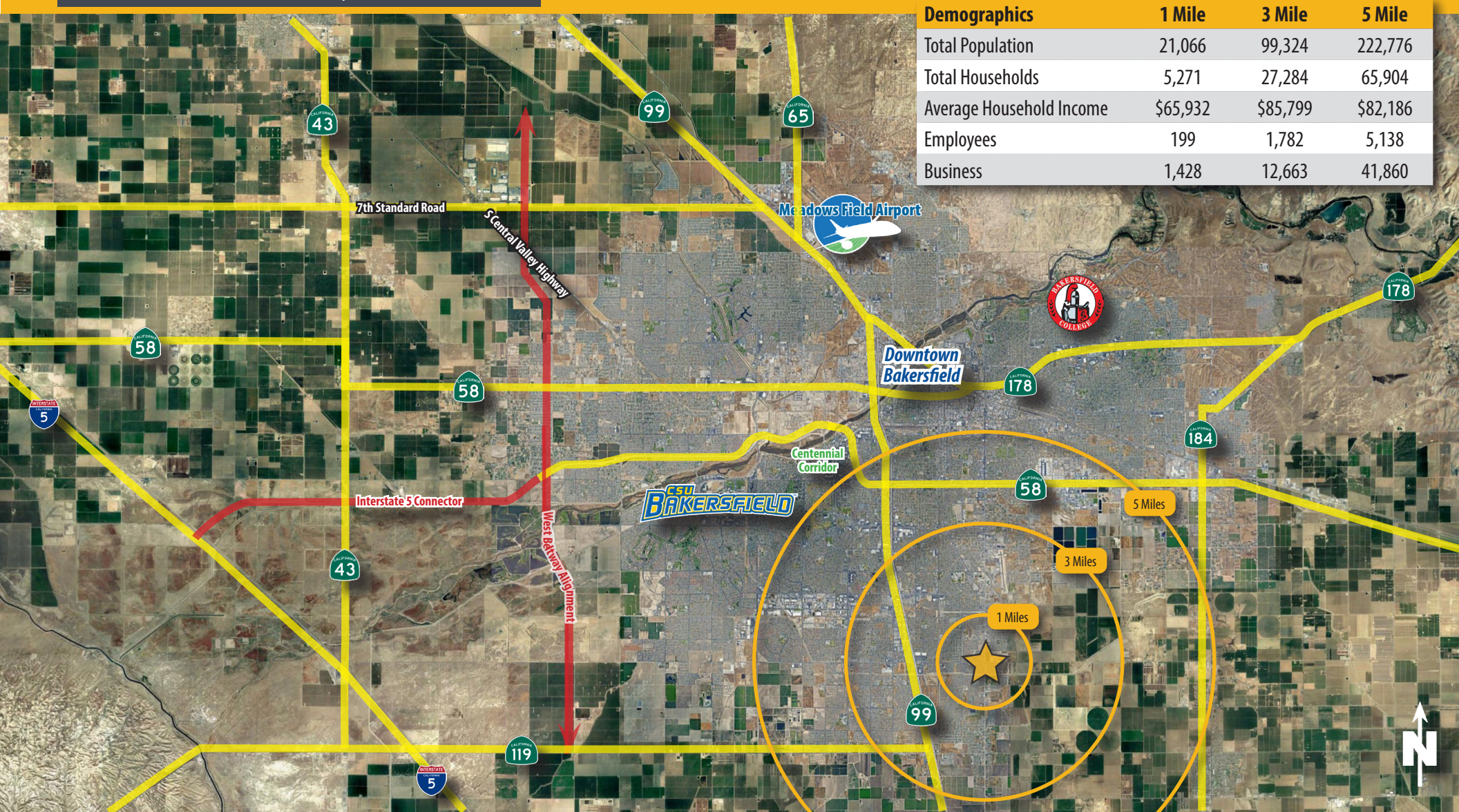
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Major Roadways & Demographics Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	21,066	99,324	222,776
Total Households	5,271	27,284	65,904
Average Household Income	\$65,932	\$85,799	\$82,186
Employees	199	1,782	5,138
Business	1,428	12,663	41,860



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