

VILLAGE AT THE OAKS BAKERSFIELD, CA

● ● ● NEC White Ln & Gosford Rd
FOR LEASE ±1,720 SF – ±1,858 SF AVAILABLE



PROPERTY HIGHLIGHTS



- ±1,720 SF – ±1,858 SF Endcap Available
- Albertsons-anchored shopping center in west Bakersfield
- Ample surface parking with ±658 stalls in the shopping center
- Situated at one of the most heavily trafficked intersections in the trade area (Approximately 62,160 CPD at Gosford Rd & White Ln)
- Approximately 3.1 million visits in the last 12 months (*Source, Placer.ai)



CO-TENANTS:



AREA RETAILERS:



5 - MILE RADIUS TRADE AREA

Estimated Population

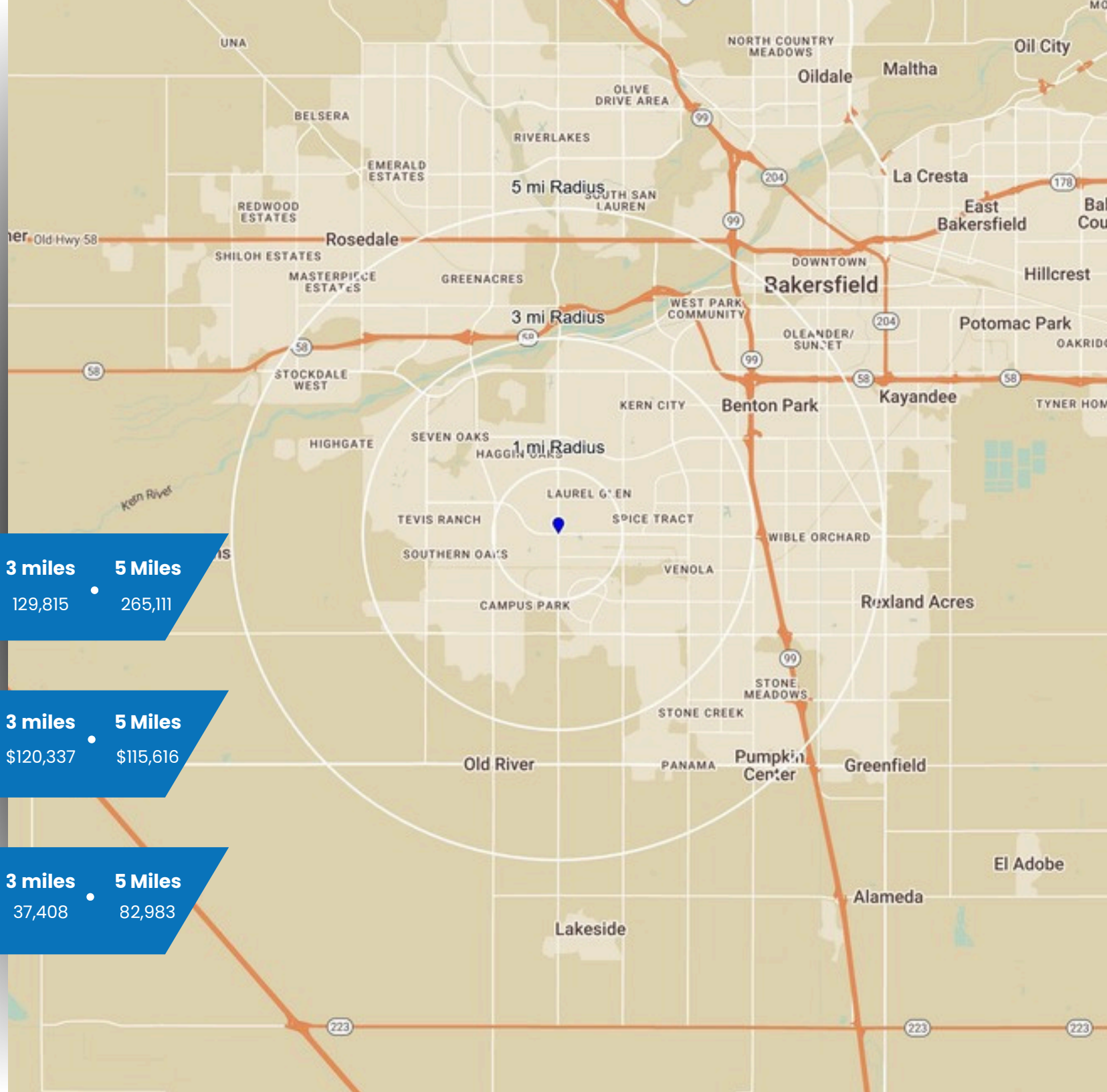
1 Mile	3 miles	5 Miles
16,200	129,815	265,111

Avg. Household Income

1 Mile	3 miles	5 Miles
\$99,106	\$120,337	\$115,616

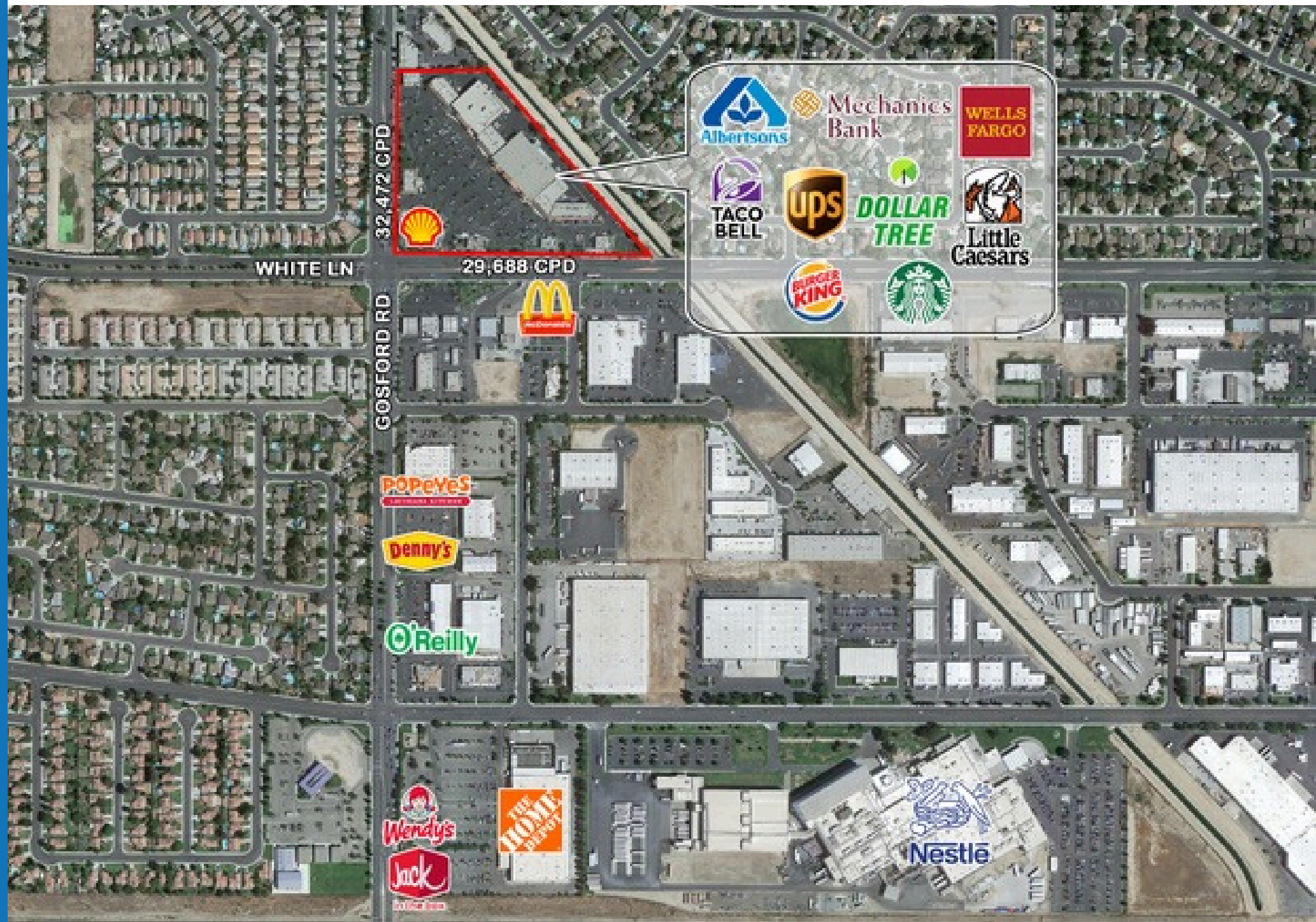
Total Employees

1 Mile	3 miles	5 Miles
7,479	37,408	82,983





CLOSE-UP SITE AERIAL



SITE PLAN





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CA DRE LICENSE NO. 00870324



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Commercial Real Estate Brokerage • Landlord/Tenant Representation • Consulting Services

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