



FOR LEASE

Colonial Square - 5101-5153 Ming Ave, Bakersfield, CA 93301

5101 Ming Avenue
Bakersfield, CA 93309

1,534 - 3,570 SF	\$9.00 - \$16.20	3
AVAILABLE	SF/YR	SPACES

Paul Stansen

Senior Broker / Attorney

818-512-1715 (Mobile)

paul@stansen.com

Paul E Stansen APC
26500 Agoura Rd #545
Calabasas, CA 91302-1952
818-512-1715
www.STANSEN.com
Lic# 00923138 / 165037



Property Overview

8,481 SF AVAILABLE SF	\$9 - \$16.20 ASKING RATE SF/YR	3 SPACES AVAILABLE	1986 YEAR BUILT	2.950 LOT SIZE
41,238 +/- BUILDING SQFT	355-010-10-00-9 PARCEL ID	C2 ZONING	Kern COUNTY	New Stine 390' & Ming 153' FRONTAGE

EXECUTIVE SUMMARY

Colonial Square is situated in one of Bakersfield's **premier retail corridors** offering **high-visibility space** ideal for retailers and service providers.

Convenient location to entire quadrant of **Southwest Bakersfield**. Located at a 4-way signalized intersection of Ming Avenue and New Stine Road.

The property commands approximately **390-feet of street frontage on New Stine** and **153-feet of street frontage on Ming**, delivering the uninterrupted storefront exposure that drives walk-in retail traffic and tenant signage value

The property provides **ample parking spaces** with **convenient ingress/egress** and clear wayfinding for customers.

Built in 1986 and continuously updated and well-maintained, Colonial Square delivers updated retail space with a strong tenant mix, proven sales history, and **use exclusivity!**

Individual suite utility metering, rear service corridors, and **dedicated trash enclosures** support efficient day-to-day tenant operations.

<https://www.loopnet.com/Listing/5101-5153-Ming-Ave-Bakersfield-CA/27178530/>

Neighborhood Center: SUBWAY, Fino's Menswear, Valentino's Pizza, Smoke Screen, Cell Now Repairs, Zaika Indian Restaurant, Old Towne Liquor, and more!

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
New Stine @ Olive Garden 0.2 mi	Meadows Field Airport 6.8 mi	Golden State Highway 1.2 mi
Wible @ David's Bridal 1.2 mi	J and J Crop Dusters Incorporated Airport 15.9 mi	Centennial Corridor 1.3 mi
New Stine & Ming 419 ft	Bakersfield Municipal Airport 3.3 mi	Bakersfield Tehachapi Highway 1.7 mi
		Westside Parkway 2.3 mi

●● Space Available

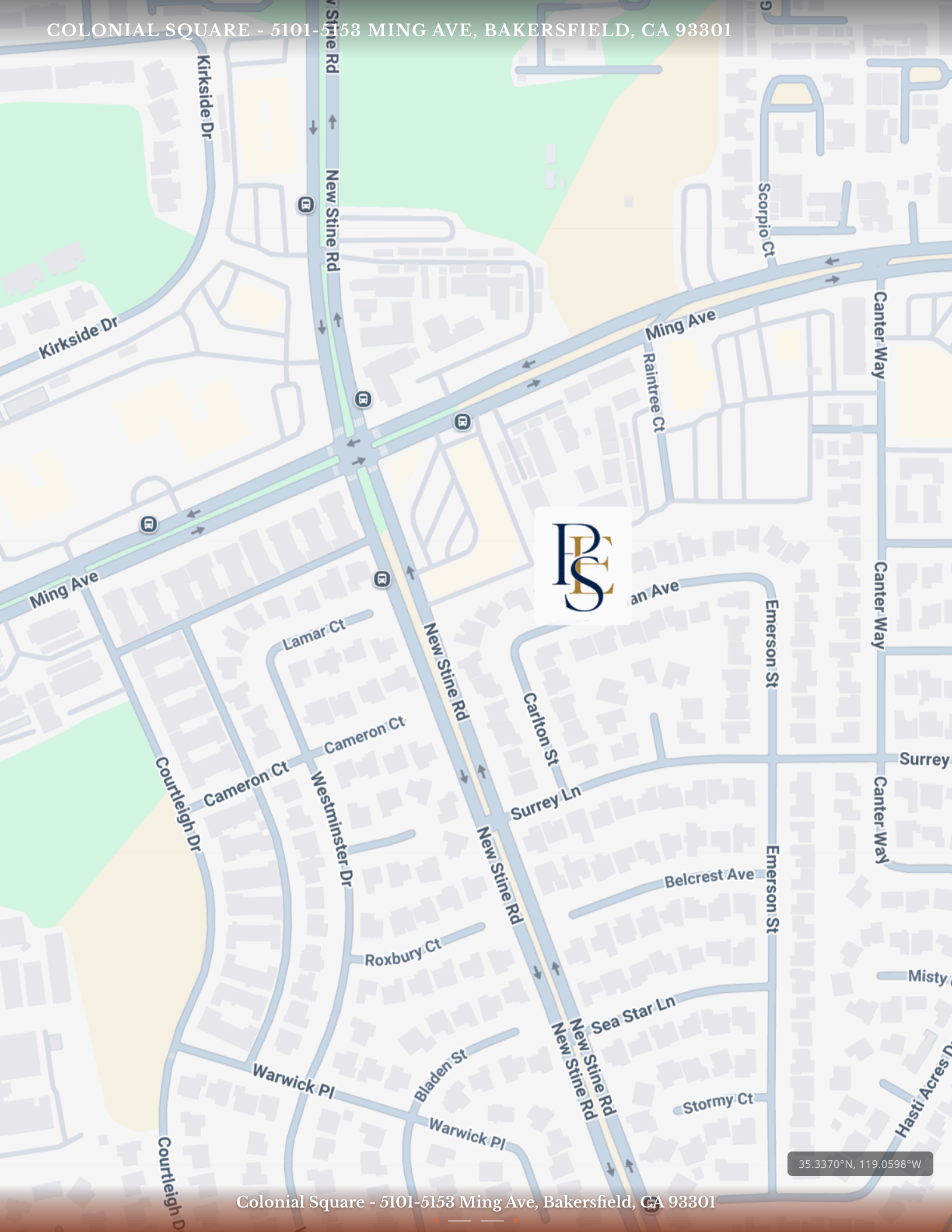
SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
5127A	3,377 SF	\$16.20 SF/Yr	NNN	Retail, Office, Restaurant	5 Years
5133	3,570 SF	\$9.00 SF/Yr	NNN	School, Training Center, Office	3-5 Years + Options
5135	1,534 SF	\$9.00 SF/Yr	NNN	Showroom, Office, Storage	3-5 Years

5127A: Perfect spot for restaurant (bakery, speciality, butcher shop, etc.) or retail (clothing store) or pharmacy! Available NOW!

5133: 2nd Floor location accessible by stairs and elevator. PERFECT location school, training center, or office! Available NOW!

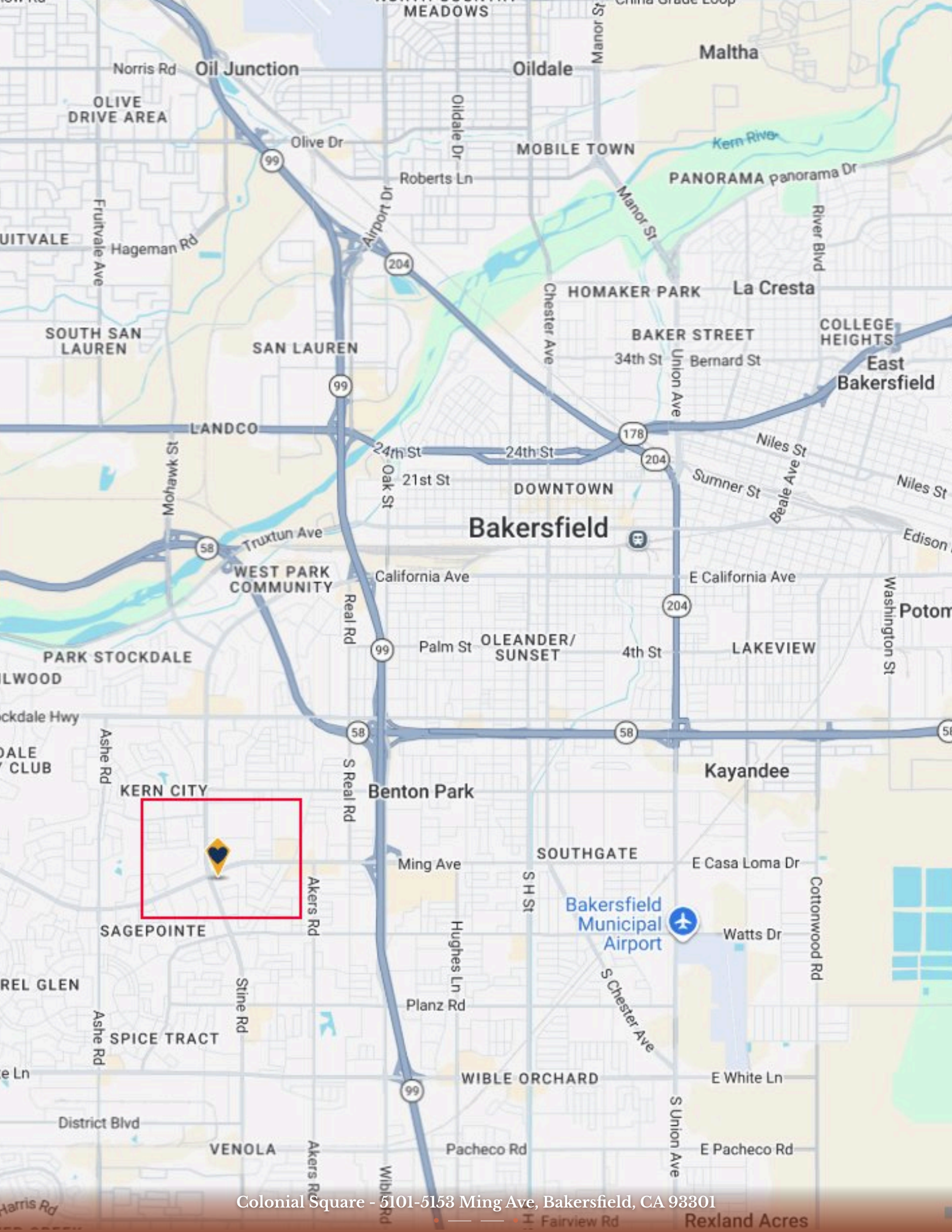
5135: Ideal 2nd Floor space for showroom, office, or storage! Available 9/1/2026

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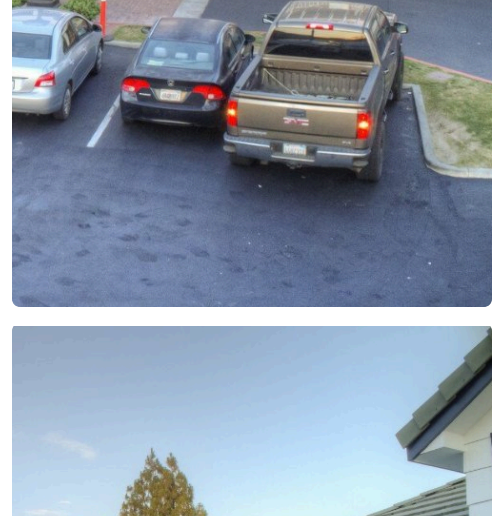
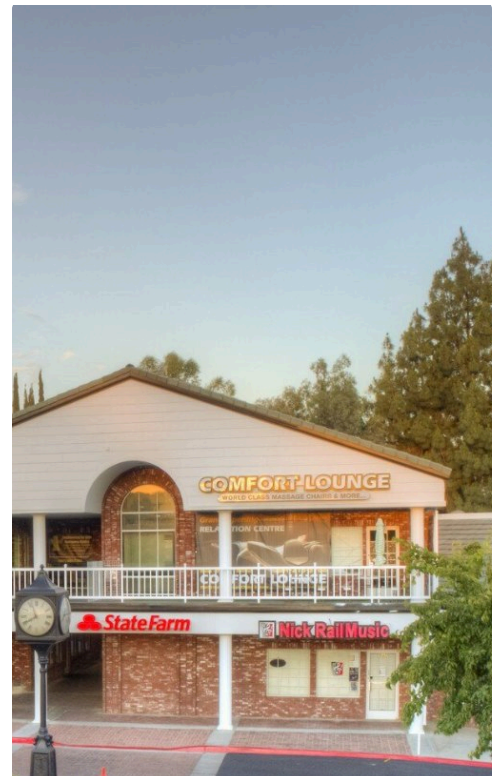
35.3370°N, 119.0598°W

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●● Photo Gallery



●● Market Overview

Market Overview: Bakersfield, CA

Bakersfield is a city in and the county seat of Kern County, California, United States. The city covers about 151 sq mi (390 km2) near the southern end of the San Joaquin Valley, which is located in the Central Valley region.

Bakersfield's population in the 2020 Census was 403,455, making it the 47th-most populous city in the United States and the 9th-most populous in California. The Bakersfield–Delano Metropolitan Statistical Area, which includes all of Kern County, had a 2020 census population of 909,235, making it the 62nd largest metropolitan area in the United States.

Bakersfield is a significant hub for both agriculture and energy production. Kern County is California's most productive oil-producing county and the fourth most productive agricultural county by value in the United States.

Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices.

The city is the birthplace of the country music genre known as the Bakersfield sound.

Bakersfield is an attractive retail market because its growing population, affordable cost of living, expanding residential communities, diverse employment base, and regional draw create a large and dependable consumer base with strong demand for convenient shopping, dining, and everyday services. The City also actively supports business attraction and expansion. [City of Bakersfield Economic Development](#)



KEY FACTS

Population	403,455
Area	143.6 sq mi
Elevation	404 ft
County	Kern County
Time Zone	Pacific Time Zone
Incorporated	1869
State	California

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population22,777	Population139,395	Population336,089
Median HH Income\$60,552	Median HH Income\$71,121	Median HH Income\$76,759
Households8,786	Households49,058	Households108,845

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,596	128,869	224,038
2010 Population	22,100	135,617	289,944
2026 Population	22,777	139,395	336,089
2031 Population	22,661	138,931	341,199
2026-2031 Growth Rate	-0.10 %	-0.07 %	0.30 %
2026 Daytime Population	23,582	153,805	367,550

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	8,613	46,114	75,395	less than \$15,000	906	3,764	9,368
2010 Total Households	8,287	46,443	92,330	\$15,000-\$24,999	746	3,285	6,435
2026 Total Households	8,786	49,058	108,845	\$25,000-\$34,999	729	3,472	7,052
2031 Total Households	8,850	49,580	111,768	\$35,000-\$49,999	1,242	6,057	11,861
2026 Avg. Household Size	2.58	2.82	3.06	\$50,000-\$74,999	1,694	9,117	18,454
2026 Owner Occupied Housing	3,449	24,371	61,163	\$75,000-\$99,999	1,249	7,029	13,696
2031 Owner Occupied Housing	3,534	24,991	63,898	\$100,000-\$149,999	1,380	8,901	21,046
2026 Renter Occupied Housing	5,337	24,687	47,682	\$150,000-\$199,999	570	4,057	10,113
2031 Renter Occupied Housing	5,317	24,589	47,870	\$200,000 or greater	271	3,376	10,820
2026 Vacant Housing	392	1,935	4,230	Median HH Income	\$60,552	\$71,121	\$76,759
2026 Total Housing	9,178	50,993	113,075	Average HH Income	\$75,423	\$92,257	\$103,815



Source: ESRI / ArcGIS Business Analyst

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◆
EXCLUSIVELY OFFERED BY



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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE Paul E Stansen APC ADVISOR FOR MORE DETAILS.