

FREESTANDING MULTI-TENANT PAD

2350 WHITE LANE, BAKERSFIELD, CA 93304



CONTACT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

AUTOMOTIVE BUILDING FOR SALE

463 W Foothill Blvd, Rialto, CA 92376

PROPERTY HIGHLIGHTS

- ±3,720 sf former Verizon Wireless space in a freestanding multi-tenant pad site Shadow Anchored by Superior Grocers, Fallas Paredes, Planet Fitness
- Co-Tenancy include: Check into Cash and H&R Block
- Easy access to Freeway 99
- Available prime end cap anchor space with great frontage exposure to White Lane
- Excellent opportunity for retailers, restaurateurs, and medical service providers
- Pride of ownership and well maintained recently: include painting the building and repaving/ restriping asphalt
- Retail spaces include open floor plan, back office and restroom
- Excellent signage and visibility on White Lane
- Lots of natural light
- Ample parking
- Signalized intersection and dedicated turn lane

RENTAL RATE

- 2350 White Lane Unit A 3,720 sf \$2.60 PSF + \$0.67 PSF NNN



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LOCATION HIGHLIGHTS

- Shopping Center is Located in the City of Bakersfield and Heavy Pedestrian and Automobile Traffic
- Adjacent to White Lane/Hughes Bus Station
- Surrounded by Schools, Places of Worship, Shopping, restaurants, entertainment
- Minutes from Golden west Casino, Kern County Fair, Bakersfield Municipal Airport
- Neighboring tenants include: Superior Grocers, Fallas Paredes, Planet Fitness, Starbucks, McDonald's, Sonic Drive In, Chase Bank, El Pollo Loco, Denny's, Papa John's Pizza, Holiday Inn Express, Howard Johnson by Windham, Smart and Final Extra!, AMF LANES (bowling), Planz Skatepark,
- Conveniently adjacent to 99 freeway and White Lane exit



DEMOS	1 mile	3 mile	5 mile
Population	21,555	158,059	267,795
Avg. HH Income	\$51,904	\$58,726	\$65,143
Daytime Pop.	15,503	113,384	193,866
Traffic Count	±41,969 CPD on Intersection		

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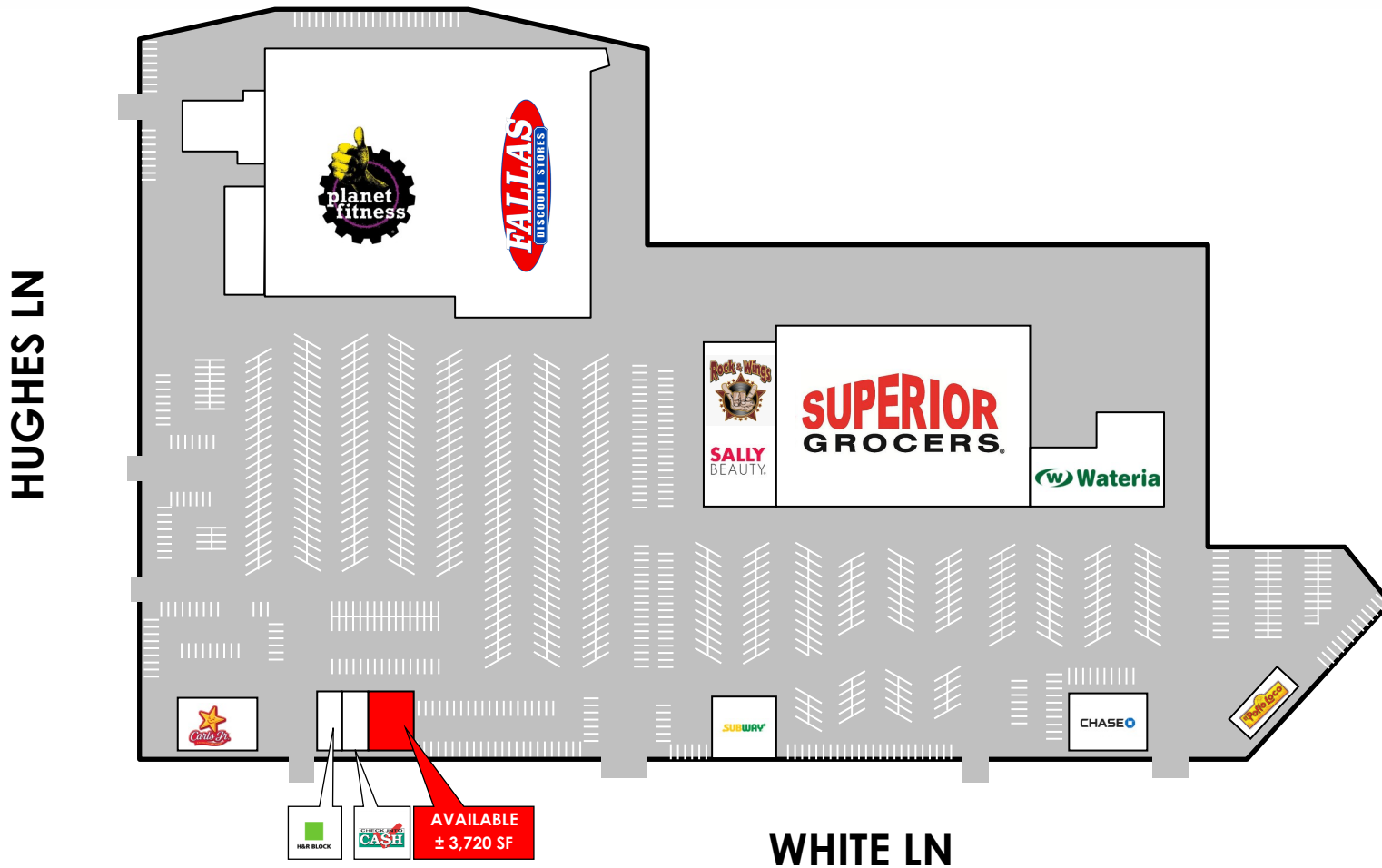
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