## FOR SALE OR LEASE > SHOPPING CENTER ANCHOR Former "Vons" Grocery Space

3400 STINE ROAD, BAKERSFIELD, CALIFORNIA



## **REDUCED PRICE!**

## **Property Features**

- > 36,800 SF Former Vons Site Available.
- > Strong Established Population Base.
- > CVS, Pep Boys, Oak Liquidators Co-Anchors.
- > Extra Large Parking Field.
- > Easy Street Access from Stine and Planz Roads.
- > Street Signage on Both Thoroughfares.
- > Competitive Lease Rates and Sale Price.
- > Only \$63/SF!
- > Available Now!

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Stine Road Monument Signage

PLANZ RD

Site



Colliers

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## **Property Profile**

Location:	3400 Stine Road, Bakersfield, CA (Kern County)				TINS
Size:	36,800 SF of building on a 3.38 acre parcel within the Stockdale Town Center				CVS
Co-Tenants:	CVS, Pep B	ep Boys, Oak Liquidators Furniture			pharmacy
Demographics:	Distance 1 Mile: 3 Mile: 5 Mile: 10 Mile: 20 Mile:	Population 21,830 157,930 271,513 544,720 600,423	Average <u>HH Income</u> \$54,358 \$64,434 \$66,401 \$68,495 \$67,726	Total <u>Housing Units</u> 7,266 52,252 86,275 171,801 186,158	Planz Road Monument Signage
Traffic Volume:	Stine Road:20,385 cars per dayPlanz Road:7,241 cars per dayTotal Exposure:27,626 cars per day				
City of Bakersfield Population: 523,164				and the second second second	
Kern County Population:		874,589			
Asking Lease Rate:		<b>\$0.65 NNN, AS-IS for the entire space</b> (Will consider demising!)			
Asking Price:		\$3,200,000 REDUCED \$2,295,000			
Market Resource: bakersfieldcity.us, kedc.com, co.kern.ca.us, kerncog.com, alteryx.com					Rear Recessed Loading Dock

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