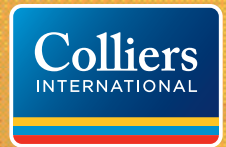


FOR SALE OR LEASE > SHOPPING CENTER ANCHOR



Former "Vons" Grocery Space

3400 STINE ROAD, BAKERSFIELD, CALIFORNIA



REDUCED PRICE!

Stine Road Monument Signage

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!



AGENT: STEVE RONTPELL
559 221 1271 | EXT. 113
FRESNO, CA
steve.rontpell@colliers.com
BRE #00932510

AGENT: GARRET TUCKNESS
661 631 3811
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garret.tuckness@colliers.com
BRE #01323185

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

Property Profile

Location: 3400 Stine Road, Bakersfield, CA (Kern County)
 Size: 36,800 SF of building on a 3.38 acre parcel within the Stockdale Town Center

Co-Tenants: CVS, Pep Boys, Oak Liquidators Furniture

Demographics:	Distance	Population	Average HH Income	Total Housing Units
	1 Mile:	21,830	\$54,358	7,266
	3 Mile:	157,930	\$64,434	52,252
	5 Mile:	271,513	\$66,401	86,275
	10 Mile:	544,720	\$68,495	171,801
	20 Mile:	600,423	\$67,726	186,158

Traffic Volume: Stine Road: 20,385 cars per day
 Planz Road: 7,241 cars per day
 Total Exposure: 27,626 cars per day

City of Bakersfield Population: 523,164

Kern County Population: 874,589

Asking Lease Rate: **\$0.65 NNN, AS-IS for the entire space**
 (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



Planz Road Monument Signage



Rear Recessed Loading Dock

