

RETAIL SPACE FOR LEASE - NEIGHBORHOOD SHOPPING CENTER

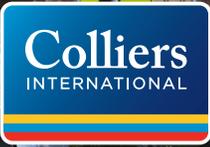
COFFEE AT RIVERLAKES

3900-4300 COFFEE ROAD, BAKERSFIELD, CA 93308



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RETAIL SPACE FOR LEASE

COFFEE AT RIVERLAKES - PROPERTY INFORMATION

3900-4300 COFFEE ROAD, BAKERSFIELD, CA 93308

Coffee at Riverlakes Shopping Center is located at the northeast corner of Coffee Road and Meany Avenue. Surrounded by highly populated residential neighborhoods with Centennial High School nearby, the center offers a convenient location for retailers and shoppers in Northwest Bakersfield.

HIGHLIGHTS

- > Shadow anchored by **WinCo Foods**
An Employee Owned Company
- > Inline space available
- > Easy access from Coffee Road
- > Ample parking
- > Traffic Counts Coffee Road: 30,259 AADT 2017 kern.cog.com
- > Traffic Counts Meany Avenue: 8,441 AADT 2017 kern.cog.com
- > Neighboring Tenants include:



AVAILABILITY

Suite A2 1,260 SF \$2.00/sf NNN

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,209	76,537	220,054
TOTAL HOUSEHOLDS	3,735	26,729	79,529
AVE. HOUSEHOLD INCOME	\$102,765	\$101,924	\$87,477

2017 ESTIMATES, ALTERYX.COM

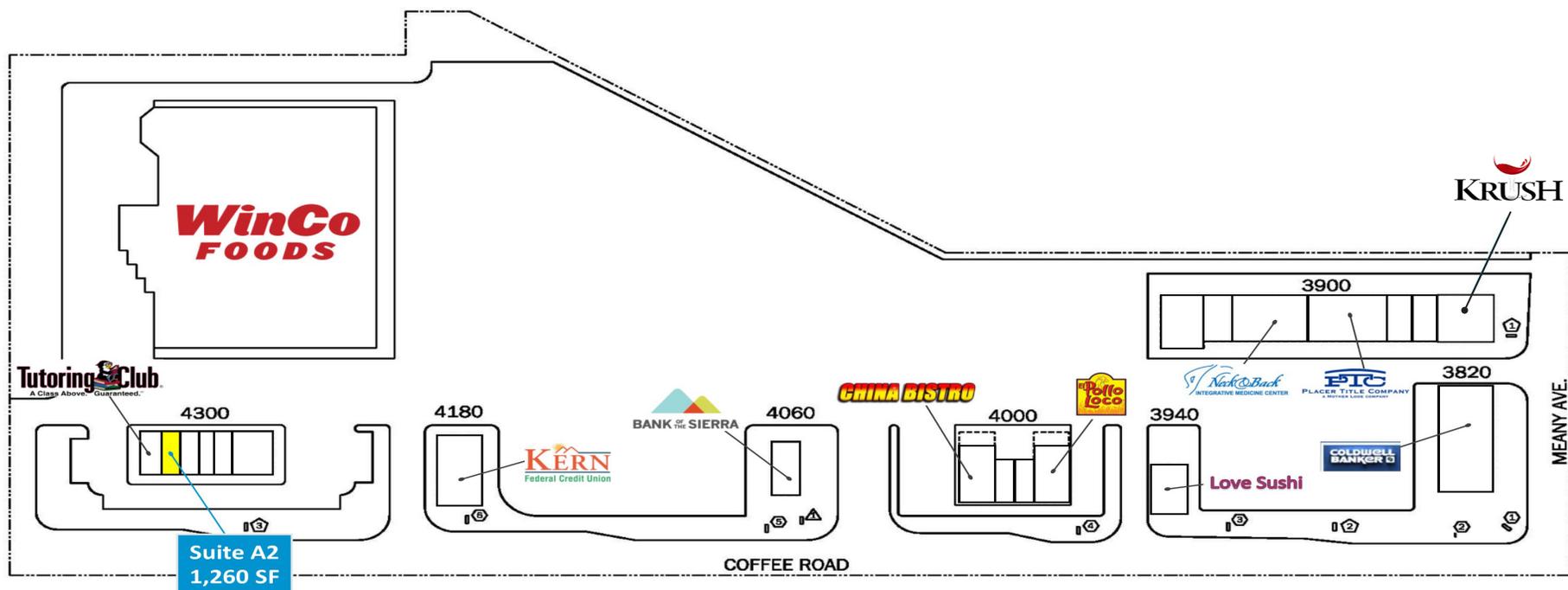


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COFFEE AT RIVERLAKES - SITE PLAN

3900-4300 COFFEE ROAD, BAKERSFIELD, CA 93308

SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
3820	COLDWELL BANKER	NAP	3915	KRUSH RESTAURANT & BAR	3,540	A1	TUTORING CLUB	1,344
3901	SERENITY SALON	4,000	3940	LOVE SUSHI	2,400	A2	AVAILABLE	1,260
3902	WINE ME UP	1,380	4001	CHINA BISTRO	2,200	A3	EDWARD JONES	1,260
3903	THE NECK & BACK CENTER	4,605	4002-4003	CAPTAIN CRAWFISH	2,160	A4	ALLSTATE	1,080
3907	PLACER TITLE	6,915	4004	EL POLLO LOCO	2,400	A5	MODEL NAILS	1,260
3913	GREEN CLEANERS	1,440	4060	BANK OF SIERRA	3,500	A6	VALLEY REUBLICAN BANK	2,700
3914	FINO'S MENSWEAR	1,440	4180	KERN FEDERAL CREDIT UNION	5,000			



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COFFEE AT RIVERLAKES - COMPETITION MAP

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