

NEIGHBORHOOD SHOPPING CENTER-UNDER CONSTRUCTION

EAGLE OAKS



NEC STOCKDALE HWY & ALLEN ROAD, BAKERSFIELD, CA



AGENT: GARRET TUCKNESS, CLS
SENIOR VICE PRESIDENT
RETAIL PROPERTIES TEAM
DIR 661 631 3811
LICENSE NUMBER 01323185
garret.tuckness@colliers.com

AGENT: JJ WOODS, CLS
SENIOR VICE PRESIDENT
RETAIL PROPERTIES TEAM
DIR 661 631 3807
LICENSE NUMBER 01420570
jj.woods@colliers.com

AGENT: JOHN S. HALE
SENIOR VICE PRESIDENT | PRINCIPAL
RETAIL PROPERTIES TEAM
DIR 661 631 3815
LICENSE NUMBER 00870084
john.hale@colliers.com

AGENT: DAVID A. WILLIAMS, SIOR
SENIOR VICE PRESIDENT | PRINCIPAL
OFFICE PROPERTIES TEAM
DIR 661 631 3816
LICENSE NUMBER 00855489
david.a.williams@colliers.com

NEIGHBORHOOD SHOPPING CENTER-UNDER CONSTRUCTION

EAGLE OAKS

PROPERTY INFORMATION

NEC STOCKDALE HWY & ALLEN ROAD, BAKERSFIELD, CA

Eagle Oaks is located at the northeast corner of Stockdale Highway and Allen Road in west Bakersfield. With easy access to the newly completed Westside Parkway and situated in Bakersfield's fastest growing residential areas with nearby high schools, parks and sports fields, Eagle Oaks is a prime location for retailers and shoppers alike. Also adjacent to Valley Children's Speciality Care Center, a new 52,000 SF medical center opening 2018!

HIGHLIGHTS

- › 88,620 SF proposed neighborhood shopping center
- › Anchor, shop, pad (with drive-thru) space available
- › Option to ground lease or build-to-suite
- › Adjacent to Valley Children's Speciality Care Center
- › \$100,000+ Average Household Income withing one (1) mile radius
- › Neighboring tenants include:



AVAILABLE SPACE

Shop Space:

Minimum 1,000 SF to 7,200 SF \$30.00-\$36.00/SF

Fast Food Pad (Drive-thru available):

Minimum 2,700 SF to 13,000 SF \$90,000-\$100,000 Ground Rent

Anchor Space:

Minimum 6,000 SF to 35,000 SF To Be Determined



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,116	60,109	163,543
EMPLOYEES	1,237	17,948	50,188
TOTAL HOUSEHOLDS	2,996	20,340	56,091
AVE. HH INCOME	\$123,758	\$124,832	\$107,200

2017 ALTERYX, INC.

COLLIERS INTERNATIONAL
10000 Stockdale Highway, Suite 102
Bakersfield, CA 93311
661 631 3800
www.colliers.com/bakersfield



NEIGHBORHOOD SHOPPING CENTER-UNDER CONSTRUCTION

EAGLE OAKS

SITE PLAN

NEC STOCKDALE HWY & ALLEN ROAD, BAKERSFIELD, CA



NEIGHBORHOOD SHOPPING CENTER-UNDER CONSTRUCTION

EAGLE OAKS SITE PLAN

NEC STOCKDALE HWY & ALLEN ROAD, BAKERSFIELD, CA

AVAILABLE SPACE

SPACE TYPE	SQ FT	RENT RANGE
SHOP	1,000 TO 7,200	\$30.00 - \$36.00/SF
FAST FOOD (Drive thru available)	2,700 TO 13,000	\$90,000-\$100,000 ANNUAL
ANCHOR	6,000 TO 35,000	TO BE DETERMINED



NEIGHBORHOOD SHOPPING CENTER-UNDER CONSTRUCTION

EAGLE OAKS

LOCATION OVERVIEW

NEC STOCKDALE HWY & ALLEN ROAD, BAKERSFIELD, CA

BAKERSFIELD

The “Southern Gateway to the Central Valley”. Bakersfield is the 9th largest city in California, with the “City” population of 378,380 according to the U.S. Census Bureau estimates for 2016. The total population for Bakersfield and the surrounding communities would be approximately 523,164. Bakersfield is one of the fastest growing regions in the nation. It is the focal point of the larger Bakersfield-Delano Metropolitan Statistical Area (MSA), which is coexistent with Kern County. In 2016, according to the U.S. Census Bureau, Kern County’s population was estimated to be 884,788, making it the 62nd largest metropolitan area in the United States. Bakersfield also boasts an impressive collection of locally-owned authentic restaurants including more Basque eateries than another other city in the nation.

Economy

Bakersfield is the seat of the most productive oil producing county with approximately 10% of the nation’s domestic production and the fourth most productive agricultural county (by value) in the United States. Other industries include: natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, Bakersfield is also the largest city with the lowest sales tax rate in the state (7.25%), which is also the state minimum. Bakersfield boasts business friendly policies, such as having no local utility or inventory taxes.



TOP EMPLOYERS - BAKERSFIELD

NUMBER EMPLOYED

County of Kern	7,475
The Guimarra Corporation	4,200
Grimmway Farms	3,500
Bolthouse Farms	2,000
Bakersfield Memorial Hospital	1,400
City of Bakersfield	1,300
Mercy Hospitals	1,200
ARB	1,200
Kern Medical Center	1,200
State Farm Insurance	1,045
Sun World, Inc.	1,025
Chevron	1,000
Adventist Community Hospital	880
Andrews Distribution	800
Seventh Standard Ranch Co.	800

Source: Kern Economic Development Corporation



BAKERSFIELD DEMOGRAPHICS	(2016 ESTIMATED)
Population estimates - July 2016	376,380
Population % change 2010-2016	8.3%
Households (2010-2016)	113,682
Persons per household	3.20
Median household income	\$58,669
Per capita income	\$24,392
Population per square mile	2,444.2
Land area in square miles	142.16
Source: U.S. Census Bureau 2016 Stats	



NEIGHBORHOOD SHOPPING CENTER-UNDER CONSTRUCTION

EAGLE OAKS

LOCATION OVERVIEW

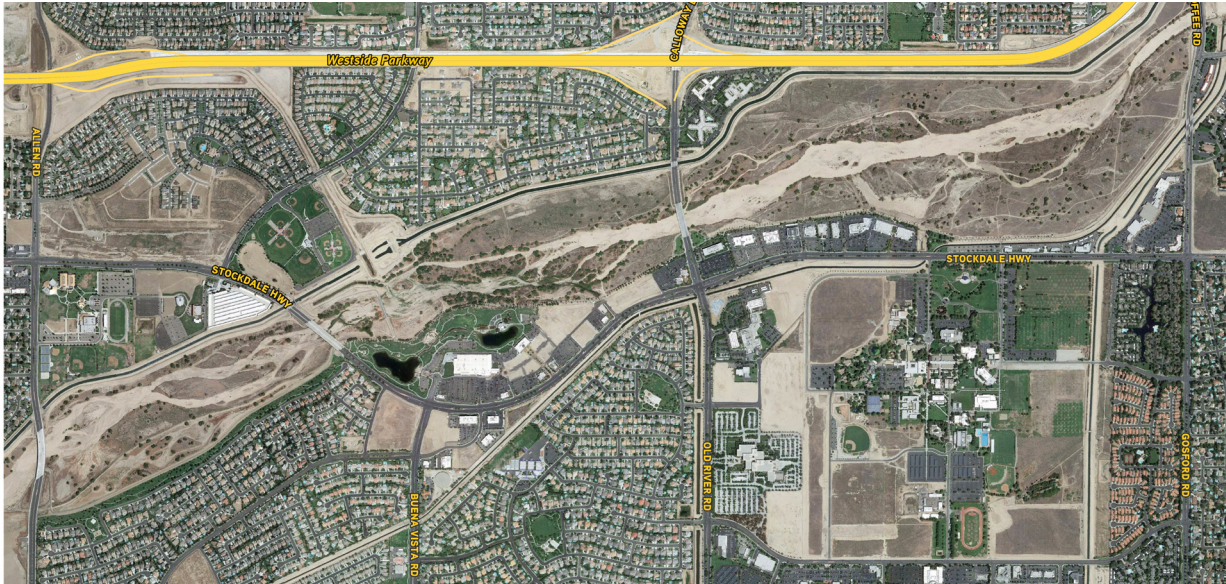
NEC STOCKDALE HWY & ALLEN ROAD, BAKERSFIELD, CA

KERN COUNTY

Kern County is strategically located and is the gateway to Southern California, the Mojave Desert, the Sierra Nevada and the San Joaquin Valley. It is equidistant between Fresno and Los Angeles (110 miles). Because of its strategic location, Kern County is within easy reach of Los Angeles, San Francisco, Las Vegas, the Pacific Ocean or Yosemite National. Kern County is California's third largest county and is one of the fastest growing areas in the U.S. in terms of population growth.

Economy

Kern County's top two industries are energy and agriculture, and Kern is California's top oil producing county with 81% of the active wells in the state located here. Kern County is also home to two military installations, Edwards Air Force Base and China Lake Naval Weapons Center, which comprise a strong aviation, space and military presence.



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



TOP EMPLOYERS - KERN COUNTY	NUMBER EMPLOYED
Edwards Air Force Base	11,500
County of Kern	7,475
China Lake Naval Weapons Center	5,000
Guimarra Farms	4,200
Grimmway Farms	3,500
Bolthouse Farms	2,000
Bakersfield Memorial Hospital	1,400
City of Bakersfield	1,300
Bear Creek Productions	1,250
Mercy Hospitals	1,200
Source: Kern Economic Development Corporation	



KERN COUNTY DEMOGRAPHICS	(2016 ESTIMATED)
Population estimates - July 2016	884,788
Population % change 2010-2016	5.4%
Households (2010-2016)	262,337
Persons per household	3.20
Median household income	\$49,788
Per capita income	\$21,094
Population per square mile	103.3
Land area in square miles	8,131.92
Source: U.S. Census Bureau 2016 Stats	

NEIGHBORHOOD SHOPPING CENTER-UNDER CONSTRUCTION

EAGLE OAKS COMPETITION AERIAL

Colliers
INTERNATIONAL

NEC STOCKDALE HWY & ALLEN ROAD, BAKERSFIELD, CA

CONTACT US

JJ WOODS
SENIOR VICE PRESIDENT
RETAIL PROPERTIES TEAM
CENTRAL CALIFORNIA
DIR 661 631 3807
LICENSE NUMBER 01420570
jj.woods@colliers.com

GARRET TUCKNESS, CLS
SENIOR VICE PRESIDENT
RETAIL PROPERTIES TEAM
CENTRAL CALIFORNIA
DIR 661 631 3811
LICENSE NUMBER 01323185
garret.tuckness@colliers.com

JOHN S. HALE
SENIOR VICE PRESIDENT | PRINCIPAL
RETAIL PROPERTIES TEAM
CENTRAL CALIFORNIA
DIR 661 631 3815
LICENSE NUMBER 00870084
john.hale@colliers.com

DAVID A. WILLIAMS, SIOR
SENIOR VICE PRESIDENT | PRINCIPAL
OFFICE PROPERTIES TEAM
CENTRAL CALIFORNIA
DIR 661 631 3816
LICENSE NUMBER 00855489
david.a.williams@colliers.com

COLLIERS INTERNATIONAL
10000 Stockdale Highway, Suite 102
Bakersfield, CA 93311
661 631 3800
www.colliers.com/bakersfield



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.