

# FOR LEASE > RETAIL SPACE TAFT HILLS PLAZA

1044 KERN STREET, TAFT, CA 93268

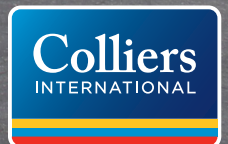


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# FOR LEASE > RETAIL SPACE TAFT HILLS PLAZA PROPERTY INFORMATION

1044 KERN STREET, TAFT, CA 93268

**1044 Kern Street** is located at Kern Street and N. 10th Street.  
Taft Hills Plaza is Taft's primary grocery-anchored shopping center.

## AVAILABLE

|       |            |               |
|-------|------------|---------------|
| 1068: | 815 SF     | \$1.25/SF NNN |
| 1056: | 1,187 SF   | \$1.25/SF NNN |
| 1048: | 1,950 SF   | \$1.25/SF NNN |
| 1032: | 4,500 SF   | \$1.10/SF NNN |
| 1018: | 2,240 SF   | \$1.25/SF NNN |
| 1012: | 2,240 SF   | \$1.25/SF NNN |
| PAD:  | 0.55 ACRES | \$65,000/YR   |

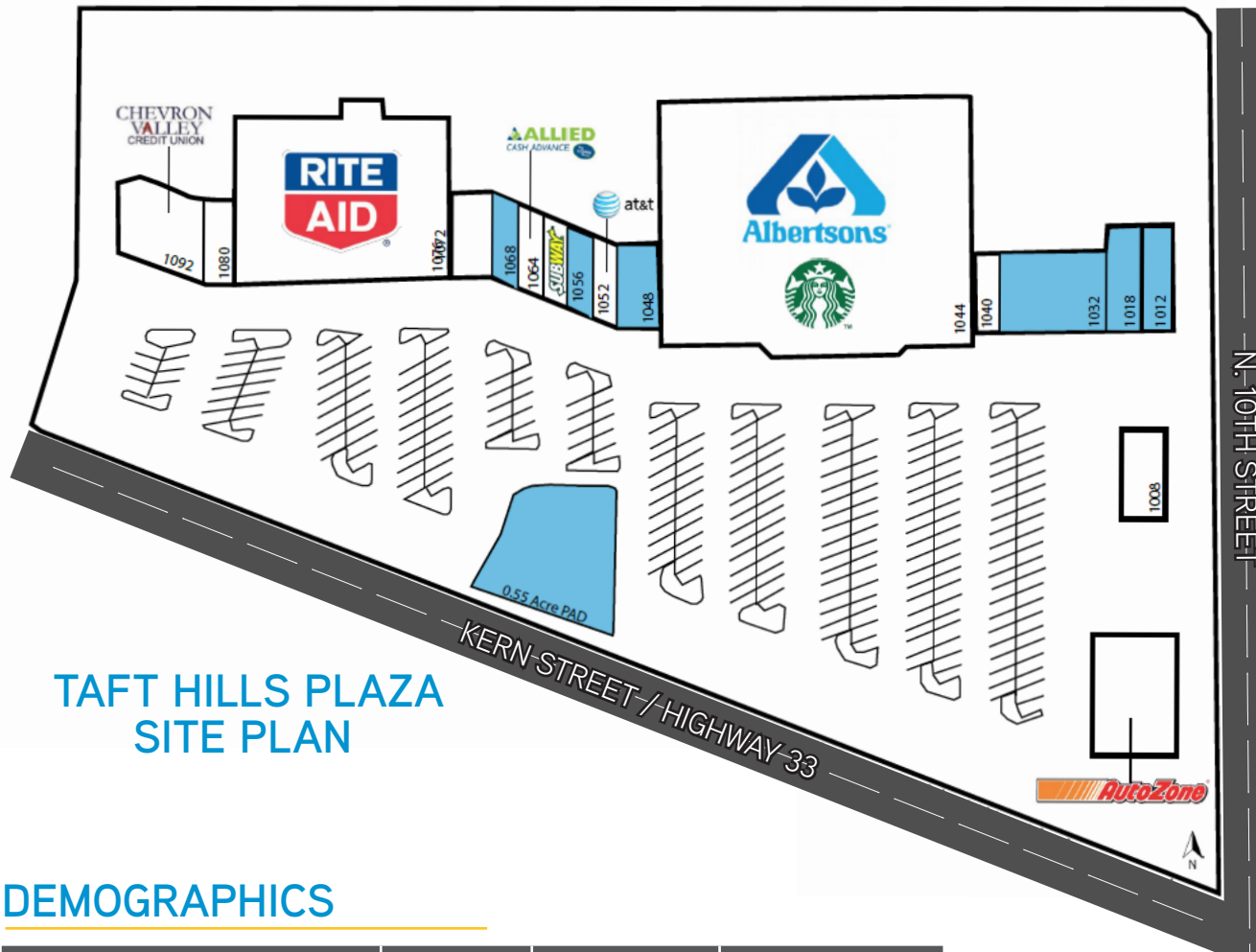
## HIGHLIGHTS

- > 93,608 SF grocery-anchored shopping center
- > Inline and endcap space available
- > 815 SF to 8,988 SF space available
- > Pad ground lease opportunity
- > Easy access from both Kern Street and N. 10th Street
- > Traffic Counts: 27,520 ADT 2014 County of Kern, Caltrans
- > Joint co-tenants:



# FOR LEASE > RETAIL SPACE TAFT HILLS PLAZA SITE PLAN

1044 KERN STREET, TAFT, CA 93268



## DEMOGRAPHICS

|               | 1 MILE   | 3 MILE   | 5 MILE   |
|---------------|----------|----------|----------|
| Population    | 10,944   | 15,790   | 15,956   |
| Employees     | 3,675    | 4,455    | 4,918    |
| Households    | 3,626    | 4,966    | 5,023    |
| Avg HH Income | \$55,319 | \$53,202 | \$53,229 |

2017 estimates, Alteryx.com

| SUITE | TENANT              | SF         |
|-------|---------------------|------------|
| 1008  | Super Toms          | 1,950      |
| 1012* | AVAILABLE           | 2,240      |
| 1018* | AVAILABLE           | 2,240      |
| 1032* | AVAILABLE           | 4,500      |
| 1040  | Foster's Donuts     | 815        |
| 1044  | Albertsons          | 42,728     |
| 1048  | AVAILABLE           | 1,950      |
| 1052  | AT&T                | 1,187      |
| 1056  | AVAILABLE           | 1,187      |
| 1060  | Subway              | 1,187      |
| 1064  | Allied Cash Advance | 1,187      |
| 1068  | AVAILABLE           | 815        |
| 1072  | China One Express   | 1,950      |
| 1076  | Rite Aid            | 25,035     |
| 1080  | Taft Nails          | 1,100      |
| 1092  | Chevron Valley C.U. | 3,537      |
| Pad   | AVAILABLE           | 0.55 Acres |

\* Can be combined for a total of 8,980 SF

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# FOR LEASE > RETAIL SPACE TAFT HILLS PLAZA COMPETITION AERIAL

1044 KERN STREET, TAFT, CA 93268



Taft Hills Plaza



Taft Union High School  
Taft College

## CONTACT US

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