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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:









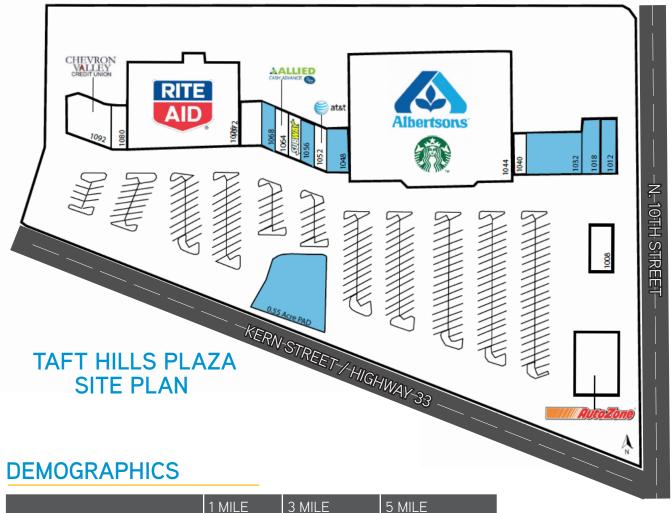






FOR LEASE > RETAIL SPACE TAFT HILLS PLAZA SITE PLAN

1044 KERN STREET, TAFT, CA 93268



	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



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Taft Hills Plaza



Taft Union High School Taft College

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