

FOR LEASE > RETAIL SPACE

KERN VALLEY PLAZA

5500-5640 LAKE ISABELLA BLVD., LAKE ISABELLA, CA 93240



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PROPERTY INFORMATION

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Kern Valley Plaza is Lake Isabella's primary grocery/drug anchored center and is located at 5500-5640 Lake Isabella Blvd., off of Highway 178.

AVAILABLE

Suite A2.....1,750SF.....\$1.15/SF/MO NNN
 Suite A3.....1,750SF.....\$1.15/SF/MO NNN
 Suite A4.....1,750SF.....\$1.15/SF/MO NNN
 Suite E3.....2,400SF.....\$1.00/SF/MO NNN
 Suite G2.....1,200SF.....\$1.00/SF/MO NNN
 Suite G3.....1,200SF.....\$1.00/SF/MO NNN
 Suite K.....7,582SF.....\$0.75/SF/MO NNN
 Suite K.....1 ACRE.....GROUND LEASE OPPORTUNITY

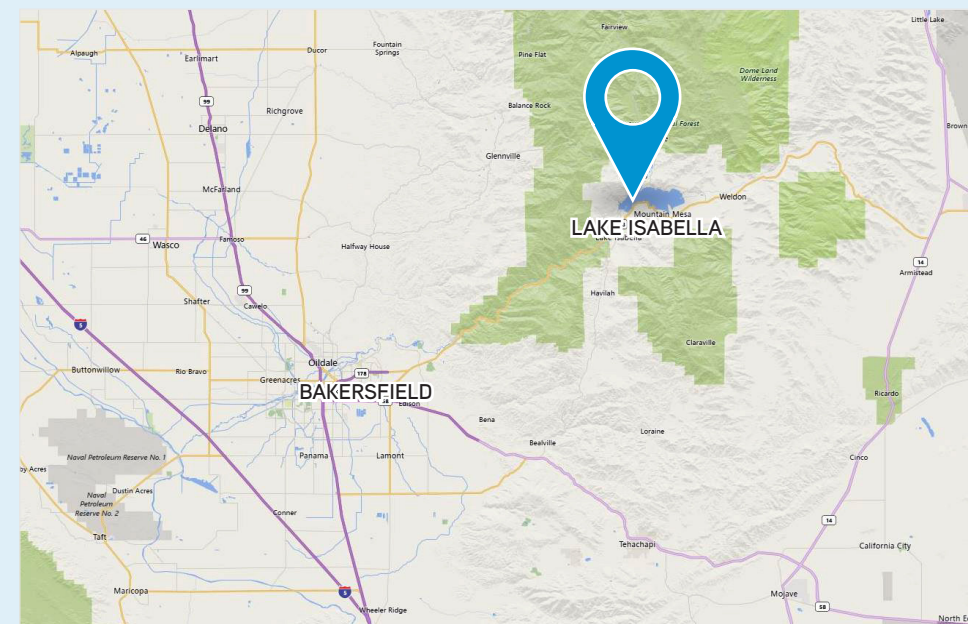
HIGHLIGHTS

- > 131,903 SF Neighborhood Shopping Center
- > Restaurant Space Available Now!
- > One (1) Acre Ground Lease Opportunity Available Now!
- > Conveniently located off of Highway 178
- > Located just 40 miles northeast of Bakersfield
- > Former restaurant space and former Yogurt Shop space available

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Total Population:	2,518	6,040	7,850
Total Households:	1,155	2,821	3,640
Average Income:	\$35,435	\$38,977	\$43,630
Median HH Income:	\$25,082	\$24,961	\$27,945

2017, Alteryx.com

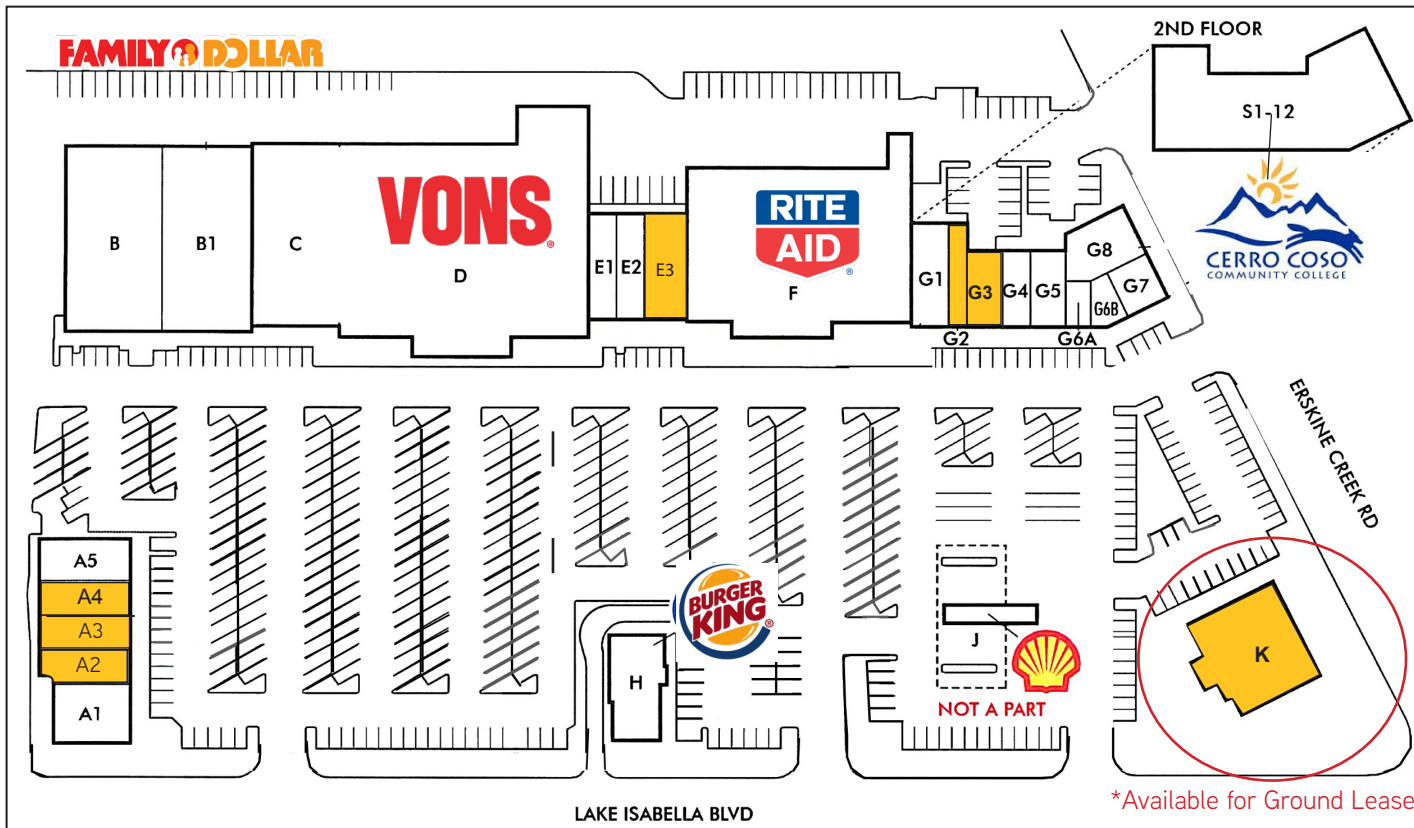


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SITE PLAN

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CONTACT US

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SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
A1	KERN VALLEY PLAZA	2,990	E2	PATIENT SERVICES	1,600	G6B	BANK OF AMERICA	640
A2	AVAILABLE	1,750	E3	AVAILABLE	2,400	G7	SMOKEHOUSE, INC	960
A3	AVAILABLE	1,750	F	RITE AID	21,305	G8,S1	CERRO COSO COLLEGE	14,400
A4	AVAILABLE (REST. SPACE)	1,750	G1	DMV	2,431	H	BURGER KING (NAP)	3,300
A5	DENTAL OFFICE	2,100	G2	AVAILABLE	1,200	J	SHELL/INYO CRUDE	NAP
B	HOME & FASHION	9,423	G3	AVAILABLE	1,200	K	AVAILABLE	7,582
B1	FAMILY DOLLAR	10,037	G4	MORTENSON INS.	1,200	K	GROUND LEASE	1 ACRE
C/D	VONS	40,046	G5	MEDIACOM	1,350			
E1	CJ'S HAIR SALON	1,575	G6A	EDWARD JONES	914			

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COMPETITION MAP

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