



Colliers

For Lease  
Retail Space in Village at  
Towne Centre

1201 24th Street | Bakersfield, CA

**JJ Woods, CLS**

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## Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	10,833	125,340	301,810
Total Households:	4,451	40,897	100,154
Average HH Income:	\$47,604	\$47,591	\$61,340
Employees:	22,188	68,329	118,662

Alteryx.com 2020 Estimates

## Property Information

*Village at Towne Centre* is located at the corner of 24th Street and L Street.

- A Community Shopping Center
- Retail/Mixed use center
- Offers excellent exposure and visibility
- High Traffic Counts - 50,469 AADT on 24th Street and M Street and 46,855 AADT on 23rd Street and M Street  
(2021 - www.kerncog.com)
- Located in Downtown Bakersfield between 23rd and 24th Streets
- Zoned C-2, City of Bakersfield
- Co-tenants include:

Western Dental

The UPS Store



NEW CITY CLEANERS



## Lease Rate

[Call Agent for Details](#)

## Availability

Building D - Suite 110	1,145 SF
Building D - Suite 170	1,145 SF
EV Charging Station	Call Broker for more Information

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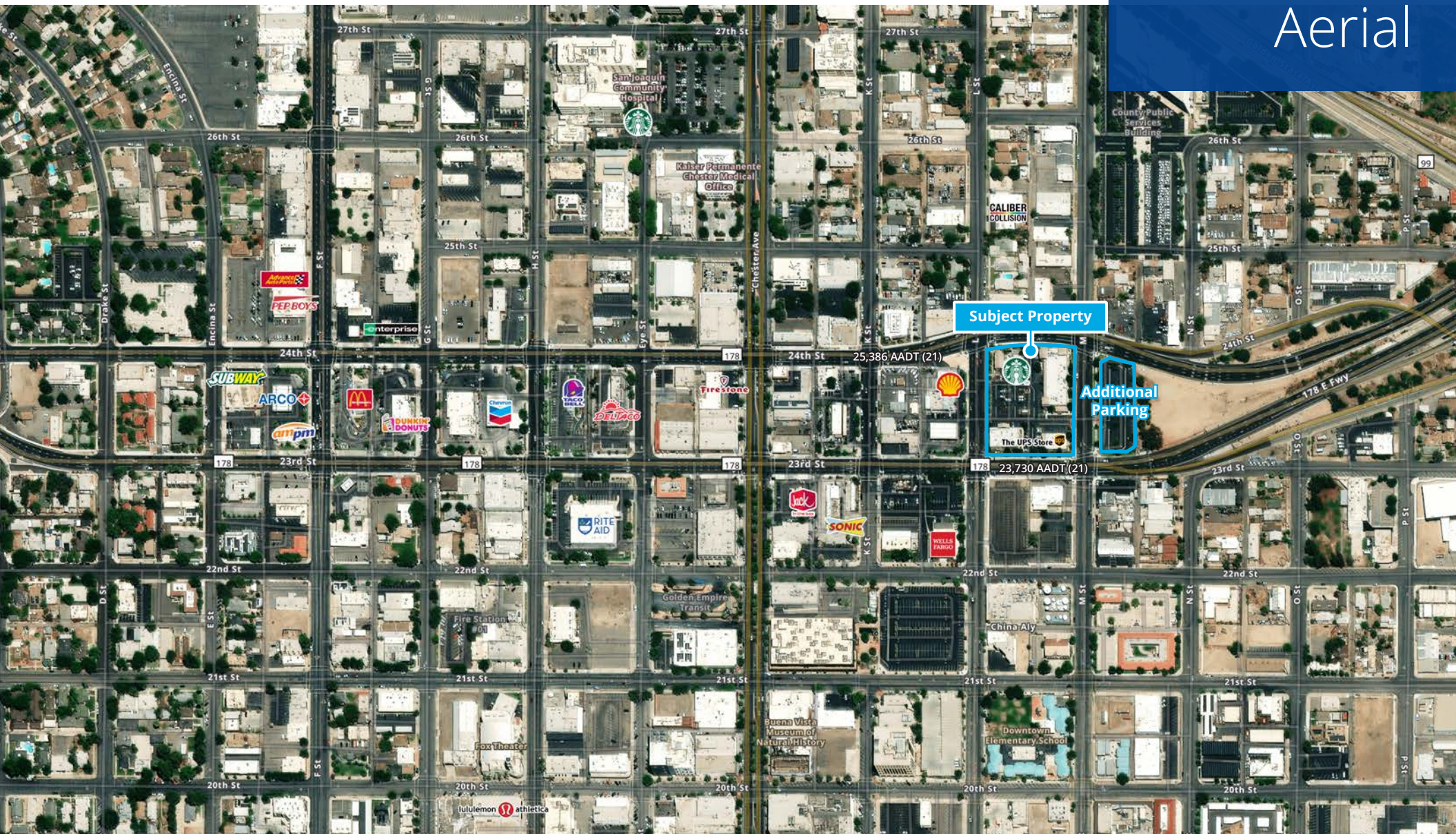
# Retail Site/Floor Plan



Suite	SF
Building D - 110	1,145
Building D - 170	1,145
EV Charging Station	Call Broker



# Aerial



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