

RETAIL SPACE FOR LEASE



# THE PALMS SHOPPING CENTER

SEC PANAMA LANE & STINE ROAD, BAKERSFIELD, CA



## LOCATION:

The Palms is a 47,888 s.f. neighborhood shopping center located at 4701, 4725, 4741, 4803, 4831 and 4837 Panama Lane at the signalized intersection on the southeast corner of Panama Lane and Stine Road in Southwest Bakersfield. Panama Lane is a major east-west arterial that connects to Freeway 99 to the east with major surrounding retailers such as Costco, Fresh & Easy, Chase Bank and Starbucks.

## HIGHLIGHTS:

- Approx. 3,700 s.f. available
- Situated on approx. 6.26 acres
- Close to Freeway 99
- Located in a growing trade area
- Anchored by Dollar Tree, US Armed Forces, Starbucks, UPS Store, Subway, Me & Ed's Pizza, Allstate and H & R Block.
- Traffic Counts: Panama Lane 25,848 ADT  
Stine Road 15,771 ADT

## AVAILABLE:

Suite D11.....1,700 s.f.  
Suite D14.....2,000 s.f.

## LEASE RATE:

**\$1.45/s.f. NNN**  
NNN: \$0.58/s.f.

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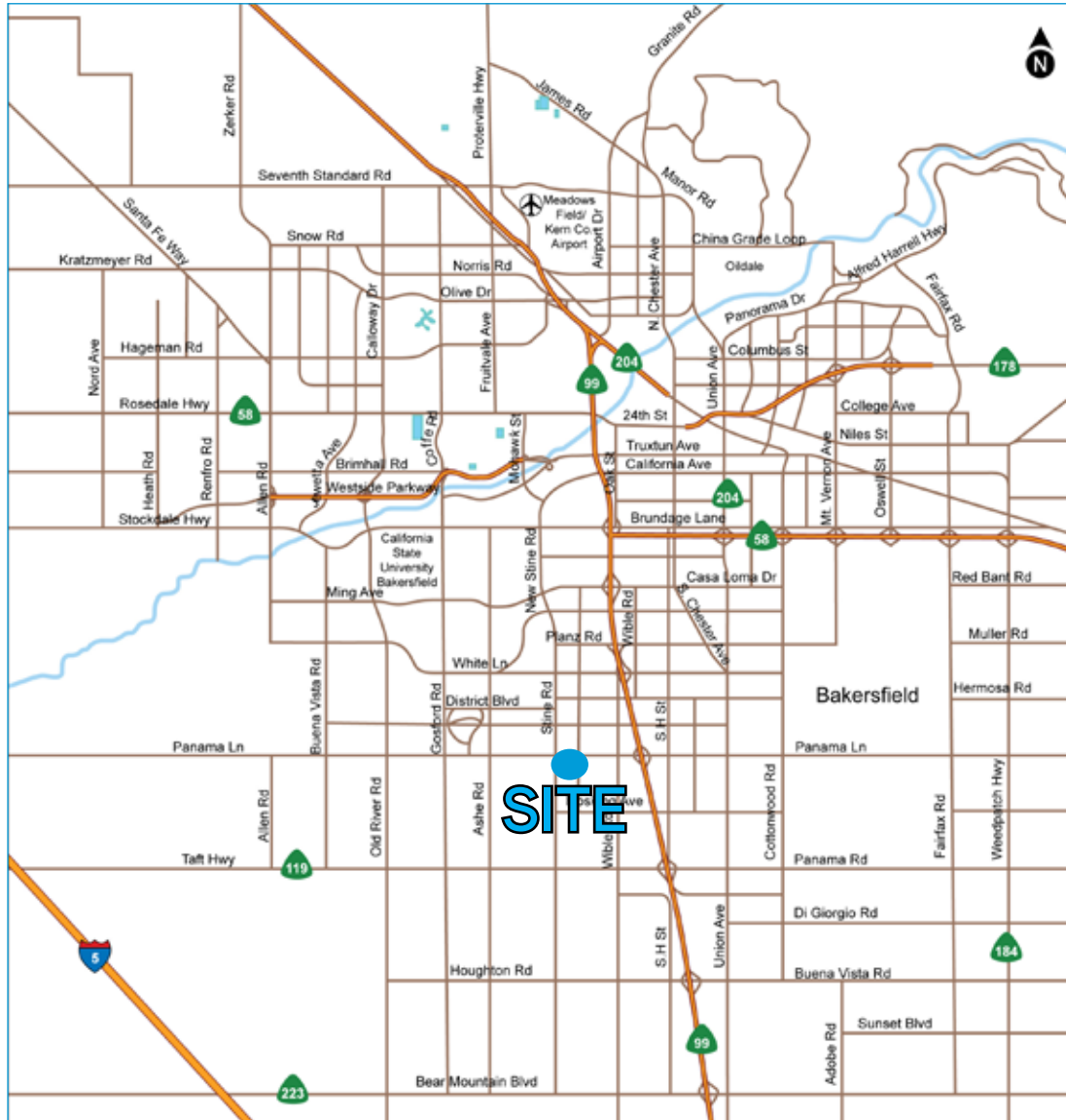
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## 2015 DEMOGRAPHICS:

Total Population  
Total Households  
Average Household Income  
2015, Alteryx.com

### 1 Mile

18,368  
5,278  
\$69,950

### 3 Miles

125,057  
36,909  
\$63,457

### 5 Miles

231,947  
73,001  
\$69,564

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## SITE PLAN:



SUITE	TENANT	SQ. FT.
A	Starbucks	1,700
A1	Bluehorse Real Estate	1,003
A2	H&R Block	1,144
A3	Tobacco Plus	1,060
B1-2	Village Sports Grill	3,196
C1-2	El Patron Grill	3,510
D1	Subway	1,500
D2	Twisteez	1,200
D3	The UPS Store	1,200
D4	Just Wing It	1,200

SUITE	TENANT	SQ. FT.
D5-9	Dollar Tree	9,684
D10	New India	1,700
D11	AVAILABLE	1,700
D12	China Atlas	1,510
D13	Soy & Spice	1,792
D14	AVAILABLE	2,000
D15	Modern Nail & Spa	1,200
D16 - 18	U.S. Armed Forces	5,904
E1	Me-N-Eds Pizza	2,500
E2-3	Miramar	3,185

VACANCY



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## AERIAL MAP



## Contact Us

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