



For Lease | +/- 2,238 SF
Rare Drive-Thru Opportunity
Freeway 99 Exposure

1200 Oak St | Bakersfield, CA

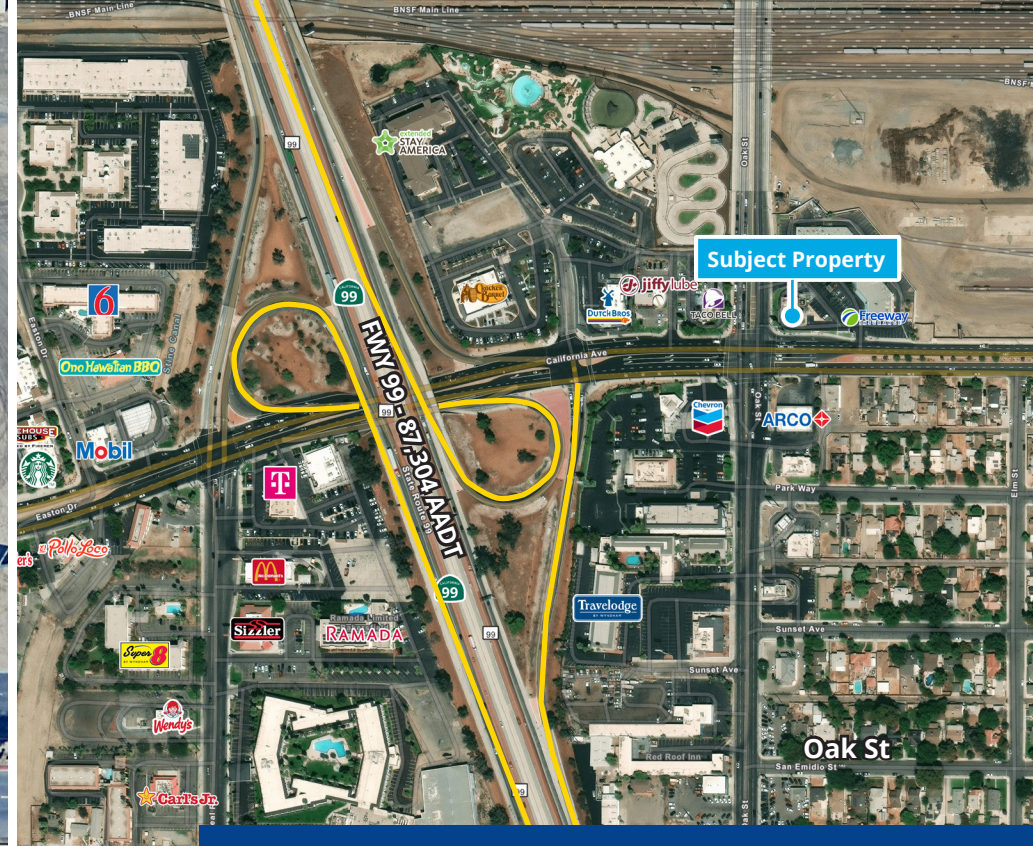
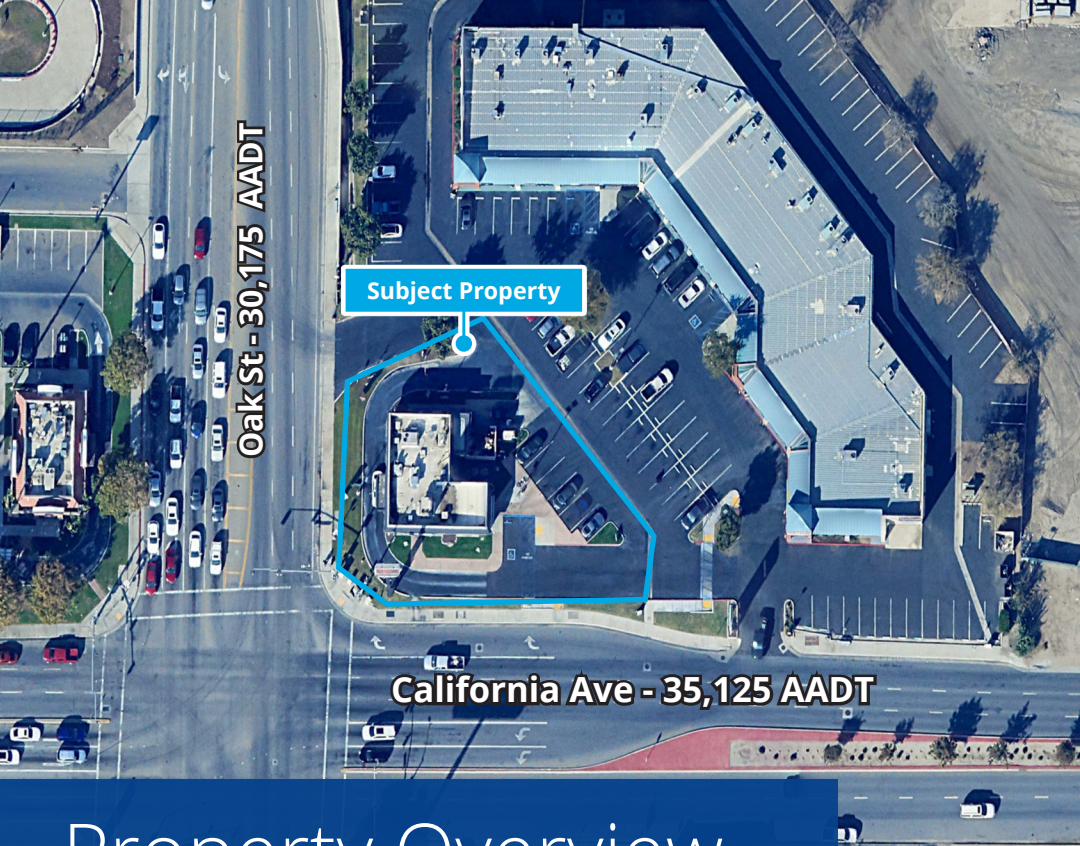
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Property Overview

1200 Oak Street is located on the northeast corner of Oak Street and California Avenue in close proximity to Downtown Bakersfield and Bakersfield High School. The property presents a rare opportunity for those seeking free standing drive-thru restaurant space in town.

Property Highlights:

- Rare drive-thru vacancy in Bakersfield
- Fully equipped restaurant space
- Located at signalized intersection of Oak St & California Ave
- Approx. 65,300 AADT (Oak St & California Ave combined)

Lease Rate:

\$140,000/year + NNN

Available:

+/- 2,238 SF

Trade Area Highlights:



Population

1 Mile: 12,321
3 Mile: 113,658
5 Mile: 321,129



Average HH Income

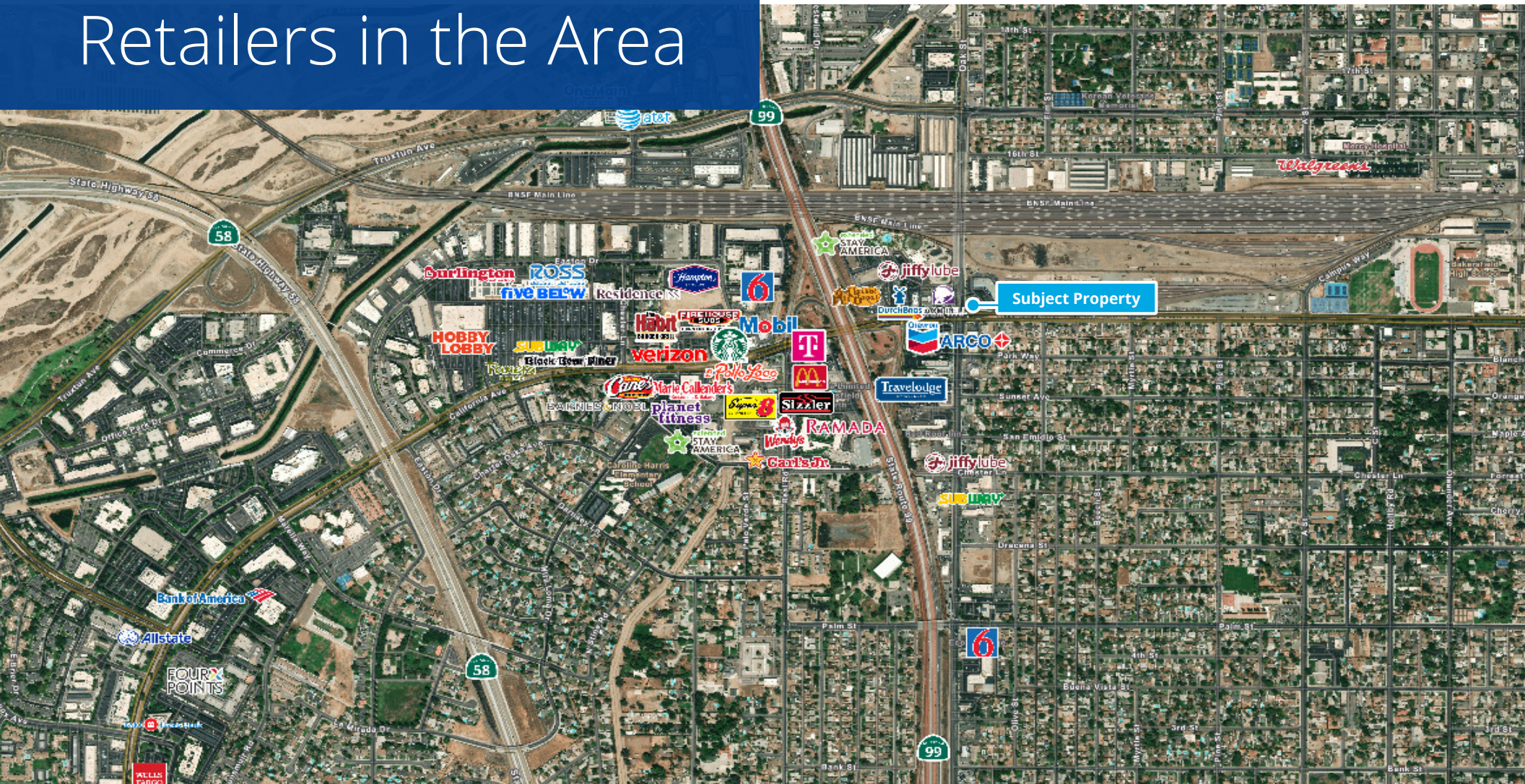
1 Mile: \$80,874
3 Mile: \$69,849
5 Mile: \$81,482



Households

1 Mile: 4,881
3 Mile: 40,492
5 Mile: 108,511

Retailers in the Area



Demographics



Population
 1 Mile: 12,321
 3 Mile: 113,658
 5 Mile: 321,129



Total Employees
 1 Mile: 14,465
 3 Mile: 92,771
 5 Mile: 154,769



Average HH Income
 1 Mile: \$80,874
 3 Mile: \$69,849
 5 Mile: \$81,482



Median Age
 1 Mile: 35.3
 3 Mile: 33.0
 5 Mile: 33.1



Households
 1 Mile: 4,881
 3 Mile: 40,492
 5 Mile: 108,511



Businesses
 1 Mile: 1,251
 3 Mile: 8,077
 5 Mile: 14,435

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Rare Drive-Thru Opportunity in Central Bakersfield

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