

CITY LIGHTS

at East Hills

 CUSHMAN &
WAKEFIELD

FOR LEASE | 3000 MALL VIEW ROAD
BAKERSFIELD, CA 93306

WHAT'S
NEXT
IN RETAIL

Planned 350,000sf Regional Retail Development in Northeast Bakersfield

The Property

Located along Highway 178, this exciting new development will offer Anchor Space up to 60,000sf, Inline Shops and Pad locations (with drive-thru options) along Mall View Road.

*Neighboring
Tenants*



SOMETHING NEW IS
COMING

to NORTHEAST BAKERSFIELD

Features

- Major New Development
- Heart of Northeast Bakersfield
- Easy access from 178

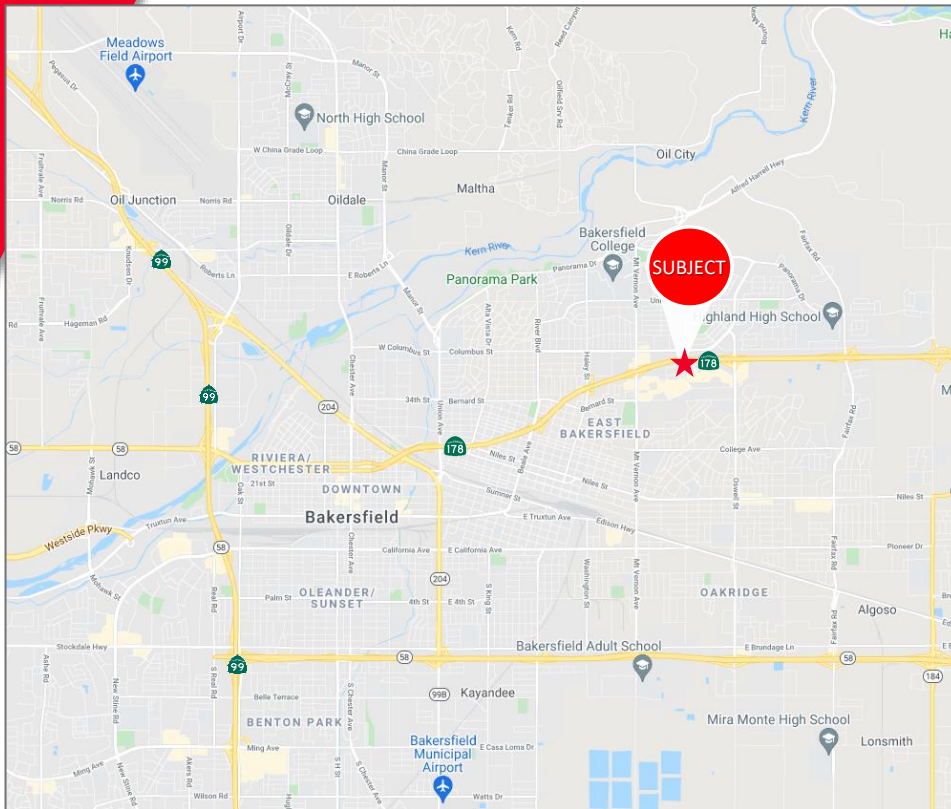
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 CUSHMAN &
WAKEFIELD

Surrounded by over 1 million square feet of retail with anchors such as Home Depot, Walmart, Target, Albertsons, Lowe's, Big Lots!, Smart & Final, CVS Pharmacy, Big 5, Walgreens, Rite Aid and PetSmart. Dense trade area with over 211,000 people in a 5-mile radius with an average household income of \$74,000 in 1 mile.



RETAIL SPACE

- Anchor Space
- In-line Shop Space
- Pad Space (with Drive-Thru Options)

TRAFFIC COUNTS

- Mt Vernon Avenue - approx. 24,196cpd
- Oswell Street - approx. 27,796cpd
- Highway 178 - approx. 91,250cpd

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HH INCOME



DAYTIME
POPULATION

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
3 Mile	116,750	\$59,199	24,543
5 Miles	211,334	\$58,214	70,102
10 Miles	507,378	\$74,480	167,871

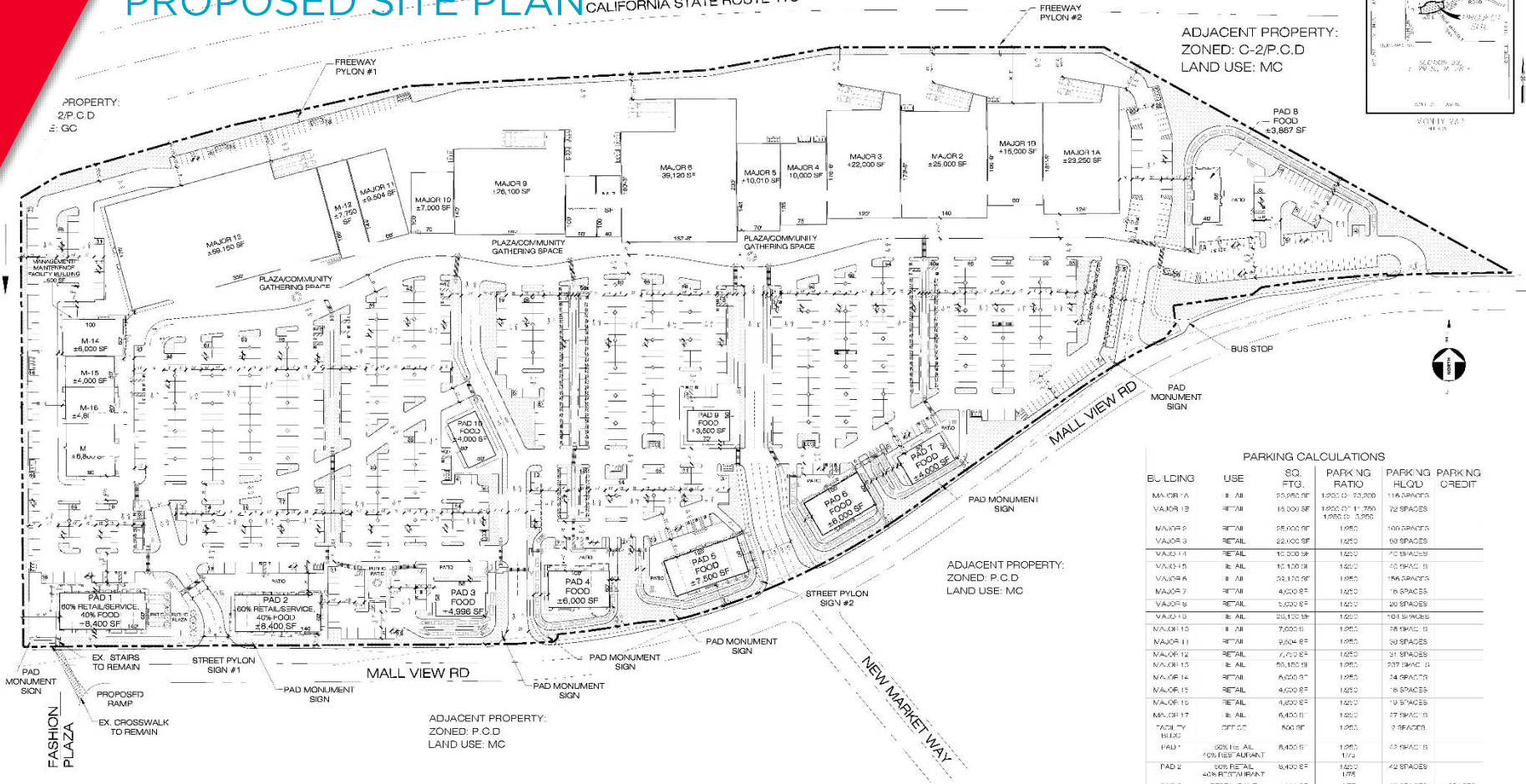
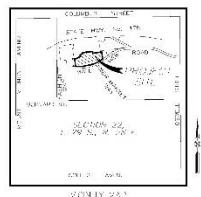


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NEIGHBORING RETAIL



PROPOSED SITE PLAN CALIFORNIA STATE ROUTE 178



PARKING CALCULATIONS					
BUILDING	USE	SQ. FT. G.	PARKING RATIO	PARKING REQ'D	PARKING CREDIT
MAJOR 1A	RETAIL	25,000 SF	1,000 SF : 25,000	11A SPACES	
MAJOR 1B	RETAIL	15,000 SF	1,000 SF : 11,750	72 SPACES	
MAJOR 2	RETAIL	15,000 SF	1,000 SF : 11,750	100 SPACES	
MAJOR 3	RETAIL	22,000 SF	1,000 SF : 11,750	60 SPACES	
MAJOR 11	RETAIL	10,000 SF	1,000 SF : 11,750	75 SPACES	
MAJOR 15	RETAIL	10,000 SF	1,000 SF : 11,750	75 SPACES	
MAJOR 8	RETAIL	20,000 SF	1,000 SF : 11,750	16A SPACES	
MAJOR 9	RETAIL	10,000 SF	1,000 SF : 11,750	30 SPACES	
MAJOR 10	RETAIL	20,000 SF	1,000 SF : 11,750	101 SPACES	
MAJOR 11	RETAIL	7,000 SF	1,000 SF : 11,750	28 SPACES	
MAJOR 11	RETAIL	9,000 SF	1,000 SF : 11,750	30 SPACES	
MAJOR 12	RETAIL	7,000 SF	1,000 SF : 11,750	31 SPACES	
MAJOR 15	RETAIL	50,000 SF	1,000 SF : 11,750	237 SPACES	
MAJOR 14	RETAIL	4,000 SF	1,000 SF : 11,750	14 SPACES	
MAJOR 15	RETAIL	4,000 SF	1,000 SF : 11,750	16 SPACES	
MAJOR 16	RETAIL	4,000 SF	1,000 SF : 11,750	19 SPACES	
MAJOR 17	RETAIL	4,000 SF	1,000 SF : 11,750	27 SPACES	
MAJOR 17	RETAIL	800 SF	1,000 SF : 11,750	3 SPACES	
PAD 1	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 2	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 3	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 4	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 5	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 6	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 7	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 8	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 9	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 10	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 11	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 12	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 13	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 14	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 15	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 16	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 17	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 18	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 19	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 20	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 21	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 22	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 23	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 24	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 25	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 26	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 27	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 28	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 29	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 30	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 31	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 32	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 33	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 34	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 35	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 36	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 37	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 38	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 39	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 40	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 41	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 42	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 43	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 44	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 45	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 46	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 47	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 48	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 49	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 50	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 51	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 52	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 53	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 54	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 55	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 56	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 57	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 58	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 59	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 60	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 61	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 62	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
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PAD 66	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 67	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 68	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 69	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 70	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 71	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 72	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 73	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 74	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 75	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 76	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 77	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 78	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 79	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 80	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 81	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 82	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 83	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 84	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 85	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 86	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 87	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 88	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 89	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 90	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 91	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 92	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 93	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 94	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 95	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 96	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 97	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 98	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 99	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	
PAD 100	60% RETAIL/40% OFFICE	4,000 SF	1,000 SF : 11,750	27 SPACES	

- LEGEND**
- CLEAN AIR VEHICLE STALL
 - CLEAN AIR VEHICLE STALL TO BE CONVERTED TO ELECTRIC VEHICLE STALL AS NEEDED/REQUIRED
 - CART CORRAL
 - TRASH ENCLOSURE TYP
 - VISIBILITY CORRIDOR
 - BICYCLE HACK
 - BICYCLE LOCKER

NOTE

ALL EXISTING DRIVEWAY LOCATIONS ALONG MALL VIEW ROAD TO REMAIN

ALL PEDESTRIAN CROSSINGS SHALL BE DELINEATED WITH DIFFERENT MATERIALS

PARKING LOT MATERIAL: A/C PAVING

SITE INFORMATION

TOTAL AREA ±1,586,789 SF (36.40 AC)

TOTAL BUILDING AREA ±341,647 SF (7.81 AC) (NO UTILITY SPACES)

PARKING INFORMATION

PARKING REQUIREMENTS FOR SHOPPING CENTERS: 1,000 SF FOR FIRST 35,000 SF

FOR FOOD: 1,750 SF

FOR OFFICE: 1,250 SF

PARKING INFORMATION (CONT.)

TOTAL CLEAN AIR VEHICLE STALLS PROVIDED: 206 (19% OF TOTAL STALLS)

TOTAL FUTURE READY ELECTRIC VEHICLE STALLS PROVIDED: 72 (10% OF TOTAL STALLS)

TOTAL SHORT-TERM BICYCLE PARKING PROVIDED: 27 (2% OF TOTAL STALLS)

TOTAL LONG-TERM BICYCLE PARKING PROVIDED: 9 (1% OF TOTAL STALLS)

9 LOCKERS (1% OF TOTAL STALLS)

10% OF TOTAL STALLS ARE VISITOR STALLS AND 10% OF TOTAL STALLS ARE TENANT STALLS



CITY LIGHTS
3000 MALL VIEW ROAD
BAKERSFIELD, CALIFORNIA

SITE PLAN

Scale: 1" = 60'
August 8, 2023

Project: 3000 Mall View Road Bakersfield, CA 93311
Client: Cushman & Wakefield
Date: 8/8/2023

NEIGHBORING RETAIL- looking northwest





NEIGHBORING RETAIL – looking northeast

Rio
Bravo CC

Lake
Ming

Lake Ming
Golf Course

City in
the Hills

COLUMBUS STREET

178

SUBJECT

MALL VIEW ROAD

178

BIG 5
SPORTING GOODS

TARGET

BIG LOTS!

Walmart

**THE HOME
DEPOT**

BENJAMIN STREET



DEMOGRAPHICS

2021

	Trade Area	3-Mile	5-Mile	10-Mile
Population	201,562	116,750	211,334	507,378
Households	65,140	35,249	66,544	161,488
Avg HH Income	\$61,567	\$59,199	\$58,214	\$74,480

BUSINESS POINTS

	Trade Area	3-Mile	5-Mile	10-Mile
Number of Employees	65,797	24,543	70,102	167,871
Number of Businesses	6,167	2,168	6,377	15,669

DRIVE TIME FROM

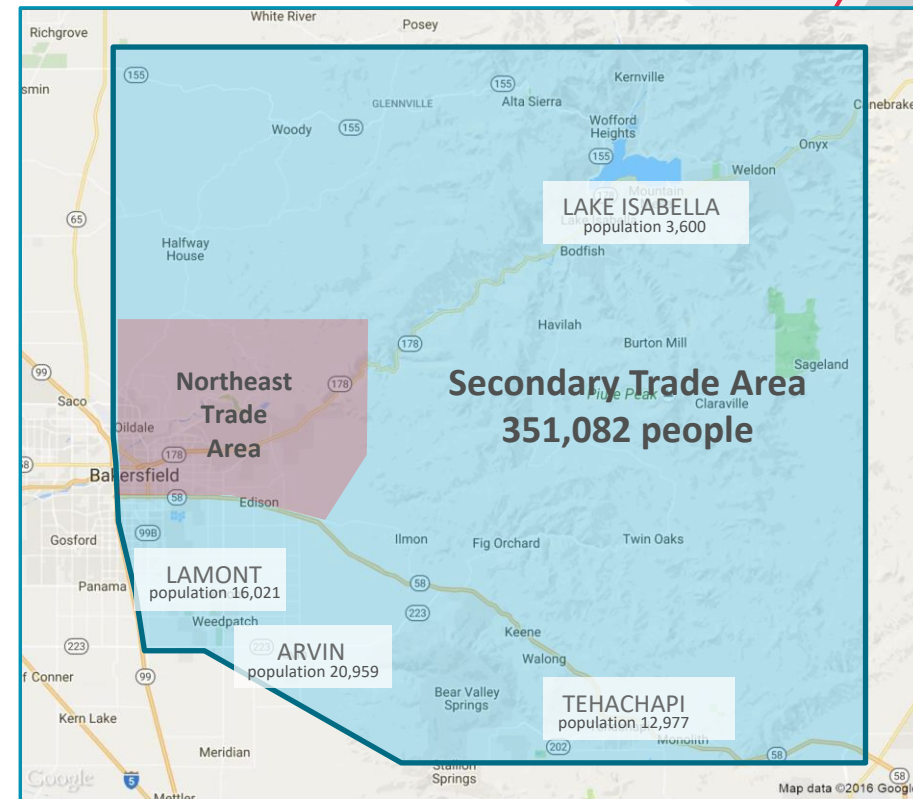


LAKE ISABELLA 47 minutes

LAMONT 20 minutes

ARVIN 25 minutes

TEHACHAPI 44 minutes



Why Bakersfield?

3rd



Bakersfield was ranked #3 in job creation for attracting more entrepreneurs and providing an opportunity for businesses to stand out.

FASTEST GROWING

City in California. Bakersfield's population grew by 1.7% in 2019, which was more than 8 times greater than California's growth rate.



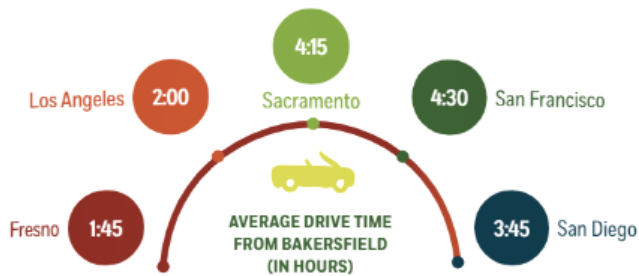
	CITY	MSA
2021 Population	398,517	914,053
2026 Projected Pop	418,773	950,789
2021 Households	128,290	283,038
Projected Growth 2021-2026	.8%	1.1%
Growth 2010-2021	.8%	0.4%
2021 Average HH Income	\$84,396	\$77,999
2021 Median HH Income	\$67,842	\$59,342
2021 Est. Per Capita Income	\$27,440	\$24,513

5th



Bakersfield ranked the fifth most affordable housing market in the nation.

Centrally Located



BAKERSFIELD OVERVIEW

Bakersfield is the retail trade center for Kern County's 891,995 residents. Bakersfield is California's 9th most populous city with over 379,000 people. It ranks 6th in population and density growth and is 1st in population and wealth growth in the state. The median age is 31.2 offering the right balance of young and older professionals.

KERN COUNTY'S ECONOMY

Located at the southern end of California's Central Valley, Kern County consistently ranks among the top five most-productive agricultural counties in the U.S. and is one of the nation's leading petroleum-producing counties. Kern County is geographically the center of California's population, making it accessible to 38 million consumers. Because of its unique geographical positioning, Kern County has also become the distribution center for some of the world's largest companies.

Additionally, with more than 8,000 square miles, Kern offers everything from big city amenities to small town friendliness, along with outstanding recreational opportunities and easy access to ocean, alpine, and desert.

Links to more information on Bakersfield and Kern County

[Market Overview | KEDC \(kernedc.com\)](#)

[Official Bakersfield Insiders' Guide \(maddendigitalbooks.com\)](#)