

Colliers

Subject Property

Union Ave - 15,312 AADT

Brundage Ln - 16,775 AADT

For Lease | +/- 1,000 SF  
Retail Space at the NW Corner  
of Brundage Ln & Union Ave

104 Brundage Ln | Bakersfield, CA

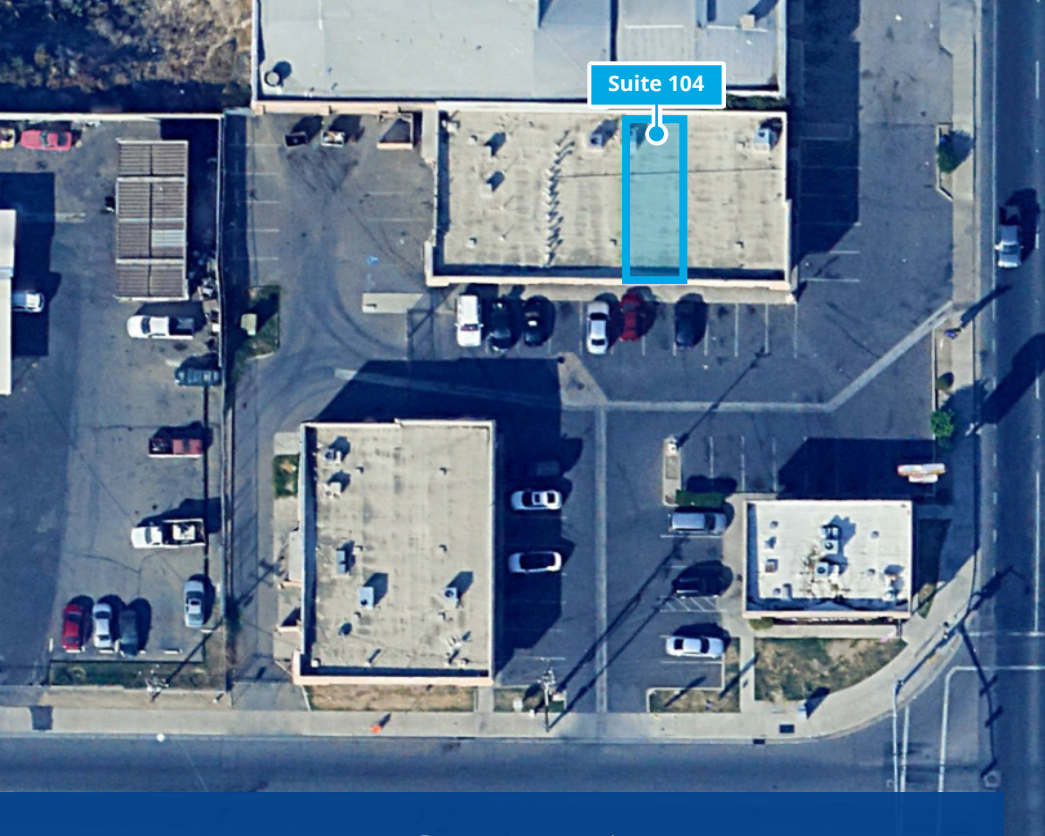


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# Property Overview

104 Brundage Ln is located on the northwest corner of Brundage Ln and Union Ave just north of on/off ramps for Hwy 58, one of the major east/west arterials in California.

## Property Highlights:

- Centrally located within Bakersfield
- Strong daily traffic (32,087 AADT Total)
- Great visibility
- Signalized intersection
- Close proximity to Hwy 58 & Hwy 204

## Lease Rate:

Suite 104 +/- 1,000 SF \$2,000/Mo.

## Trade Area Highlights:



### Population

1 Mile: 18,170  
3 Mile: 140,212  
5 Mile: 317,814



### Average HH Income

1 Mile: \$50,642  
3 Mile: \$47,695  
5 Mile: \$62,730



### Households

1 Mile: 5,433  
3 Mile: 44,524  
5 Mile: 101,115

# Retailers in the Area



## Demographics



**Population**  
 1 Mile: 18,170  
 3 Mile: 140,212  
 5 Mile: 317,814



**Total Employees**  
 1 Mile: 3,494  
 3 Mile: 72,510  
 5 Mile: 131,501



**Average HH Income**  
 1 Mile: \$50,642  
 3 Mile: \$47,695  
 5 Mile: \$62,730



**Median Age**  
 1 Mile: 29.6  
 3 Mile: 30.8  
 5 Mile: 31.8



**Households**  
 1 Mile: 5,433  
 3 Mile: 44,524  
 5 Mile: 101,115



**Businesses**  
 1 Mile: 511  
 3 Mile: 6,833  
 5 Mile: 12,182

For Lease | +/- 1,000 SF

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