



Space Available For Lease at Highway Oriented Center

Starbucks Retail Pad



Location: 420 Weedpatch Highway
at Highway 58 and Highway 184
Bakersfield, California

Zoning: C-2 (Regional Commercial Zone, City of Bakersfield)

Available: ± 950 SF
± 1,200 SF
Can be combined to ± 2,150 SF

Pricing: Call agent for details

Traffic Counts: ± 63,000 Average Daily Traffic
Hwy 58 at Hwy 184 ± 42,000 CPD
Hwy 184 at Hwy 58 ± 21,000 CPD

Source: Caltrans, 2017

Demographics:	1 Mile	3 Mile	5 Mile
Population	4,249	52,867	138,942
Avg HH Income	\$74,879	\$67,270	\$61,272

Property Features:

- Multi-Tenant Retail Building with Starbucks
- Prominent Highway Visibility
- Excellent Highway 58 Retail Location
- Located next to Highway On/Off Ramps
- 60 Ft. Pylon Signage Available
- Good Ingress/Egress



COMMERCIAL | RETAIL
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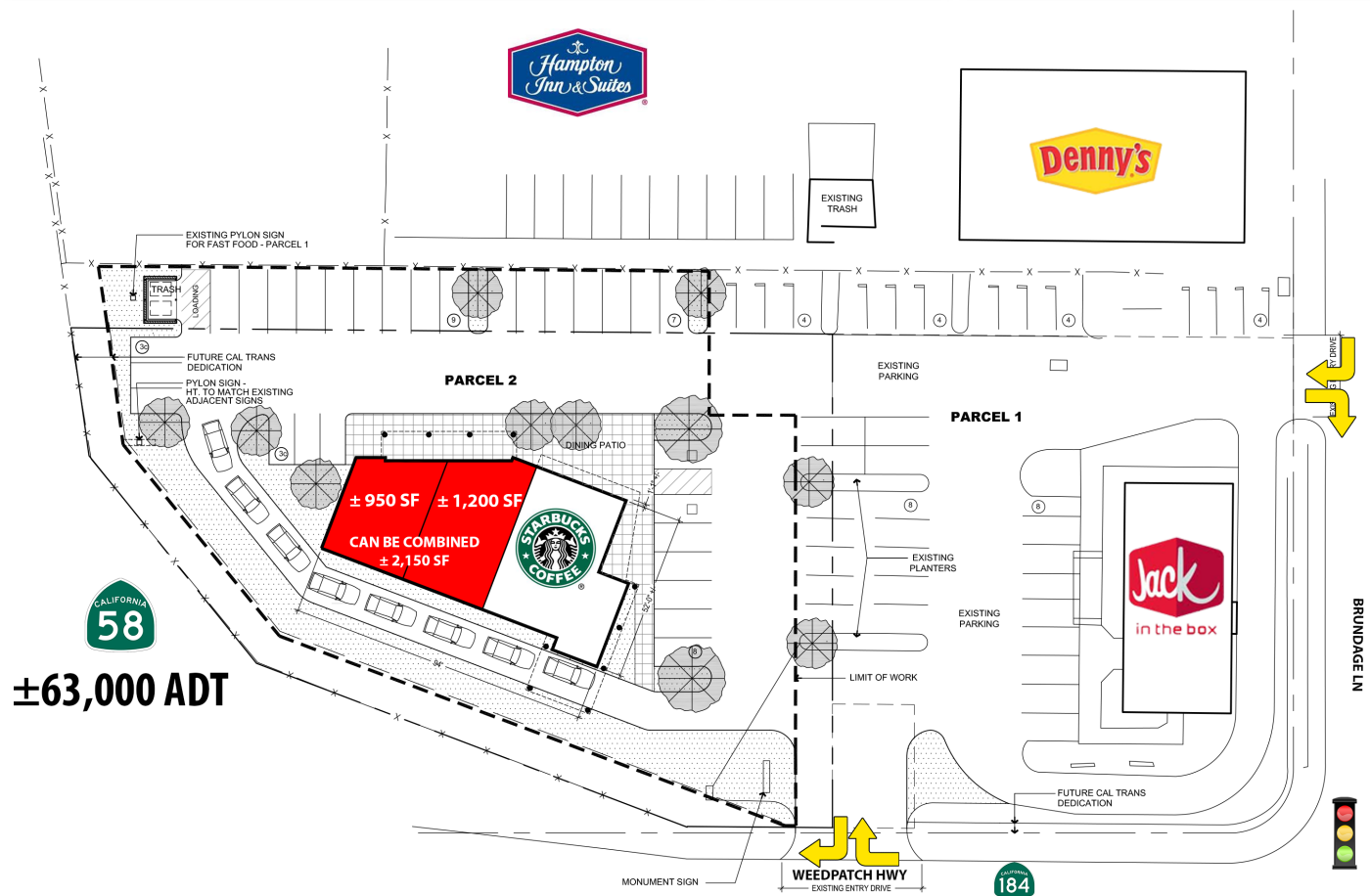
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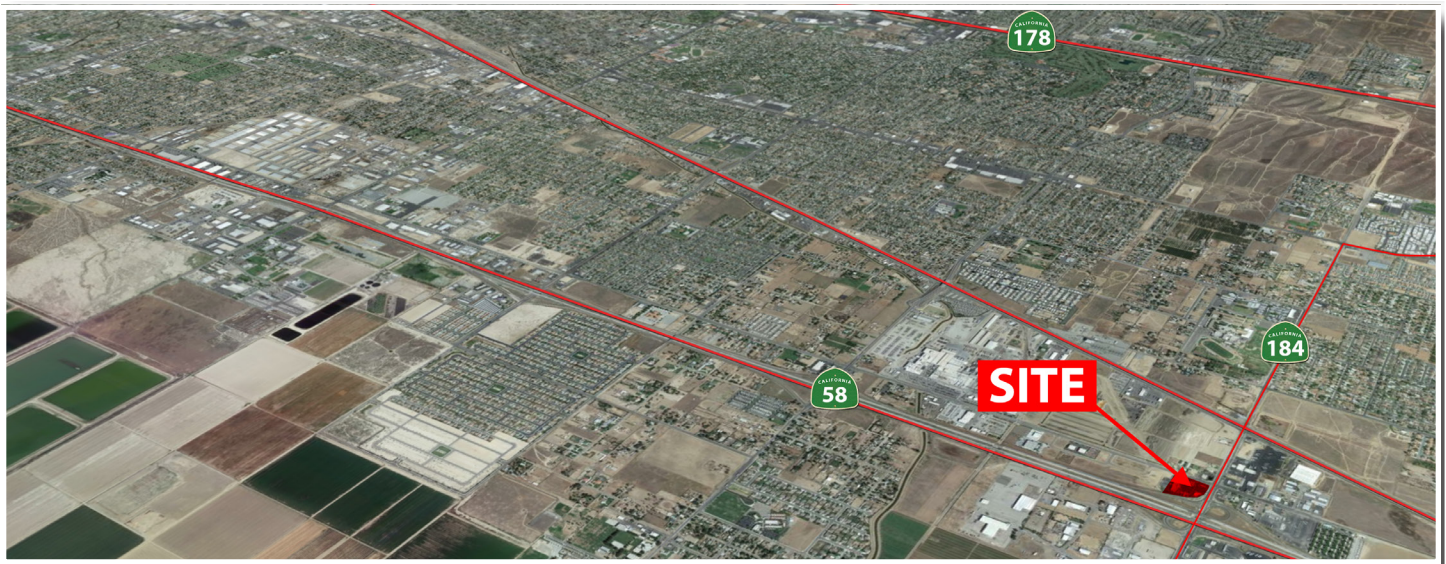
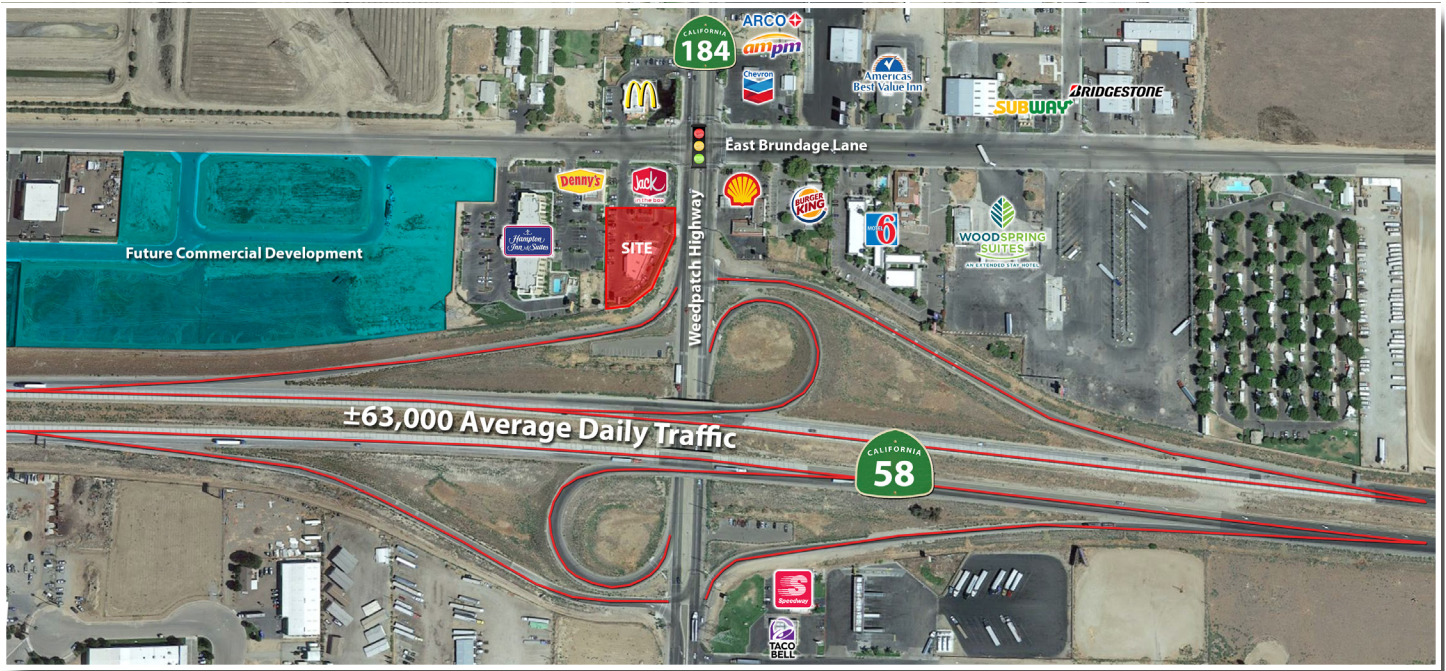
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