

STOCKDALE FASHION PLAZA BAKERSFIELD CA



FOR LEASE

±684 - ±5,640 SF RESTUARANT / RETAIL / OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS



- ▶ Well-located shopping center under new ownership
- ▶ Up to ±5,640 SF Second Gen. Restaurant Available
- ▶ ±684 SF – ±5,640 SF Restaurant/Retail/Office space available
- ▶ Anchored by BLUE FIG FARMS Mediterranean Market
- ▶ Situated just east of the intersection of Stockdale Hwy and California Ave, one of the most heavily trafficked intersections in the trade area (±73,768 CPD)
- ▶ Across the street from Stockdale Plaza, anchored by CHUZE Fitness, Smart & Final Extra, CVS & ALDI Market
- ▶ Located in one of the main regional retail shopping corridors in Bakersfield



KEY CO-TENANTS & SURROUNDING RETAILERS



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Cypress Retail Group

4035 E Thousand Oaks Blvd Suite 230
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5 - MILE RADIUS TRADE AREA

Estimated Population

1 Mile	3 miles	5 Miles
18,245	115,258	340,738

Avg. Household Income

1 Mile	3 miles	5 Miles
\$72,317	\$85,423	\$96,593

Total Employees

1 Mile	3 miles	5 Miles
13,718	68,604	134,317





TRADE AERIAL

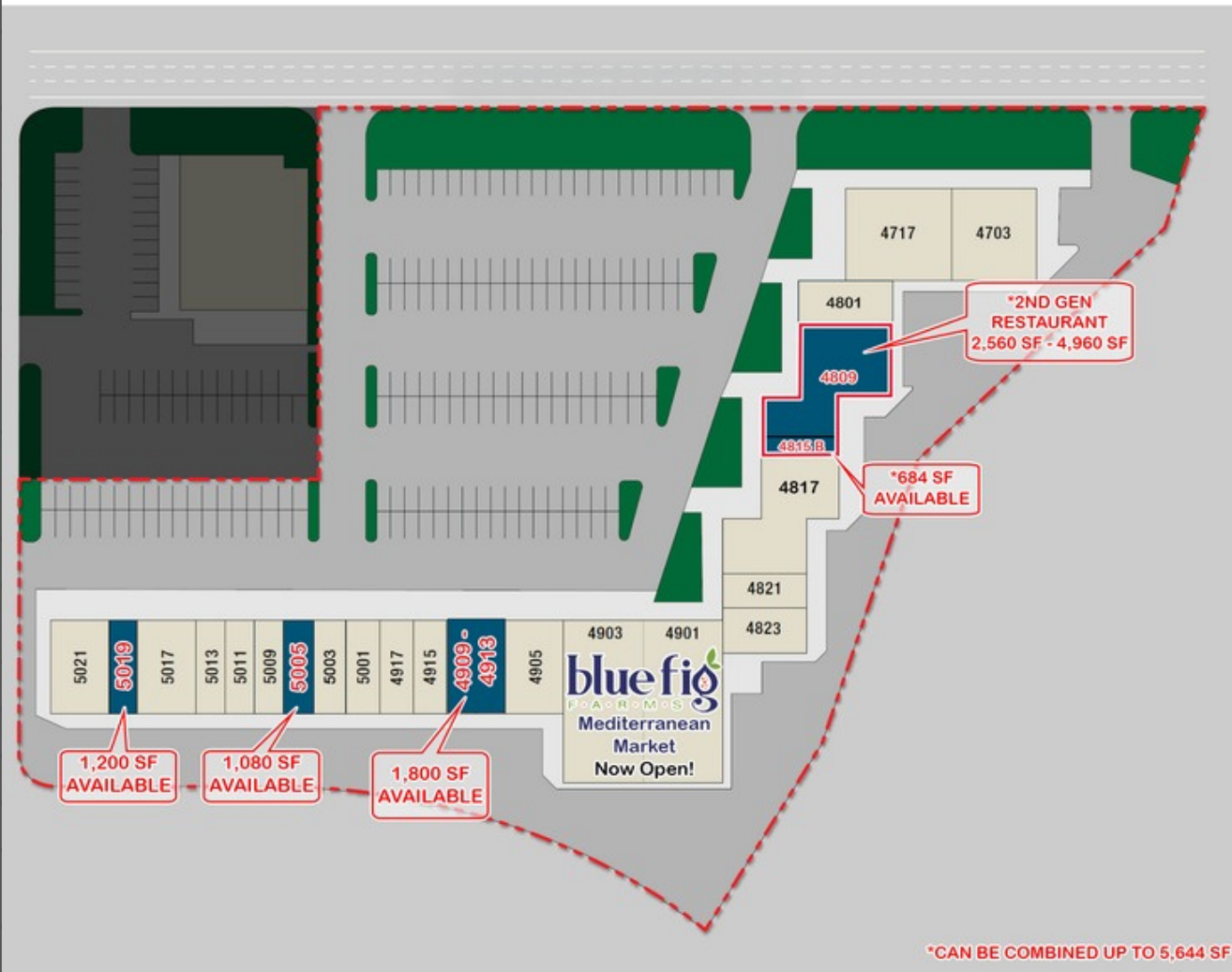


SITE AERIAL

SITE PLAN



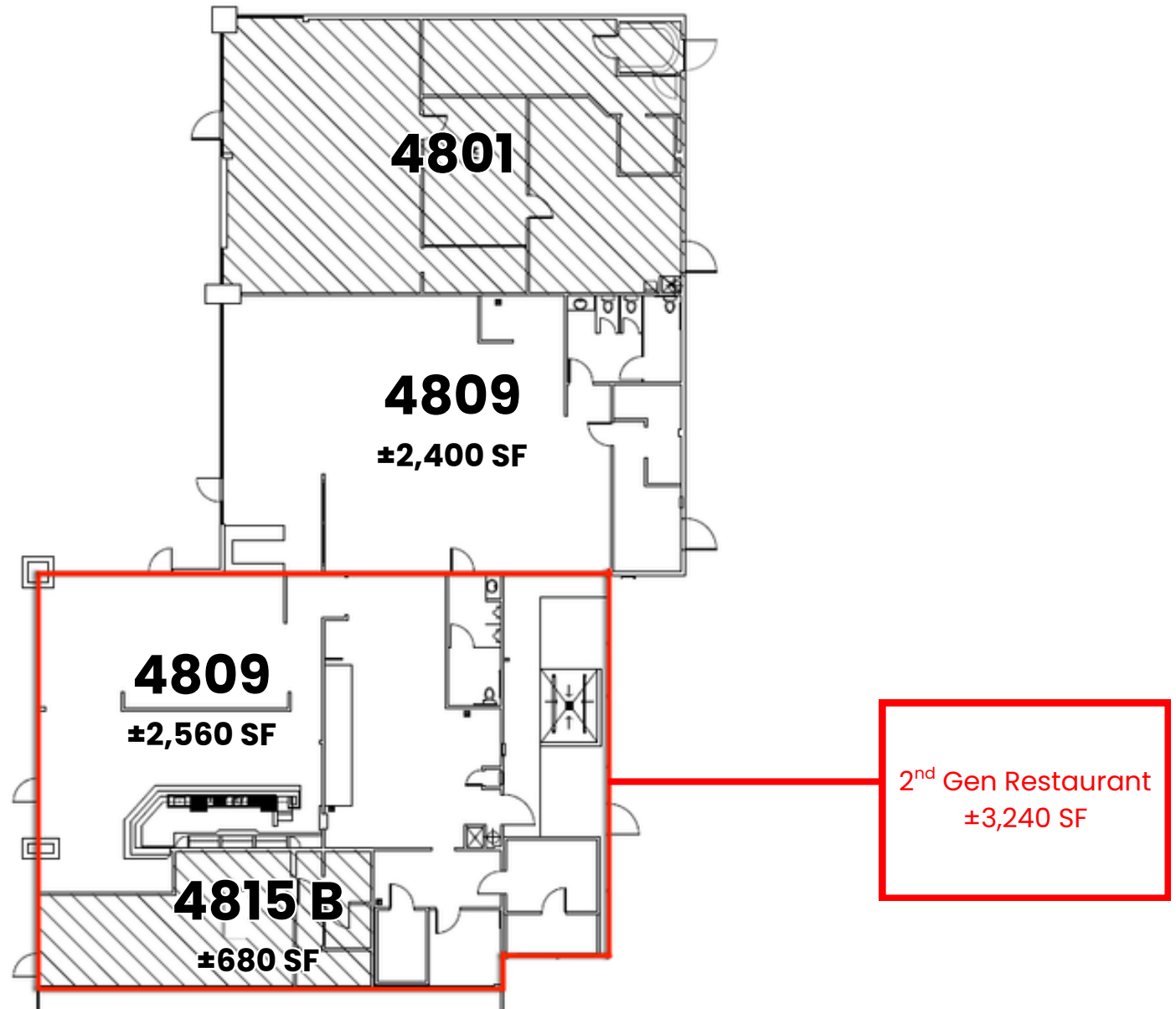
Tenant	Unit	SF
H&R Block	4703	±3,240
Houston Jewelers	4717	±4,320
Maggie's Sunrise Cafe	4801	±2,160
AVAILABLE 2nd Gen Restaurant*	4809	±4,960
AVAILABLE*	4815 - B	±684
Marib Coffee (Coming Soon)	4817	±3,240
Jozay's Barbershop	4821-4823	±3,270
Blue Fig Farms	4091-4903	±10,000
Access Specialty Pharmacy	4905	±2,160
AVAILABLE	4909-4913	±1,800
Allure Nails & Spa	4915-4917	±2,880
Dr. Bradley	5001	±1,440
Full Steam Staffing	5003	±1,440
AVAILABLE	5005	±1,080
Lucky's Boutique	5009	±1,080
Happy Tea Boba	5011	±1,080
Delight Massage	5013	±1,080
Rendezvous Salon	5017	±2,040
AVAILABLE	5019	±1,200
Freeway Insurance	5021	±2,160



*CAN BE COMBINED UP TO 5,644 SF

*Can be combined

PROPOSED DEMISE PLAN (UNIT 4809 & 4815B)





CYPRESS RETAIL GROUP

CA DRE LICENSE NO. 00870324



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Commercial Real Estate Brokerage • Landlord/Tenant Representation • Consulting Services

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