



Colliers

Bernard St - 8,143 AADT

Mall View Rd - 10,561 AADT

metro
by T-Mobile

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Walmart

For Lease | East Hills Plaza | +/- 1,500 SF
Walmart/Harbor Freight
Anchored Retail Center

2611-2673 Fashion Plaza | Bakersfield CA

New Market Way



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Property Information

The East Hills Plaza is a shopping center shadow anchored by Walmart Supercenter along with many other quality tenants including Harbor Freight, and Metro by T-Mobile. The property is located just south of Hwy 178, between Mt. Vernon and Oswell St.

Lease Rate:

Contact agent for details

Available:

Suite 2567

± 1,500 SF

Highlights:

- Approximately 37,160 SF neighborhood retail center
- Prime location centrally located in Bakersfield, southeast of Hwy 178 and Mt Vernon exit
- High quality tenants include; Walmart, Harbor Freight, and Metro by T-Mobile
- Ample parking
- Positioned in a dynamic area with ongoing development

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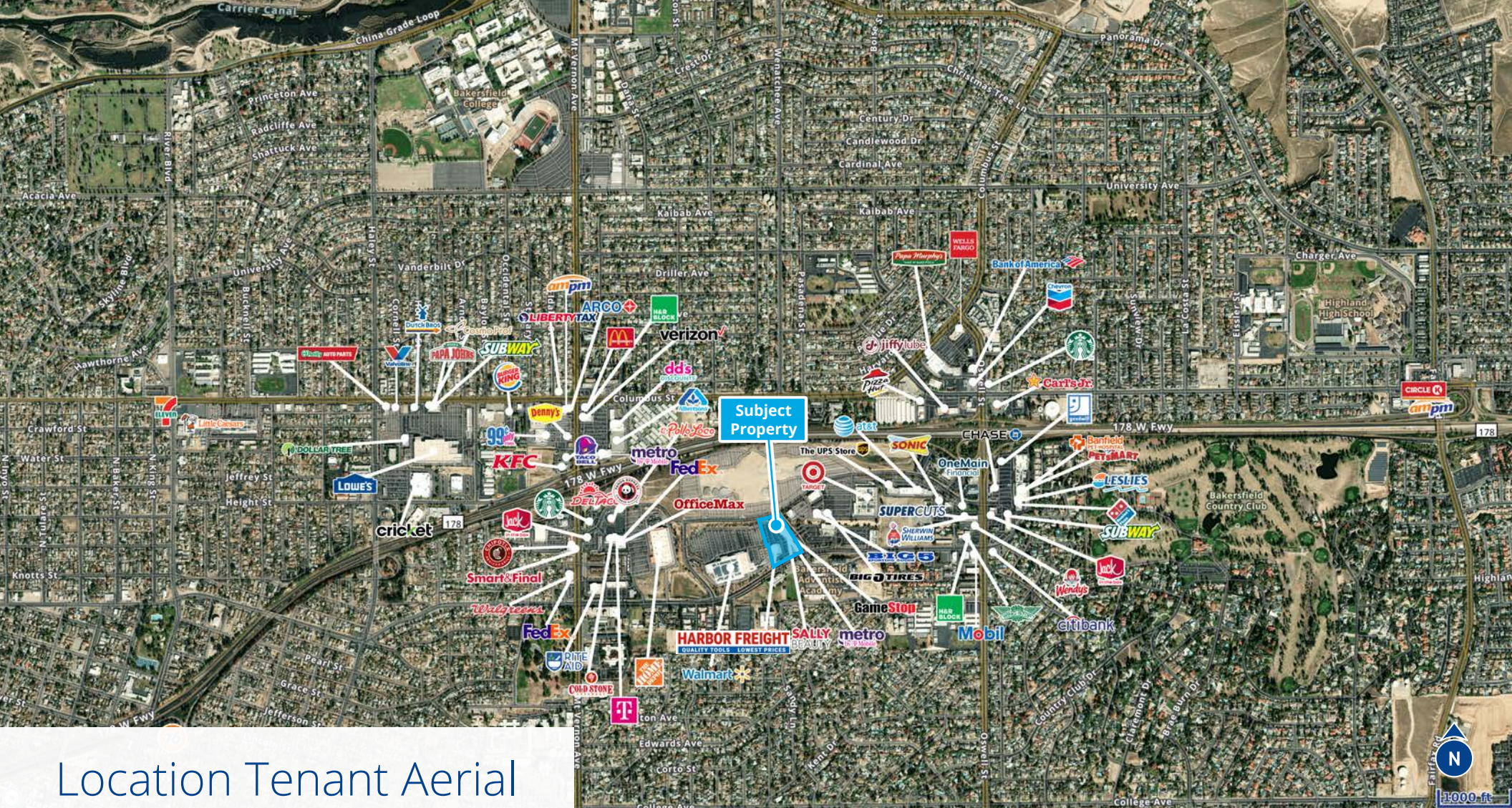


Site Plan



Suite	Tenant	SF
2621	Harbor Freight	± 18,660 SF
2631-A	Dr. Sae Kyu Oh	± 3,136 SF
2631-B	Star Beauty Sales	± 1,170 SF
2631-C	Vatos Tacos	± 2,194 SF
2641	Sacramento Auto Insurance Center	± 2,000 SF

Suite	Tenant	SF
2647	Sally Beauty Supply	± 1,500 SF
2653	Metro PCS	± 1,480 SF
2657	Available	± 1,500 SF
2661	Nails Spa	± 1,500 SF
2665	Maggie's Coffee Shop	± 2,220 SF
2673	Pizza	± 1,800 SF



Location Tenant Aerial

Demographics



Population

1 Mile: 17,639
3 Mile: 119,102
5 Mile: 215,168



Daytime Population

1 Mile: 17,399
3 Mile: 113,476
5 Mile: 230,992



Employees

1 Mile: 6,484
3 Mile: 30,082
5 Mile: 80,026



Median Age

1 Mile: 34.4
3 Mile: 30.0
5 Mile: 30.5



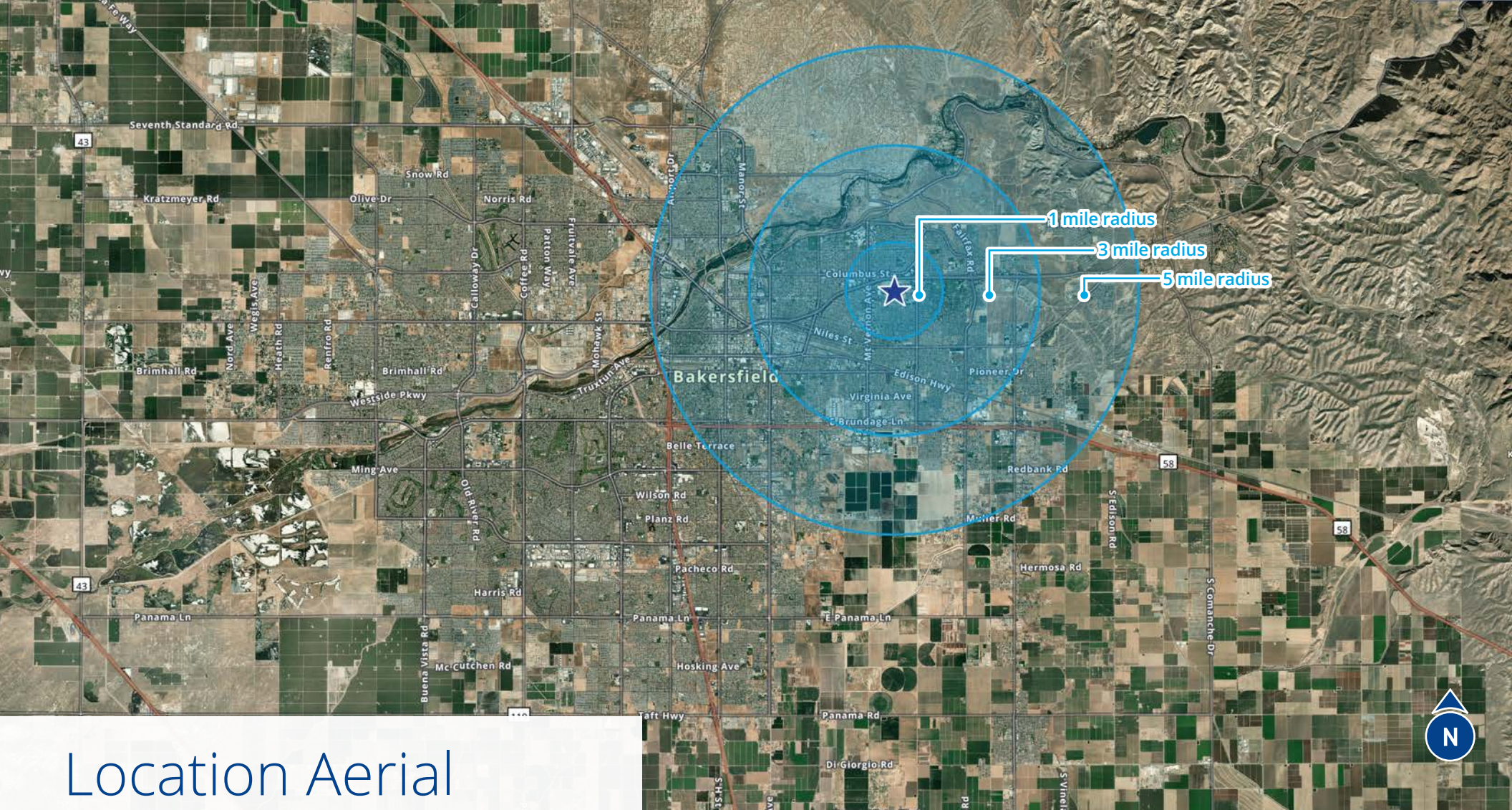
Households

1 Mile: 5,557
3 Mile: 35,719
5 Mile: 67,183



Average HH Income

1 Mile: \$81,466
3 Mile: \$67,214
5 Mile: \$66,964



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