



Colliers

For Lease
Retail Space in Village at
Towne Centre

1201 24th Street | Bakersfield, CA

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	10,833	125,340	301,810
Total Households:	4,451	40,897	100,154
Average HH Income:	\$47,604	\$47,591	\$61,340
Employees:	22,188	68,329	118,662

Alteryx.com 2020 Estimates

Property Information

Village at Towne Centre is located at the corner of 24th Street and L Street.

- A Community Shopping Center
- Retail/Mixed use center
- Offers excellent exposure and visibility
- High Traffic Counts - 50,469 AADT on 24th Street and M Street and 46,855 AADT on 23rd Street and M Street
(2021 - www.kerncog.com)
- Located in Downtown Bakersfield between 23rd and 24th Streets
- Zoned C-2, City of Bakersfield
- Co-tenants include:

Western Dental

The UPS Store



NEW CITY CLEANERS



Lease Rate

[Call Agent for Details](#)

Availability

Building D - Suite 170

1,145 SF

EV Charging Station

[Call Broker for more Information](#)

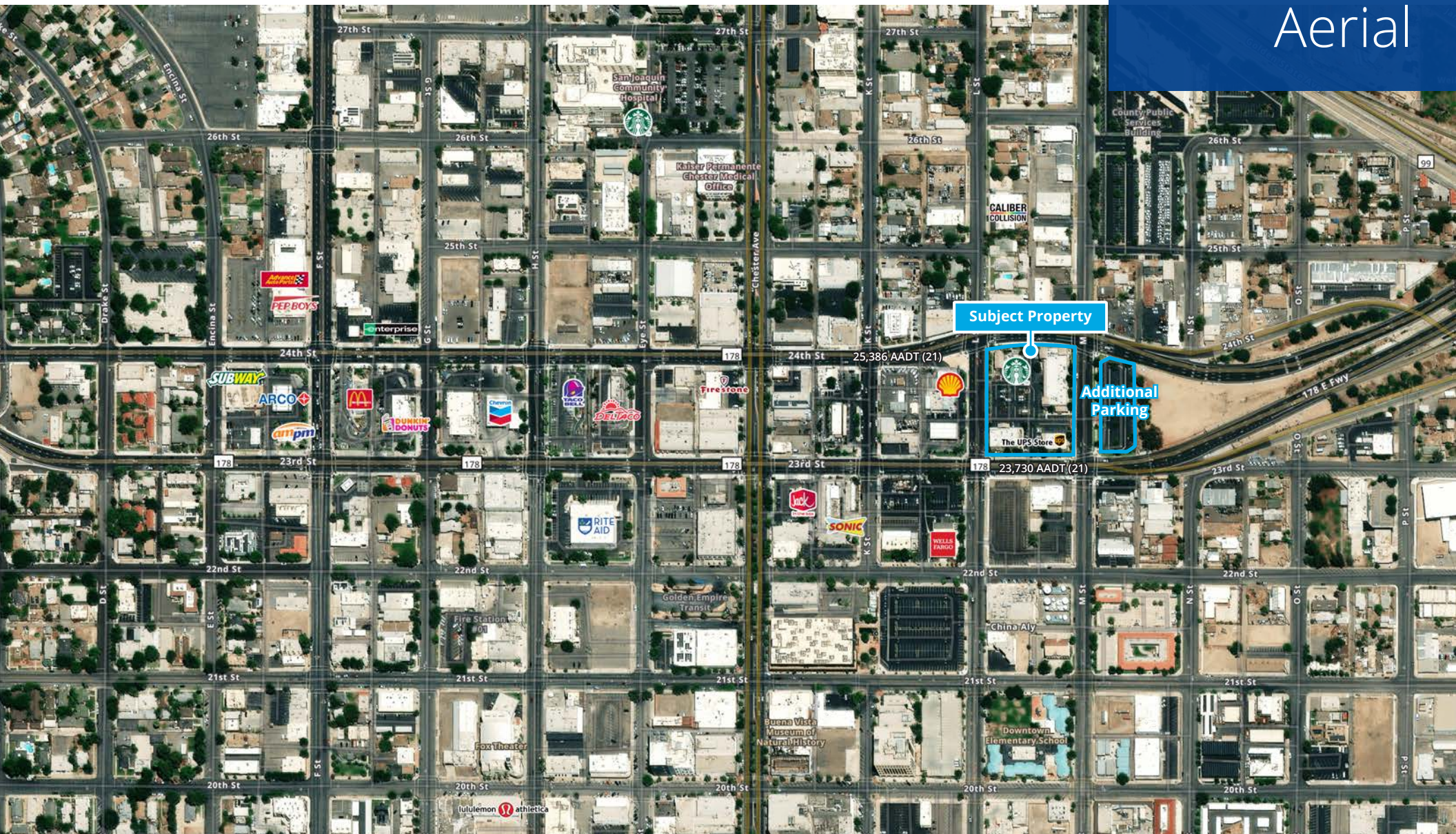
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Retail Site/Floor Plan



Suite	SF
Building D - 170	1,145
EV Charging Station	Call Broker

Aerial



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