

CROSSROADS SHOPPING CENTER

6300 WHITE LANE
BAKERSFIELD, CALIFORNIA



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An aerial photograph of a shopping center with a large parking lot. The building has a tan and brown facade with various store signs, including 'SF SUPERMARKET'. The parking lot contains several cars. The right side of the image is covered by a dark blue overlay with a white geometric pattern. The text 'EXECUTIVE SUMMARY' is centered over the image.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The property benefits from its strategic location within the Crossroads Shopping Center, a well-established retail destination serving the surrounding Southwest Bakersfield community. The center is poised to be anchored by SF Supermarket, a leading Asian grocery retailer, providing a strong daily traffic generator and an important new draw for shoppers throughout the surrounding trade area. Positioned at the prominent intersection of White Lane & Ashe Road, the property offers exceptional visibility, accessibility, and exposure to established consumer traffic, complemented by a broad mix of surrounding retail, restaurant, and service businesses.

The surrounding commercial environment includes restaurants, personal services, retail businesses, financial services and other neighborhood-serving uses. This established commercial ecosystem provides a strong foundation for continued customer traffic and supports the property's appeal to both owner-users and investors.

Crossroads Shopping Center represents a significant retail investment opportunity encompassing approximately 8.17 acres and approximately 103,374 square feet of retail space. The property's scale, established tenant base, and strategic location create an attractive platform for investors seeking a well-positioned retail asset in Southwest Bakersfield.

The property occupies a highly visible position at one of Bakersfield's busiest intersections, benefiting from approximately 60,000 vehicles passing the center daily. Its location provides convenient access to serves the established residential communities of Stockdale estates, Quilwood, Laurelglen and Amberton, creating a substantial and diverse customer base.

With its prominent intersection location, significant land and building area, strong surrounding demographics, and the addition of SF Supermarket as a key grocery anchor, Crossroads Shopping Center is positioned to remain an important retail destination within Southwest Bakersfield.



INVESTMENT HIGHLIGHTS



**103,374 SF grocery
anchored shopping center**



**Proximity to established
residential communities**



± 8.17 acres of land



**Significant surrounding daytime
employment population**



**58,000 SF SuperMarket
grocery anchor**



**Strong residential demographics
and household incomes**



**± 60,000 vehicles per day at
White Lane and Ashe Road**



**Diverse mix of national,
regional, and local tenants**



**Strategic location in
Southwest Bakersfield**



**Additional traffic generated by
established outparcel users**

\$18,800,000

ASKING PRICE

\$182

PRICE/SF

1,235,807

NOI

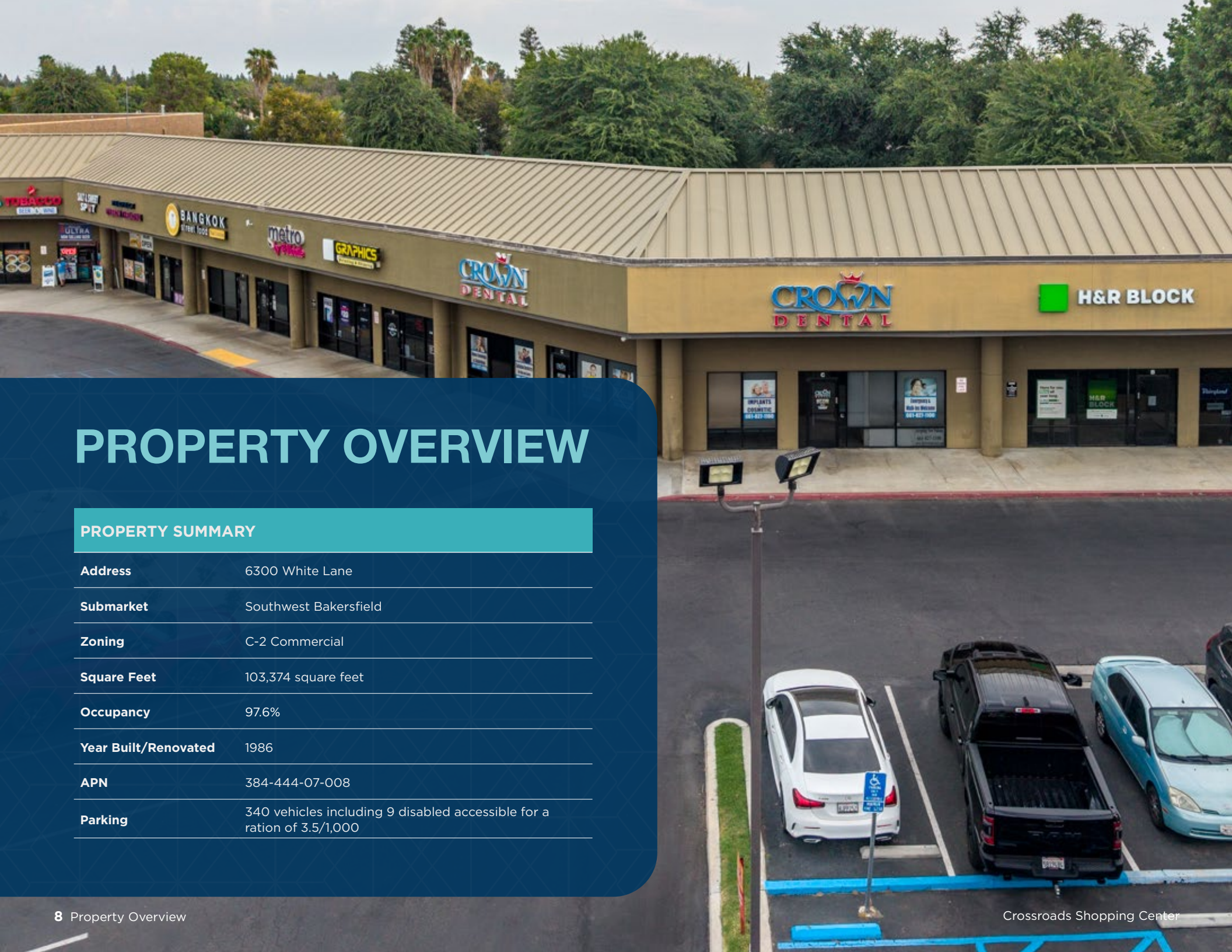
6.6%

CAP RATE





PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY SUMMARY

Address	6300 White Lane
Submarket	Southwest Bakersfield
Zoning	C-2 Commercial
Square Feet	103,374 square feet
Occupancy	97.6%
Year Built/Renovated	1986
APN	384-444-07-008
Parking	340 vehicles including 9 disabled accessible for a ration of 3.5/1,000

SITE PLAN



SUITE	TENANT	S.F.
A	OLIVER INSURANCE	1,200 SF
B	HR BLOCK	1,200 SF
C	CROWN DENTAL	2,601 SF
D	INK & WELL	1,080 SF
E	METRO PCS	1,080 SF
F	BANGKOK RESTAURANT	2,160 SF
G	JGS BROWS, LLC	1,080 SF
H-I	SALT & SWEET SPOT	1,080 SF
J	STARZ TOBACCO	2,455 SF
K	TERIYAKI BOWL	1,200 SF
L	LAVISH NAILS	1,200 SF
M-I	TAE KWON DO	3,153 SF
N	HINA'S PHARMACY	1,600 SF
O	PIZZA HUT	1,600 SF
P	MR. AVOCADOS	1,600 SF
R	FURNITURE NOBEL PRIZE	3,200 SF
S	T-SHIRT OUTLET	6,450 SF
T	AVAILABLE	1,200 SF
W	CBDELIGHT NUTRI	1,200 SF
X	BODY MASSAGE	1,200 SF
Y	AVAILABLE	1,200 SF
Z	WESTCOAST BARBER SHOP	1,200 SF

PARCEL MAP



SPICE WAY

MEI YEN LANE

ASHE ROAD

WHITE LANE



APN 384-444-07-008
8.17 acres





ASHE ROAD

LOCATION & MARKET OVERVIEW

WHITE LANE

AREA OVERVIEW

CROSSROADS SHOPPING CENTER



White Lane

STOCKDALE INDUSTRIAL PARK

Ashe Road

Gosford Road



AREA OVERVIEW

Riverwalk
Business Park



Stockdale Highway



Buena Vista Road



Gosford Road

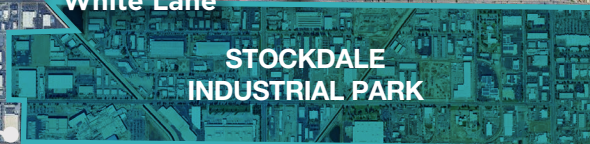
Ashe Road

Ming Avenue

CROSSROADS
SHOPPING CENTER



White Lane



STOCKDALE
INDUSTRIAL PARK



Bakersfield
Auto Mall



Panama Lane



Crossroads Shopping Center



KERN COUNTY ECONOMIC VITALITY

#1

In Agricultural Production

Nationwide



#2

Largest Economy

in the San Joaquin Valley



#3

in Economic Diversity

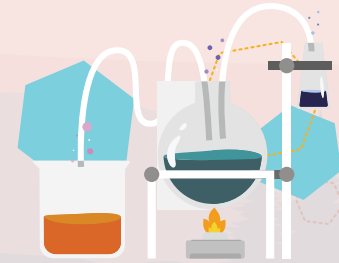
Nationwide



#4

in STEM Jobs

Nationwide



Over 50

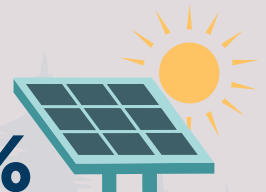
Major Distribution Centers



75%



60%



The Energy Capital of California

Largest Provider of Oil & Renewable Energy in the State

[CLICK HERE FOR FULL PDF](#)

Credit for information obtained is from KernEDC

KERN COUNTY ECONOMIC VITALITY

#1

Largest Wind Farm

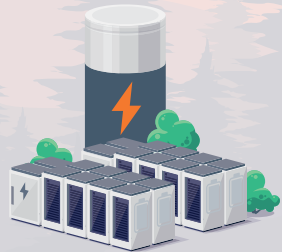
in the U.S.



Over 50

World Tech “Firsts”

Naval Air Weapons Station China Lake



#1

Largest Battery Energy Storage System

in the World

1st

in Commercial Space Port in U.S.

Mojave Air & Space Port at Rutan Field



#13

Oil-Producing County

in the Nation



1st

Space Shuttle Landing

Edward Air Force Base



[CLICK HERE FOR FULL PDF](#)

Credit for information obtained is from KernEDC

QUALITY OF PLACE



FROM FAMILIES TO COLLEGE STUDENTS TO BUSINESS PROFESSIONALS, KERN COUNTY HAS MUCH TO OFFER

anyone looking for an affordable and attractive place to live their dreams. Cultural and outdoor activities abound, and various sports teams offer entertainment and housing prices that are more reasonable than anywhere else in California. Kern County's combination of large community opportunity and small-town appeal is just right.

STRETCHING YOUR DOLLAR!

If you earn \$60,000 and work in Kern County, you'll be astonished by how much further your money will go compared to other areas in the state.

KERN COUNTY
\$60,000



BAKERSFIELD RANKS FIFTH IN FORBES "MOST DESIRED U.S. CITIES TO MOVE TO IN 2024"

Rank	City, State	Total Score out of 100	Annual Average Sunny Days per Year	Arts/ Entertainment Establishments per 100,000 Residents	Average Travel time to Work (minutes)	Net Migration to the City (2016-2020)
1	Mesa, AZ	100	193	32	23	41,348
2	Colorado Spring, CO	98.99	136	46	23	6,124
3	Tucson, AZ	90.40	193	32	24	16,121
4	Phoenix, AZ	86.87	193	32	27	41,348
5	Bakersfield, CA	84.85	146	17	22	1,851

CALIFORNIA HOUSING AFFORDABILITY

Kern County is the third-most affordable housing market in California at \$380,000 with 1.

2. Tulare at \$362,000
 3. Kings at \$367,000
 4. Merced at \$384,000
 5. Fresno at \$409,000
 6. Madera at \$418,000
- in the top six, as well!



Credit for information obtained is from KernEDC





FINANCIALS

RENT ROLL

Unit	Tenant	Rent	Lease From	Lease To	Sqft	Recur Chg	Next Inc Date	Next Inc Am	Option	Option Rent
576.100 - PREMIUM INVESTMENTS, LLC - 6300 White Lane Bakersfield, CA 93309										
Building A Suite M-1	Y.J Tae Kwon Do Academy	4,688.65*	12/01/2018	11/30/2028	3,153	1,700.00	12/01/2026	4,688.65	1-5 yr	4,974.18
Building A Suite N	Hina's Pharmacy	2,656.52*	08/01/2015	08/31/2030	1,600	865.00	09/01/2026	2,656.52	1-5 yr	2,989.95
Building A Suite O	Pizza Hut #27386	2,870.00	01/01/2006	12/31/2030	1,600	890.00	01/01/2027	2,870.00	1-5 yr	3,167.94
Building A Suite P	Mr. Avocados	3,231.67	05/01/2017	04/30/2027	1,600	850.00				
Building A Suite R	Furniture Nobel Prize	3,048.80	03/15/2021	04/30/2029	3,200	1,700.00	05/01/2027	3,140.26		
Building A Suite S	T-Shirt Outlet	6,533.58*	05/13/2002	09/30/2028	6,450	3,400.00	10/01/2026	6,533.58	1-5 yr	6,931.48
Building A Suite T	AVAILABLE	0.00			1,200					
Building A Suite W	CBDelight Nutri	1,973.27	08/10/2019	02/28/2029	1,200	640.00	03/01/2027	2,032.47		
Building A Suite X	Junfenhu Massage	1,804.57	11/01/2020	10/31/2028	1,200	640.00	11/01/2026	1,804.57	1-3 yr	1,914.47
Building A Suite Y	AVAILABLE	0.00			1,200					
Building A Suite Z	West Coast Barber Shop	1,815.31	04/01/2019	03/31/2029	1,200	640.00	04/01/2027	1,869.77		
Building B-B	SF SuperMarket/FoodMaxx #401	36,399.00	01/01/1987	10/07/2036	58,239	5,700.00	10/01/2031	38,826.00	3-5 yrs	38,826
Building C Suite A	Oliver Insurance	2,163.00	03/01/2023	04/30/2029	1,200	640.00	05/01/2027	2,227.89	1-3 yr	2,227.89
Building C Suite B	HR Block #3377	2,132.10	06/01/2025	04/30/2030	1,200	693.00	05/01/2027	2,196.06	1-5 yr	2,238.70
Building C Suite C	Crown Dental	5,707.98	05/01/2016	07/31/2027	2,601	1,400.00			2-5 yrs	5,879.22
Building C Suite D	Ink & Well	1,897.26	04/01/2025	03/31/2030	1,080	558.00	04/01/2027	1,954.18		
Building C Suite E	Salam Wireless (Metro PCS)	2,561.00	03/14/2008	06/30/2027	1,080	580.00			1-5 yr	2,637.83
Building C Suite F	Mangme Corp. dba Bangkok Stre	4,056.33	02/02/2017	02/28/2027	2,160	1,160.00			1-5 yr	4,178.02
Building C Suite G	JGS Brow, LLC	2,136.65*	09/01/2022	08/31/2027	1,080	580.00	09/01/2026	2,136.65		
Building C Suite H	Salt & Sweet Spot, LLC	2,559.36*	12/01/2022	11/30/2027	1,080	580.00	12/01/2026	2,559.86	3-5 yrs	2,687.85
Building C Suite J	Mena Al Bahr, Inc Dba Starz Tobacco	3,864.22	06/01/2023	05/31/2028	2,455	1,300.00	06/01/2027	4,057.43	1-5 yr	4,260.30
Building C Suite K	Fusion Teriyaki Bowl	2,435.16*	11/01/2024	10/31/2030	1,200	640.00	11/01/2026	2,435.16	2-5 yrs	2,740.79
Building C Suite L	Lavish Nails & Headspa	2,278.72	05/29/2014	07/31/2031	1,200	640.00	08/01/2027	2,347.08	1-5 yr	2,641.65
Phantom Fireworks	Phantom Fireworks	0.00	06/20/2019	06/20/2027			06/20/2027	6,190.00		
PKG -1	Watermill Express 01-61-145	850.00	02/12/2004	12/28/2037			12/29/2027	950.00	2-5yrs	950.00
PKG-2	OG Recycling Corporation	1,403.61	07/01/2018	06/30/2028			07/01/2027	1,473.79		
PKG-3	EVgo P96821	5,000.00	11/01/2025	10/31/2035					2-5yrs	6,094.75
Total 27 Units		104,067.26			103,374	26,602.37				

*Next Increase Included

FINANCIAL ANALYSIS

Stabilized Base Rent	1,248,807
NNN Reimbursement (2026)	\$523,000
Gross Income	1,771,807

Vacancy Loss	Natural Vacancy
CAM	(\$280,000)
Taxes	(\$196,000)
Insurance	(\$60,000)
Total NNN	(\$536,000)

Net Operating Income	1,235,807
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Asking Price	\$18,800,000
Price/SF	\$182
Cap Rate	6.6%





CROSSROADS SHOPPING CENTER

**6300 WHITE LANE
BAKERSFIELD, CALIFORNIA**

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