

## Regional Grocery-Anchored Shopping Center

- Freestanding Pads
- End Cap Spaces
- In-Line Spaces
- Drive-Thru Spaces
- Restaurant Pads
- Car Wash Pad



# THE CROSSINGS

AT HOSKING

US 99 & SWC Hosking Ave. | Bakersfield, CA 93307

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**GAS STATION • QSR • DRIVE-THRU • SIT-DOWN RESTAURANTS  
CAR WASH • FREESTANDING & MULTI-TENANT RETAIL BUILDINGS**



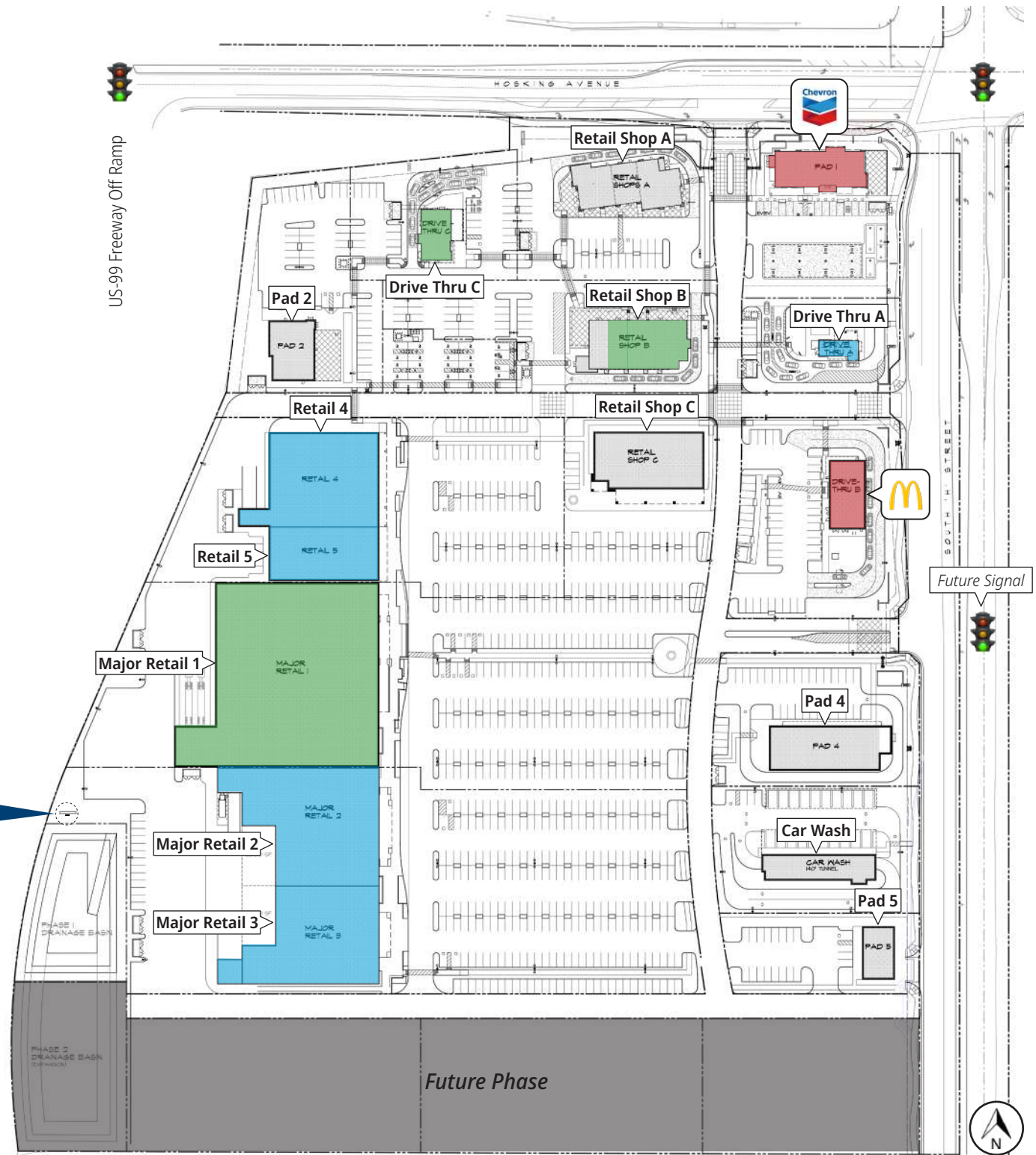
**The Crossings at Hosking** is a phased commercial development located at the CA-99 and Hosking interchange offering retail space, multi-tenant retail buildings, restaurant space, gas station, drive-thru, and quick-serve restaurant opportunities. This project is currently the only major retail development of this size, which is freeway-oriented, and offers a potential lineup of some of the top retailers in the country. The Crossings at Hosking will be the next major retail hub for South Bakersfield offering retail services to over 25,000 households in the area. Along with the project's excellent exposure to CA-99, easy freeway access, and signage, this premier development will be THE shopping destination for growing South Bakersfield. Come join the mix... at the Crossings!

**PROPERTY HIGHLIGHTS**

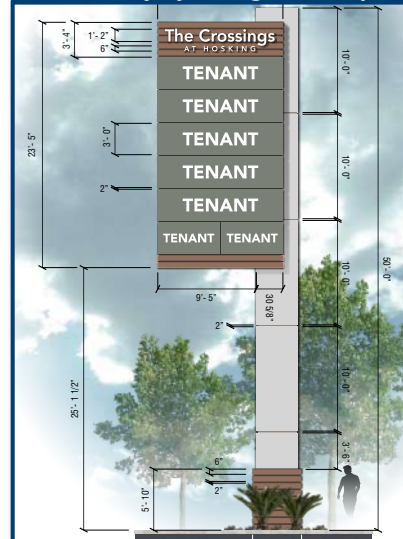
- Contact Broker for Pricing
- Phased Commercial Development - Phase I:
  - Gas station with C-store, QSR, drive-thru & sit-down restaurants, freestanding & multi-tenant retail buildings
- +/- 1,500 - 9,300 sq ft spaces available
- Select parcels available for sale
- Ground lease & build-to-suit options available
- Located along CA-99 with traffic counts over 79,000 AADT (source: Esri)
- Excellent exposure with easy on & off access to CA-99
- Freeway Pylon and Monument signage options available
- Heavy development area in the growing South East Bakersfield
- Multiple points of access including direct access to Hosking Ave
- Major nearby tenants including: Walmart, Lowes, CarMax, & Floor & Décor
- Neighbored to future Kaiser Permanente
- Construction to begin end of Q2 2026



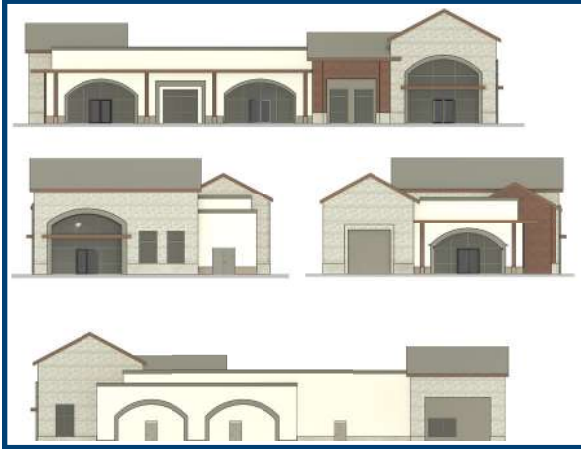
| AVAILABILITY   |               |               |
|----------------|---------------|---------------|
| SPACE          | STATUS        | SQ FT / SIZE  |
| Pad 2          | Available     | +/- 4,000 SF  |
| Drive Thru C   | Lease Pending | +/- 2,350 SF  |
| Retail Shop A  | Available     | +/- 6,525 SF  |
| Retail Shop B  | Available     | +/- 1,500 SF  |
| Drive Thru A   | LOI Pending   | +/- 1,000 SF  |
| Retail 4       | LOI Pending   | +/- 17,280 SF |
| Retail 5       | LOI Pending   | +/- 8,888 SF  |
| Major Retail 1 | Lease Pending | +/- 45,000 SF |
| Major Retail 2 | LOI Pending   | +/- 22,000 SF |
| Major Retail 3 | LOI Pending   | +/- 25,000 SF |
| Retail Shop C  | Available     | +/- 9,300 SF  |
| Car Wash       | Available     | 140' Tunnel   |
| Pad 4          | Available     | +/- 6,700 SF  |
| Pad 5          | Available     | +/- 2,600 SF  |



50' Freeway Pylon Sign (Concept)



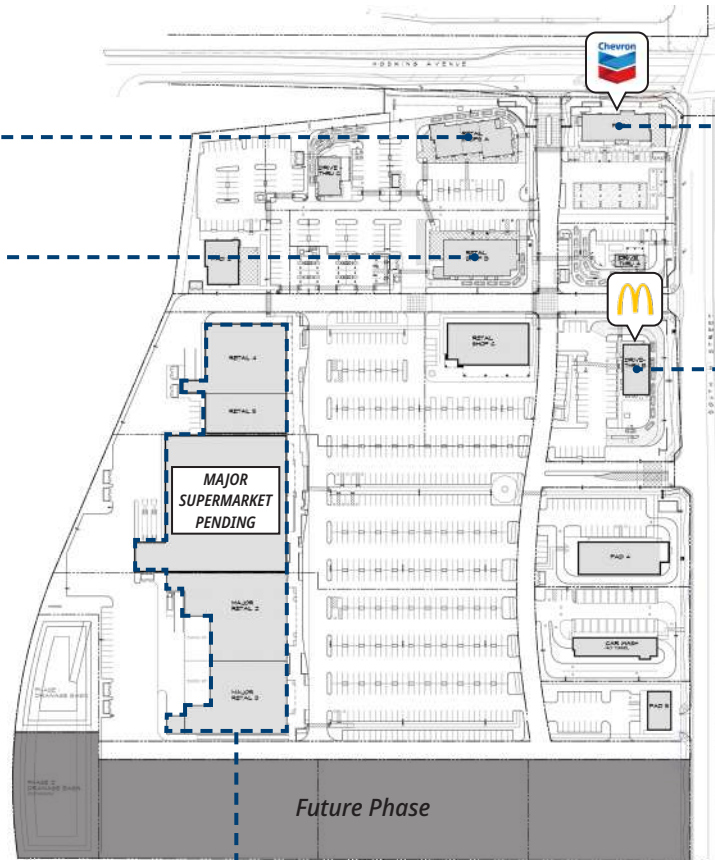




**Retail Shop A**



**Retail Shop B**

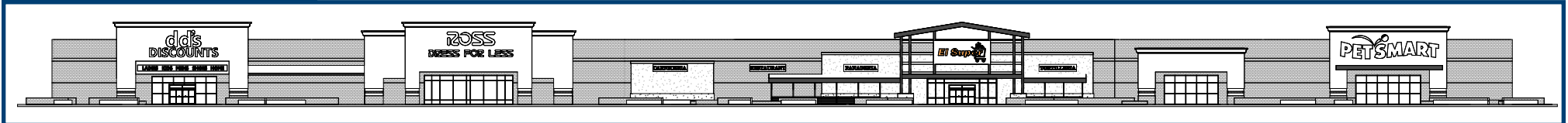


**Tobbins C-Store**



**McDonald's**

**Major Retail 1,2 & 3 and Retail 4 & 5**



# KERN COUNTY

At A

# GLANCE

**#2 LARGEST ECONOMY**  
IN THE SAN JOAQUIN VALLEY

**#1** in Agricultural Production Nationwide



**#3** in Economic Diversity Nationwide



**#4** in STEM Jobs Nationwide



**OVER 50** MAJOR DISTRIBUTION CENTERS



## THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**75%**



**60%**



**#1** Largest Wind Farm in the U.S.



**#1** Largest Battery Energy Storage System in the World



**#14** Oil-Producing County in the Nation

**OVER 50** WORLD TECH "FIRSTS"  
NAVAL AIR WEAPONS STATION CHINA LAKE



**1ST** COMMERCIAL SPACE PORT IN U.S.  
MOJAVE AIR & SPACE PORT AT RUTAN FIELD



**1ST** SPACE SHUTTLE LANDING  
EDWARDS AIR FORCE BASE



**1-MILE RADIUS**

KEY FACTS

18,466

Population



3.9

Average Household Size

30.6

Median Age

\$94,338

Median Household Income

BUSINESS



241

Total Businesses



1,971

Total Employees

INCOME



\$94,338

Median Household Income



\$29,271

Per Capita Income



\$213,334

Median Net Worth

**3-MILE RADIUS**

KEY FACTS

101,818

Population



3.6

Average Household Size

31.3

Median Age

\$77,973

Median Household Income

BUSINESS



1,801

Total Businesses



15,148

Total Employees

INCOME



\$77,973

Median Household Income



\$26,933

Per Capita Income



\$167,172

Median Net Worth

**5-MILE RADIUS**

KEY FACTS

196,566

Population



3.4

Average Household Size

31.8

Median Age

\$71,422

Median Household Income

BUSINESS



4,609

Total Businesses



37,923

Total Employees

INCOME



\$71,422

Median Household Income



\$26,760

Per Capita Income



\$122,529

Median Net Worth



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.