



5000 STOCKDALE HWY

BAKERSFIELD, CALIFORNIA

OFFERING MEMORANDUM



PRIME REGIONAL RETAIL OPPORTUNITY

- **FORMER BED BATH & BEYOND:** SECOND-GENERATION LARGE-FORMAT RETAIL OPPORTUNITY WITHIN STOCKDALE PLAZA SHOPPING CENTER.
- **BUILDING SIZE:** ±30,386 SF, WITH OWNERSHIP WILLING TO CONSIDER DEMISING FOR QUALIFIED TENANTS.
- **PREMIER LOCATION:** EXCEPTIONAL VISIBILITY ALONG STOCKDALE HIGHWAY WITH CONVENIENT ACCESS TO STATE ROUTE 99 AND HIGHWAY 58.
- **PREMIER CO-TENANCY:** ADJACENT TO ALDI, SMART & FINAL EXTRA!, CHUZE FITNESS, CVS PHARMACY, IN-N-OUT BURGER, CHIPOTLE, STARBUCKS, OUTBACK STEAKHOUSE, URBANE CAFE, AND OTHER NATIONAL AND REGIONAL RETAILERS.
- **EXISTING IMPROVEMENTS:** OPEN RETAIL LAYOUT FEATURING EXPANSIVE STOREFRONT FRONTAGE, REAR LOADING, AND EFFICIENT CUSTOMER CIRCULATION.
- **FLEXIBLE LEASING:** SUITABLE FOR A VARIETY OF RETAIL AND COMMERCIAL CONCEPTS, SUBJECT TO APPLICABLE USE RESTRICTIONS.
- **REGIONAL SPENDING POWER:** OVER \$5.97 BILLION IN ANNUAL CONSUMER SPENDING WITHIN THE SURROUNDING 10-MILE TRADE AREA.
- **AMPLE PARKING:** APPROXIMATELY 127 DEDICATED PARKING SPACES (4.18 SPACES PER 1,000 SF).
- **ZONING:** PLANNED COMMERCIAL DEVELOPMENT (PCD).
- **LEASE RATE:** CONTACT BROKER.



LUMINIS
PROPERTIES INC.

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5000 STOCKDALE HWY
BAKERSFIELD, CALIFORNIA 93309
FOR LEASE



PROPERTY ADDRESS	5000 Stockdale Highway, Bakersfield, CA 93309
AVAILABILITY	For Lease
BUILDING SIZE	±30,386 SF
LOT SIZE	±2.80 Acres
APN	331-440-24-00-1
PARKING	127 Spaces (4.18/1,000 SF)
LOADING	Rear Loading
DEMISING	Ownership Will Consider
ZONING	Planned Commercial Development (PCD)

EXECUTIVE SUMMARY

This ±30,386-square-foot former Bed Bath & Beyond presents one of the premier large-format retail leasing opportunities in Bakersfield. Located within the highly successful Stockdale Plaza Shopping Center, the Property benefits from exceptional visibility, premier co-tenancy, and a strategic position along Stockdale Highway, one of the city's most established retail corridors.

Situated on ±2.80 acres, the Property features an efficient open retail layout, expansive storefront frontage, rear loading, dedicated parking, and existing second-generation improvements capable of accommodating a broad range of retail and commercial concepts. Ownership is willing to consider demising for qualified tenants, providing additional leasing flexibility for a variety of space requirements.

The Property is positioned within a mature regional trade area supported by strong surrounding demographics, more than \$5.97 billion in annual consumer spending within a 10-mile radius, and convenient access to State Route 99 and Highway 58, offering exceptional connectivity throughout Bakersfield and Central California.

VALUE PROPOSITION

Large-format retail opportunities within established institutional shopping centers have become increasingly limited throughout California. Combined with premier co-tenancy, exceptional regional accessibility, and a proven retail location, this Property offers tenants a rare opportunity to establish an immediate presence within one of Bakersfield's most recognized shopping destinations.

The existing second-generation improvements provide the potential to significantly reduce occupancy timelines and tenant improvement costs compared to new construction, while the owner's willingness to consider demising offers flexibility for both regional and national retailers seeking space within a highly successful retail environment.

PROPERTY HIGHLIGHTS

- **BUILDING AREA:** ±30,386 square feet
- **SITE AREA:** ±2.80 acres
- **PROPERTY TYPE:** Second-generation large-format retail building
- **AVAILABILITY:** Entire building available; ownership will consider demising for qualified tenants
- **PARKING:** 127 dedicated parking spaces (4.18 spaces per 1,000 SF)
- **LOADING:** Rear loading area with existing service access
- **FRONTAGE:** Prominent frontage along Stockdale Highway
- **SHOPPING CENTER:** Located within Stockdale Plaza Shopping Center
- **ZONING:** Planned Commercial Development (PCD)
- **APN:** 331-440-24-00-1
- **REGIONAL ACCESSIBILITY:** Immediate access to State Route 99 (±154,000 VPD) and Hwy 58 (±82,000 VPD)
- **TRAFFIC EXPOSURE:** Stockdale Hwy frontage with ±35,000 VPD
- **RECENT HVAC IMPROVEMENTS:** Approx. ±110 tons of recently installed HVAC (tenant to verify equipment, specifications, and warranty, if any)
- **SIGNAGE OPPORTUNITY:** Building façade and pylon/monument signage available (subject to approvals)
- **POTENTIAL GROCERY OPPORTUNITY:** Prior City determination regarding grocery use issued; tenant to verify permitted uses and approvals



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TRADE AREA OVERVIEW



PREMIER RETAIL CORRIDOR: Stockdale Highway has long been recognized as one of Bakersfield's premier retail corridors, serving a broad regional trade area with an established concentration of national retailers, restaurants, daily-needs services, and destination shopping.



INSTITUTIONAL RETAIL ENVIRONMENT: The Property is located within the highly successful Stockdale Plaza Shopping Center alongside ALDI, Smart & Final Extra!, and Chuze Fitness, with immediate adjacency to CVS Pharmacy, In-N-Out Burger, Starbucks, Chipotle, Outback Steakhouse, Urbane Cafe, and numerous additional national and regional retailers that generate consistent consumer traffic throughout the day.



REGIONAL ACCESSIBILITY: Strategically positioned near State Route 99 and Highway 58, the Property offers exceptional regional connectivity throughout Bakersfield and Central California while benefiting from prominent frontage along Stockdale Highway.



STRONG DEMOGRAPHIC FUNDAMENTALS: The surrounding trade area is supported by established residential neighborhoods, significant daytime employment, and more than \$5.97 billion in annual consumer spending within a 10-mile radius, providing a strong foundation for long-term retail performance.



ESTABLISHED REGIONAL TRADE AREA: Large-format retail opportunities within institutional shopping centers are increasingly limited throughout the Bakersfield market. Combined with premier co-tenancy, excellent accessibility, and a mature consumer base, the Property offers retailers a rare opportunity to establish an immediate presence within one of the region's most recognized shopping destinations.



REGIONAL SHOPPING DESTINATION: Stockdale Plaza receives approximately 5.7 million annual visits and ranks in the 93rd percentile nationally among community shopping centers.



DEMAND DRIVERS: Located near California State University, Bakersfield (11,000+ students), Bakersfield Village Shopping Center, Valley Plaza Mall, and major employment centers.

MARKET FUNDAMENTALS

Bakersfield serves as the commercial and economic center of Kern County, supporting one of Central California's largest regional trade areas. The city continues to experience steady residential growth, expanding employment, and sustained consumer spending, making it an attractive destination for national and regional retailers seeking long-term market presence.

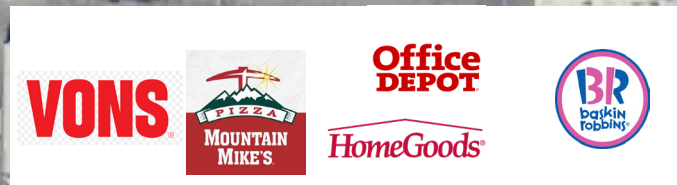


KEY MARKET CHARACTERISTICS

- **Regional Commercial Hub:** Bakersfield serves as the primary retail destination for Kern County, attracting consumers from throughout the metropolitan area and surrounding Central Valley communities.
- **Strong Consumer Base:** More than 345,000 residents reside within a five-mile trade area.
- **Economic Diversity:** A broad employment base driven by healthcare, logistics, agriculture, energy, education, professional services, and distribution supports long-term economic stability and consumer spending.
- **Retail Spending Power:** The surrounding 10-mile trade area generates more than \$5.97 billion in annual consumer spending, supporting a diverse mix of national, regional, and destination retailers.
- **Regional Connectivity:** State Route 99 and Highway 58 provide exceptional access throughout Bakersfield, Kern County, and the broader Central California region.

MARKET ADVANTAGES

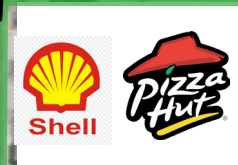
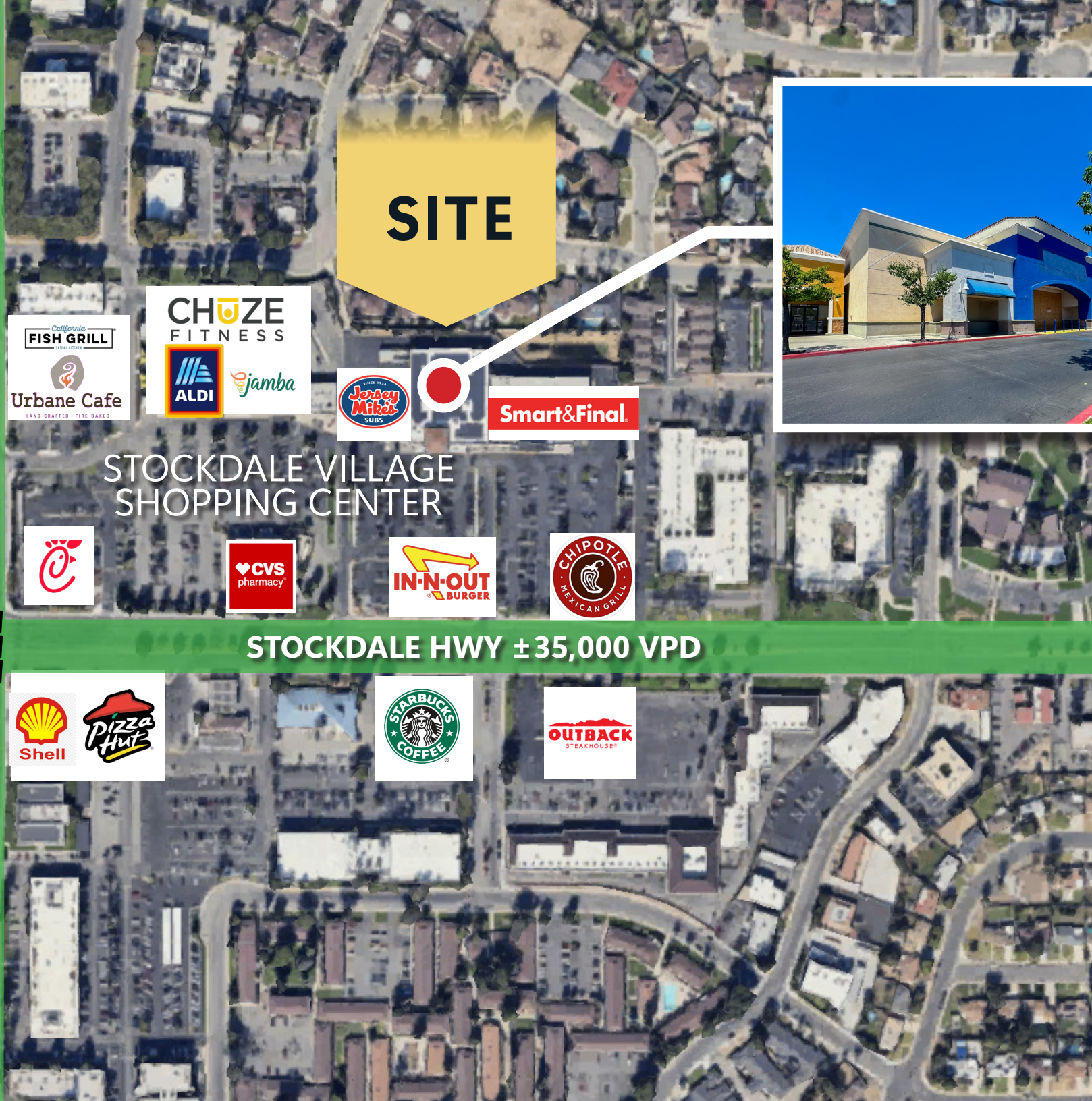
- **Established Retail Destination:** The Stockdale corridor has evolved into one of Bakersfield's most recognized retail destinations, anchored by grocery, fitness, restaurant, and national retail operators.
- **Limited Large-Format Availability:** Quality second-generation retail opportunities exceeding 30,000 square feet remain increasingly limited within Bakersfield's established retail corridors.
- **Institutional Shopping Environment:** Stockdale Plaza offers a proven merchandising environment with complementary national and regional retailers generating consistent customer traffic.
- **Long-Term Growth:** Continued residential development, employment expansion, and sustained consumer spending support long-term retail performance throughout Southwest Bakersfield.
- **Regional Draw:** The Property benefits from a well-established regional trade area that extends beyond the immediate neighborhood, attracting consumers from across Bakersfield and the surrounding communities.



CALIFORNIA AVE

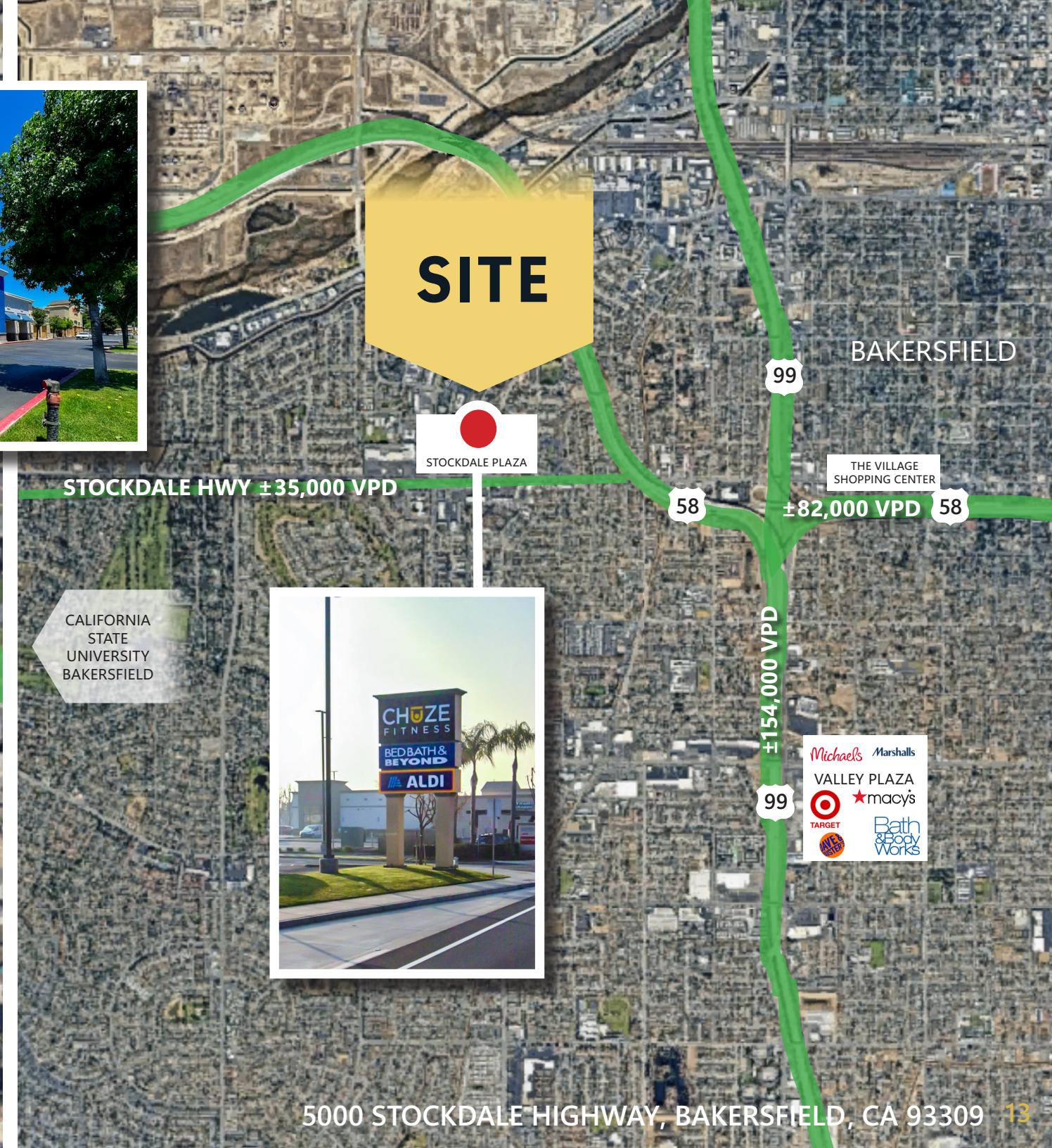


±67,300 VPD



STOCKDALE VILLAGE SHOPPING CENTER

STOCKDALE HWY ±35,000 VPD

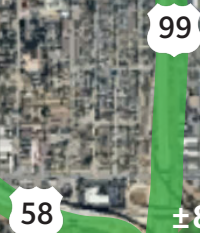


STOCKDALE HWY ±35,000 VPD

CALIFORNIA STATE UNIVERSITY BAKERSFIELD



STOCKDALE PLAZA



±82,000 VPD



BAKERSFIELD

THE VILLAGE SHOPPING CENTER

5000 STOCKDALE HIGHWAY, BAKERSFIELD, CA 93309

DEMOGRAPHICS
BAKERSFIELD, CA

344.7K+
POPULATION

149.9K+
DAYTIME POPULATION

\$88.2K+
AVG HOUSEHOLD INCOME



POPULATION ESTIMATES	2 miles	5 miles	10 miles
2020 Population	52,833	344,790	573,532
2025 Population	52,404	347,444	582,579
2030 Population Projection	52,860	351,711	590,779
Annual Growth 2020-2025	-0.2%	0.2%	0.3%
Annual Growth 2025-2030	0.2%	0.2%	0.3%
HOUSEHOLDS			
2020 Households	19,553	112,919	180,022
2025 Households	19,426	114,085	183,020
2030 Household Projection	19,599	115,506	185,549
Annual Growth 2020-2025	0.3%	0.7%	0.9%
Annual Growth 2025-2030	0.2%	0.3%	0.3%
Avg Household Size	2.60	3.00	3.10
Avg Household Vehicles	2.00	2.00	2.00
HOUSING			
Median Home Value	\$318,414	\$352,069	\$366,815
Owner Occupied Households	8,811	59,721	107,607
Renter Occupied Households	10,788	55,785	77,942

HOUSEHOLDS BY INCOME	2 miles	5 miles	10 miles
< \$25,000	3,792	20,804	30,469
\$25,000 - 50,000	3,706	22,012	32,041
\$50,000 - 75,000	4,089	20,018	31,675
\$75,000 - 100,000	2,509	15,055	23,248
\$100,000 - 125,000	1,724	12,125	20,769
\$125,000 - 150,000	969	6,211	11,546
\$150,000 - 200,000	1,584	9,934	18,019
\$200,000+	1,052	7,928	15,252
Avg Household Income	\$82,015	\$88,245	\$95,170
Median Household Income	\$63,091	\$67,507	\$72,894

POPULATION BY AGE			
Age 0 - 4	3,626	23,630	39,336
Age 5 - 9	3,589	24,400	41,175
Age 10 - 14	3,801	27,525	47,357
Age 15 - 19	3,741	28,182	49,023
Age 20 - 24	3,609	25,716	44,171
Age 25 - 29	3,886	24,813	41,249
Age 30 - 34	4,227	25,708	42,190
Age 35 - 39	4,079	25,584	42,692
Age 40 - 44	3,453	22,857	38,955
Age 45 - 49	2,858	19,911	34,319
Age 50 - 54	2,508	18,196	31,179
Age 55 - 59	2,382	17,135	28,796
Age 60 - 64	2,446	16,668	27,434
Age 65 - 69	2,391	15,351	24,799
Age 70 - 74	2,043	12,345	19,639
Age 75 - 79	1,565	8,754	13,787
Age 80 - 84	1,061	5,444	8,499

POPULATION SUMMARY	2 miles	5 miles	10 miles
Age 15+	41,387	271,891	454,711
Age 20+	37,646	243,709	405,688
Age 55+	13,026	80,924	130,933
Age 65+	8,198	47,121	74,703
Median Age	34.70	33.80	33.40
Avg Age	36.80	35.70	35.30
Median Age, Male	33.50	32.90	32.60
Avg Age, Male	35.50	34.80	34.50
Median Age, Female	35.80	34.70	34.30
Avg Age, Female	38.00	36.60	36.10
EDUCATION			
Some High School, No Diploma	5,383	47,751	78,037
High School Graduate	9,807	59,119	97,381
Some College, No Degree	12,068	68,440	113,721
Associate Degree	2,357	13,617	22,351
Bachelor's Degree	4,195	27,458	47,159
Advanced Degree	2,585	15,224	25,218
EMPLOYMENT			
Civilian Employed	22,653	146,533	251,242
Civilian Unemployed	2,190	13,598	21,182
Civilian Non-Labor Force	15,722	105,839	172,040
U.S. Armed Forces	74	269	429
WORKER TRAVEL TIME TO JOB			
<30 Minutes	17,583	107,300	178,121
30-60 Minutes	3,272	24,361	44,992
60+ Minutes	906	7,956	14,424

HOUSEHOLD COMPOSITION	2 miles	5 miles	10 miles
1-Person Households	5,549	25,486	35,731
2-Person Households	5,765	30,504	47,429
3-Person Households	3,039	19,079	31,228
4-Person Households	2,423	18,229	31,231
5-Person Households	1,525	11,306	20,179
6-Person Households	712	5,633	10,208
7-Person Households	413	3,849	7,013
MARITAL STATUS			
Married	7,085	49,688	87,875
Married No Children	4,141	26,631	45,222
Married with Children	2,944	23,057	42,653
HOUSING UNITS			
1 Unit	13,203	86,347	147,822
2 - 4 Units	3,262	13,266	17,592
5 - 19 Units	2,867	9,967	12,562
20+ Units	1,417	7,243	9,713
HOUSING VALUE			
< \$100,000	404	3,517	5,517
\$100,000 - 200,000	747	4,964	7,435
\$200,000 - 300,000	2,708	12,092	19,950
\$300,000 - 400,000	2,756	17,126	30,112
\$400,000 - 500,000	1,056	11,289	21,990
\$500,000 - 1,000,000	973	8,769	18,748
\$1,000,000+	89	1,224	2,291



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BAKERSFIELD, CALIFORNIA

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