

For Lease

Retail Space

8000

McNair Lane, Suite 101

Bakersfield, CA 93313



Dylan J. Lym

Vice President

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CA RE #02103385

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11601 Bolthouse Drive Suite 110

Bakersfield, CA 93311

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Retail Space Available For Lease

Property Details

8000 McNair Lane, Suite 101
Bakersfield, CA 93313



Property Details

- Available Space 1,430 SF
- Desirable Southwest Bakersfield location
- Densely populated and heavily trafficked area
- Close proximity to restaurants, shopping, and housing
- Directly adjacent to Fastrip at the SEC of Gosford Road & White Lane
- Pylon signage available on Gosford Road, monument and building signage available on McNair Lane.
- Zoned M-1, Light Industrial, City of Bakersfield
- Rental Rate \$1.75 Per Month NNN



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Aerial Photos

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Traffic Count AADT
Gosford Road 33,429

Traffic Count AADT
White Lane 31,483

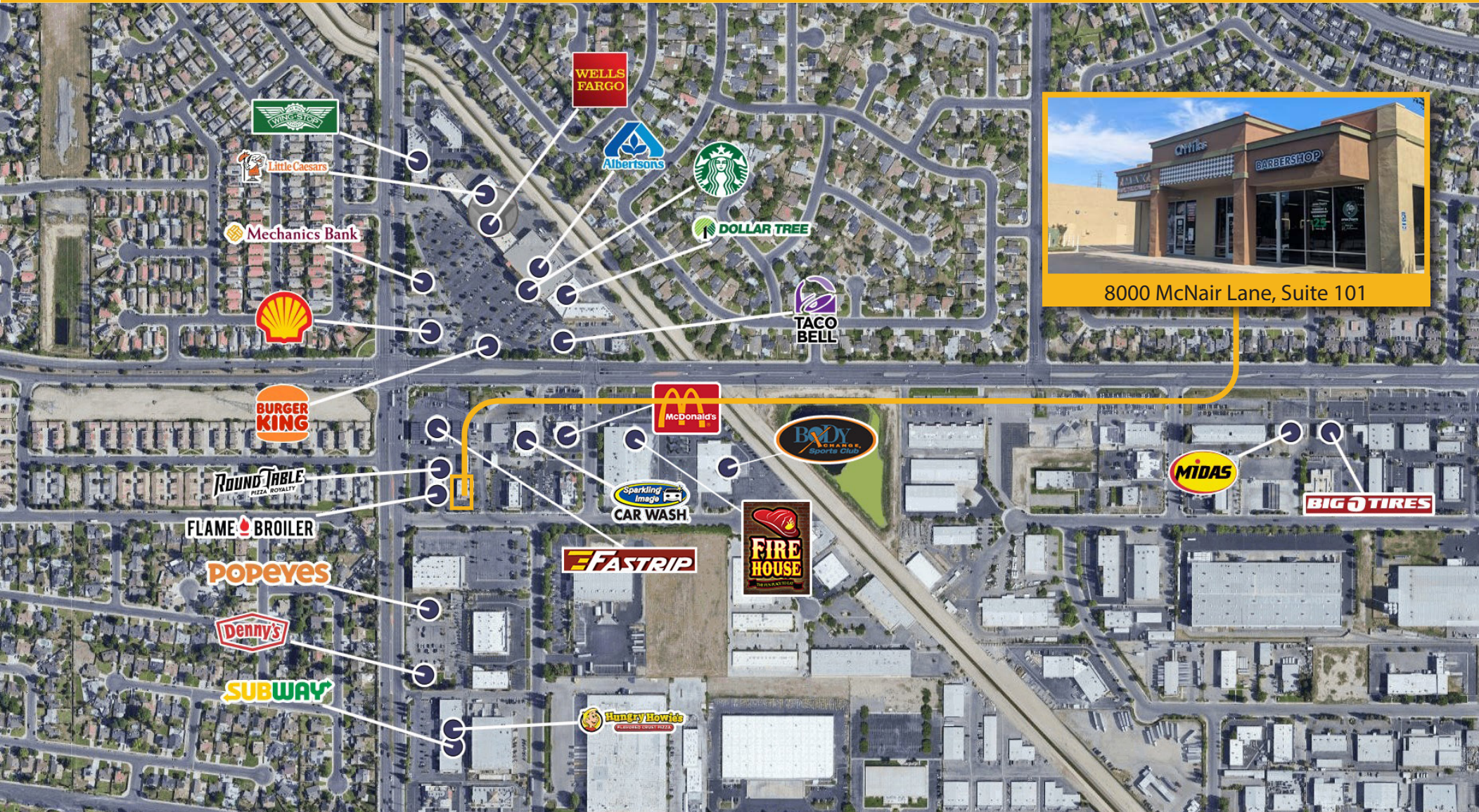


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Nearby Retailers

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Property Photos

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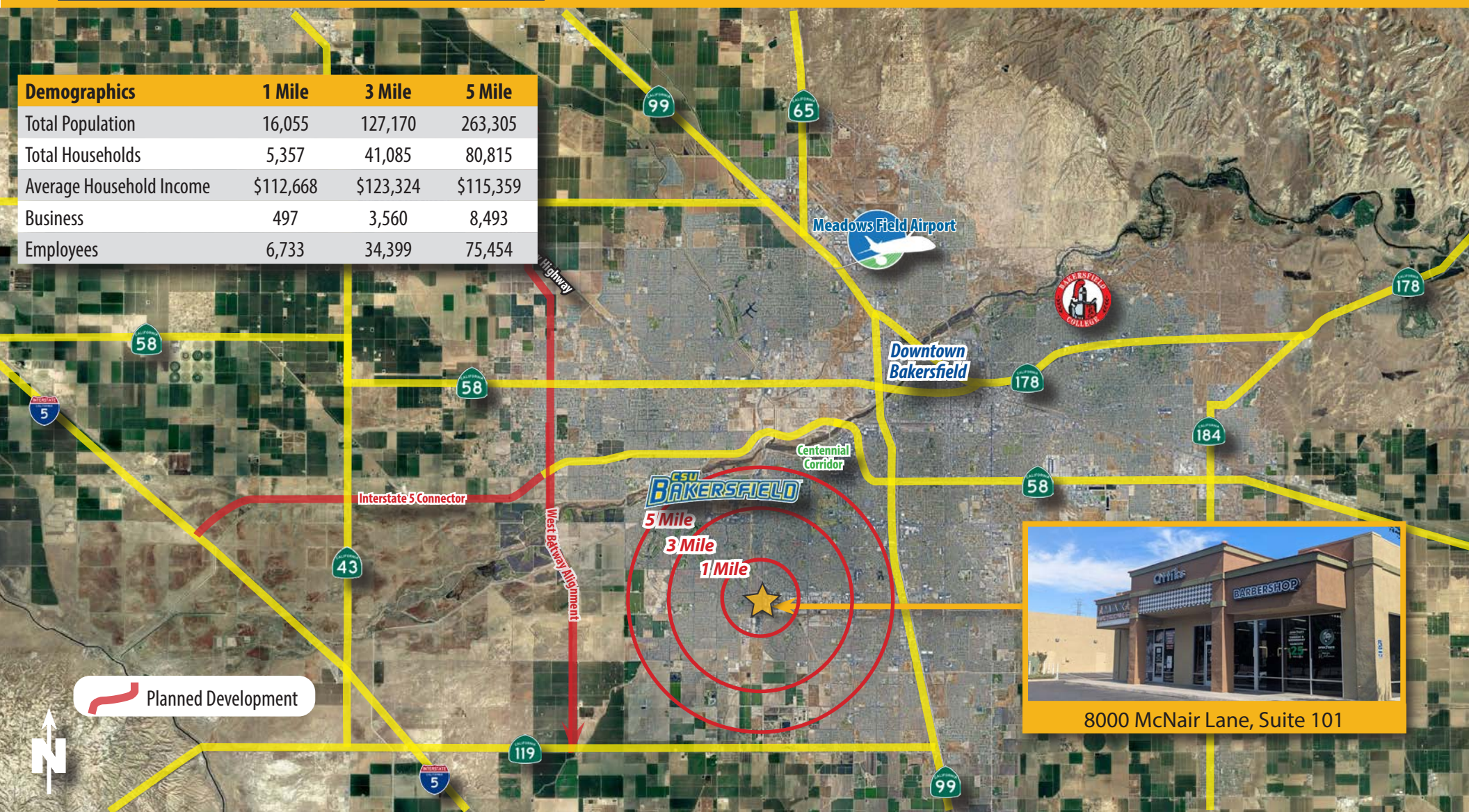
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Bakersfield Area Roadways

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,055	127,170	263,305
Total Households	5,357	41,085	80,815
Average Household Income	\$112,668	\$123,324	\$115,359
Business	497	3,560	8,493
Employees	6,733	34,399	75,454



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