

Retail Space **FOR LEASE**

2677
Mt Vernon Avenue
Bakersfield, CA



Suites B & D

Property Highlights

- Established retail center in Northeast Bakersfield anchored by Albertsons, dd's Discounts, McDonald's and H&R Block.
- Vacancies which front Highway 178 offer signage opportunities to average annual daily traffic of more than 57,000 vehicles.
- Mature trade area with retailers such as Home Depot, Walmart, CVS, Target, Lowes and many more all within a 3-minute drive time.
- Two vacancies available for immediate occupancy.
- 4,750 SF to 8,820 SF

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Retail Space Available For Lease

Availability & Aerial of Shopping Center

2677 Mt Vernon Ave - Bakersfield, CA

Availability

- **Rental Rate** \$0.95 PSF Monthly NNN
- **Suite B** 8,820 SF
- **Suite D** 4,750 SF

Suite D includes approximately 45% unfinished storage space with roll-up / drive-in access.

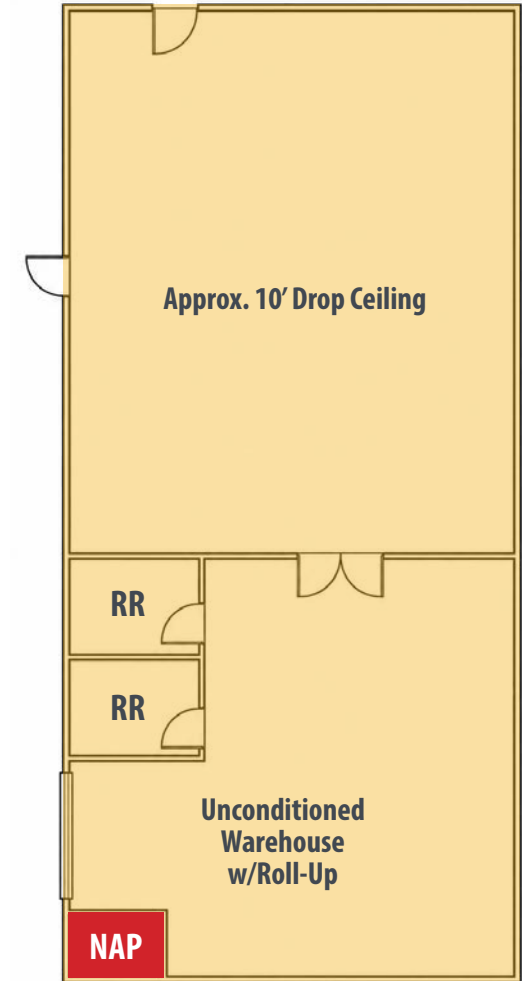
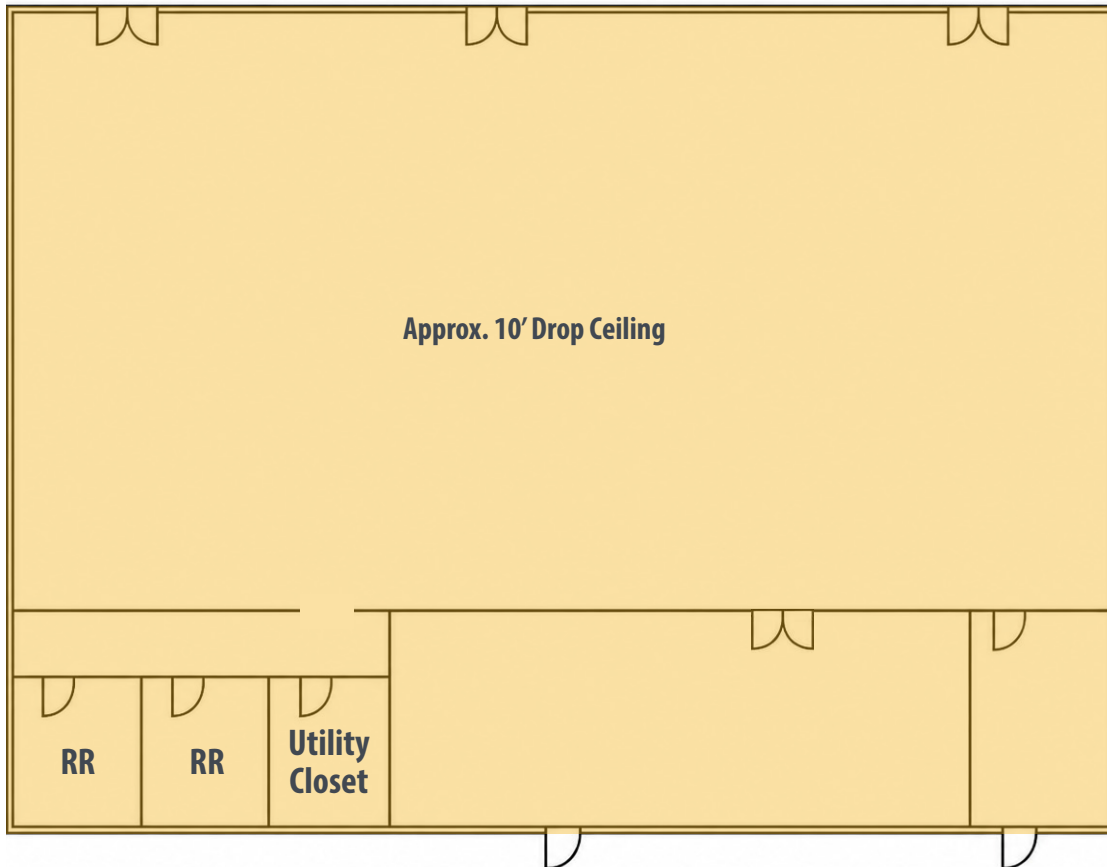


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Floor Plans

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Suite B
8,820 SF



Suite D
4,750 SF

*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Property Photos

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Neighborhood Aerial

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2677 Mt Vernon Avenue



Demographics	1 Mile	2 Mile	3 Mile
Total Population	20,809	69,783	120,315
Total Households	6,439	21,447	37,265
Average Household Income	\$74,601	\$77,755	\$73,703
Businesses	500	1,386	2,973
Employees	8,272	14,826	39,547