

FOR LEASE ► RETAIL

+/- 1,300 - 3,950 SF | +/- 8,712 SF

Crossroads Center | 6521 & 6541 White Ln

Bakersfield, CA 93309

PROPERTY DETAILS

- LEASE RATE: CONTACT BROKER FOR PRICING
- SPACE AVAILABLE:
 - END CAP DRIVE-THRU: +/- 1,300 - 3,950 SQ FT
 - DRIVE-THRU PAD: +/- 8,712 SQ FT
 - GROUND LEASE OR BUILD-TO-SUIT
- WITHIN 2.4 MI (APPROX.) OF CA-HIGHWAY 99 ON/OFF RAMP
- SIGNALIZED INTERSECTION
- MULTIPLE POINTS OF INGRESS & EGRESS
- PYLON & MONUMENT SIGNAGE AVAILABLE
- ZONING: M-1, CITY OF BAKERSFIELD
- NEIGHBORING RETAILERS INCLUDE:
 - ARCO
 - FOODMAXX
 - KFC
 - DOMINO'S PIZZA
 - COSMO PROF
 - VALVOLINE
 - DISCOUNT TIRE
 - SONIC
 - SALTY'S BBQ

DRIVE-THRU OPTIONS AVAILABLE



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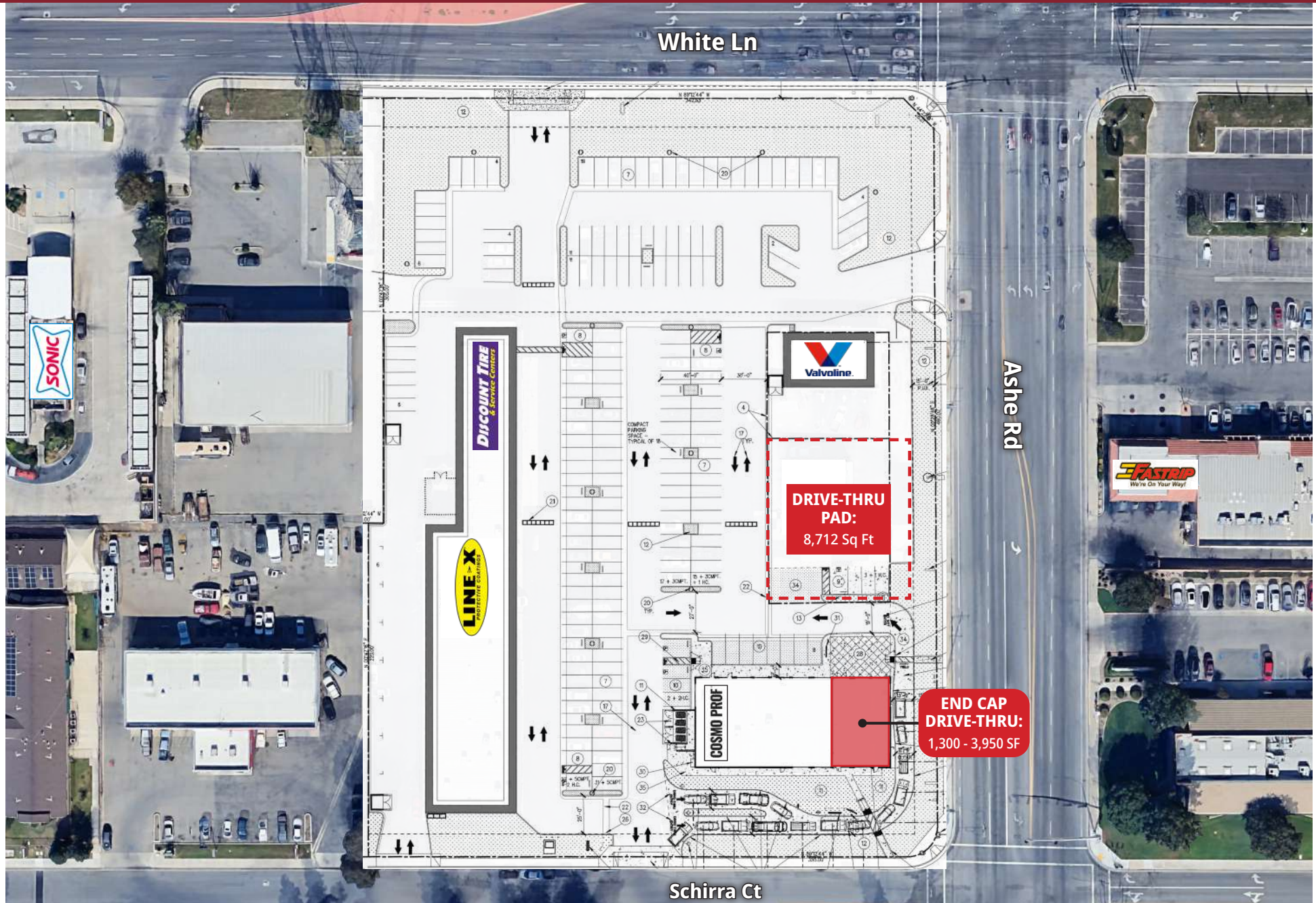
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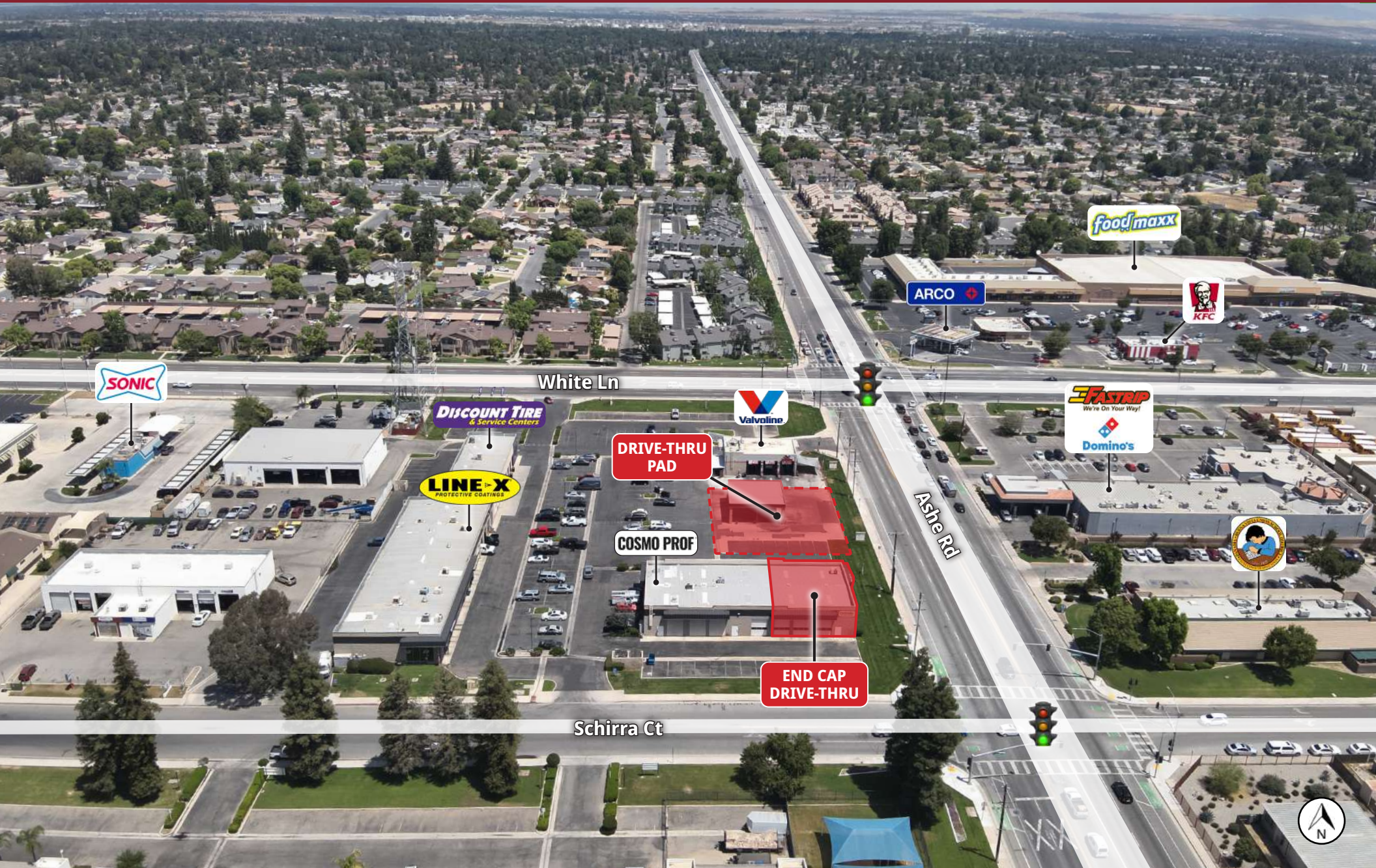
SITE PLAN

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AERIAL OVERVIEW

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AERIAL PHOTOS

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1-Mile Radius

KEY FACTS

14,851

Population



Average
Household Size

33.3

Median Age

\$72,472

Median Household
Income

BUSINESS



847

Total Businesses



6,451

Total Employees

INCOME



\$72,472

Median Household
Income



\$29,790

Per Capita Income



\$113,986

Median Net Worth

3-Mile Radius

KEY FACTS

149,084

Population



Average
Household Size

34.1

Median Age

\$80,723

Median Household
Income

BUSINESS



4,240

Total Businesses



42,394

Total Employees

INCOME



\$80,723

Median Household
Income



\$34,798

Per Capita Income



\$167,007

Median Net Worth

5-Mile Radius

KEY FACTS

289,300

Population



Average
Household Size

33.4

Median Age

\$78,195

Median Household
Income

BUSINESS



9,731

Total Businesses



94,757

Total Employees

INCOME



\$78,195

Median Household
Income



\$33,132

Per Capita Income



\$157,253

Median Net Worth



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