



FOR LEASE

RESTAURANT/RETAIL

SOUTHWEST BAKERSFIELD

4625

MING AVENUE

BAKERSFIELD, CA 93309

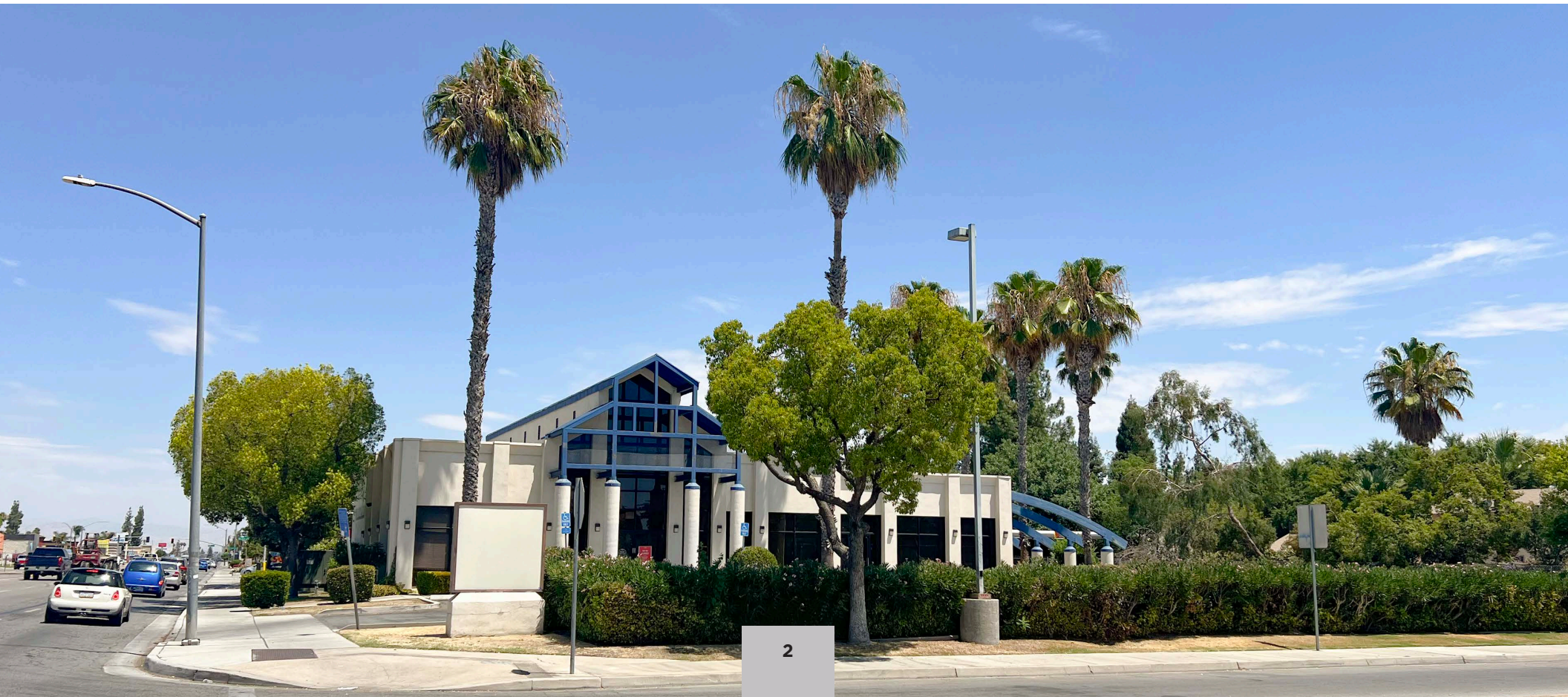
PROPERTY HIGHLIGHTS

- Located in Southwest Bakersfield
- Prime Location
- Freestanding Retail Building
- Monument & Building signage available
- Possible Drive Through available
- Including hood-ventilation system, walk-in freezers, and coolers
- Abundant parking with 33 parking spaces
- Convenient access to the I-99, I-58 and all new crosstown freeways
- Strong Daily Traffic Counts - 32K Ming

4625 MING AVENUE

PROPERTY FEATURES

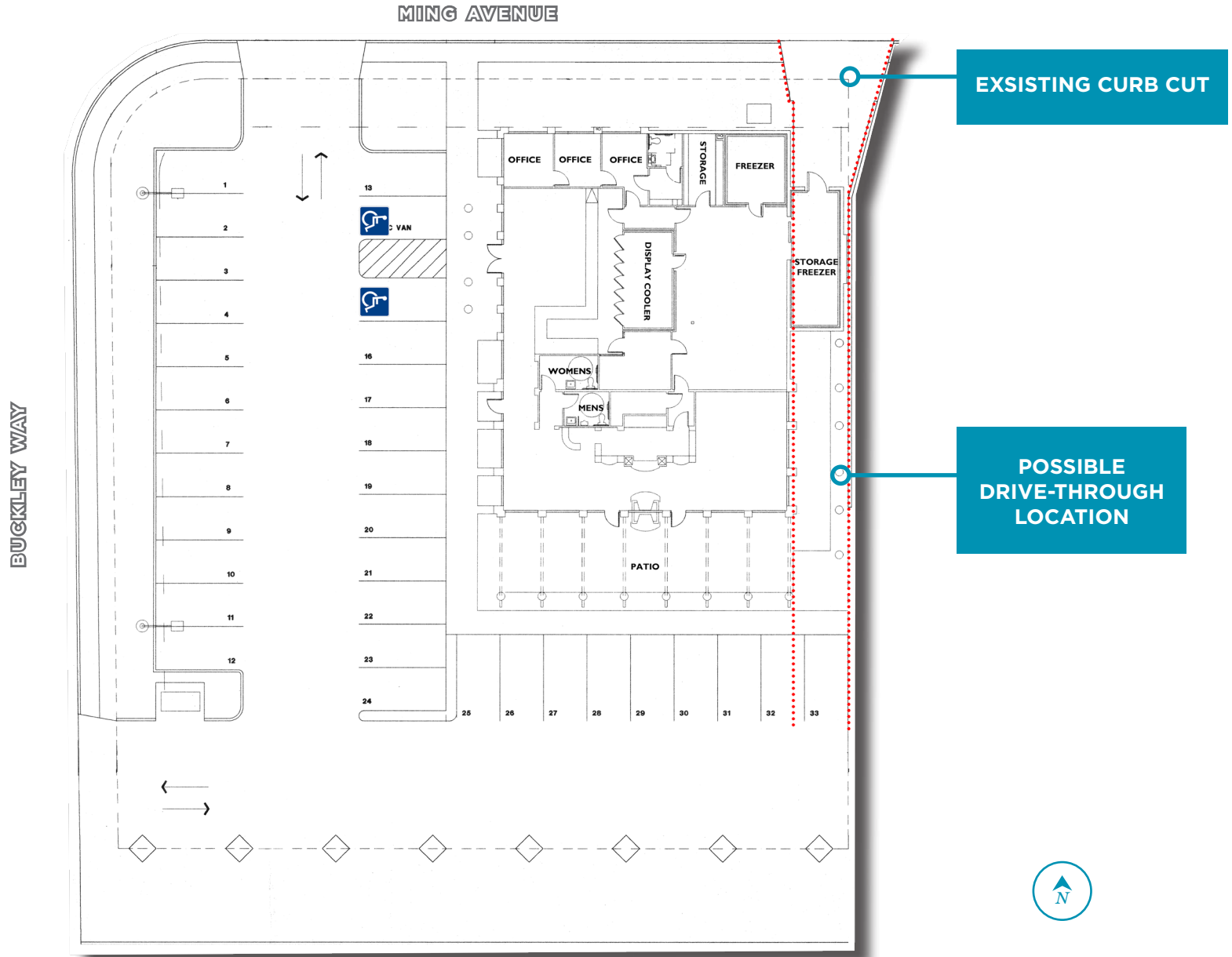
Building Size:	±5,098 SF
Parcel Number :	440-022-01-00-1
Land Area :	0.56 Acres / 24,238 SF
Zoning :	C-2
Parking :	7.04/1,000 SF
Frontage:	234' on Buckley Way, 360' on Ming Ave
Corridor :	SW Bakersfield
Occupancy :	0%
Asking Rent:	\$3.00/NNN



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FLOOR PLAN

±5,098 RSF
TOTAL AVAILABLE







4625 MING AVENUE

AERIAL MAP



foodmaxx **Walgreens**
BioLife **AT&T**
Stanton OPTICAL **SKECHERS**

Chuck E. Cheese's **Quality Furniture**
Bank of America
carter's **SalonCentric**
O'Reilly AUTO PARTS
metro by T-Mobile **Guitar Center**
MattressLand & Furniture **TJ-maxx**

McDonald's **Panda Express** **Valley Strong Credit Union**

PETSMART **Wienerschnitzel** **DEL TACO** **THE SALVATION ARMY**

Mister Car Wash **TACO BELL** **golden corral** **Tacos La Villa MEXICAN GRILL**
Where Residents Eat **RESTAURANT PRO** **TACO BROS** **SONIC**

HUEVO HOUSE cafe **THE HONEY BEEHIVE**
MAUI PHO **PIZZA CO.**

STARBUCKS COFFEE **ROSS DRESS FOR LESS** **ups** **FASTrip**
LONG JOHN SILVERS **DriveTime** **DISCOUNTS** **DD'S DISCOUNTS** **Dunn Edwards PAINTS**
GameStop **CHASE**

24,431 VPD

31,085 VPD

22,369 VPD

50,417 VPD

157,328 VPD



**CUSHMAN &
WAKEFIELD**



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