



For Sublease | +/- 4,089 SF

Retail Sublease Opportunity Available

1220 Oak St | Bakersfield, CA 93304

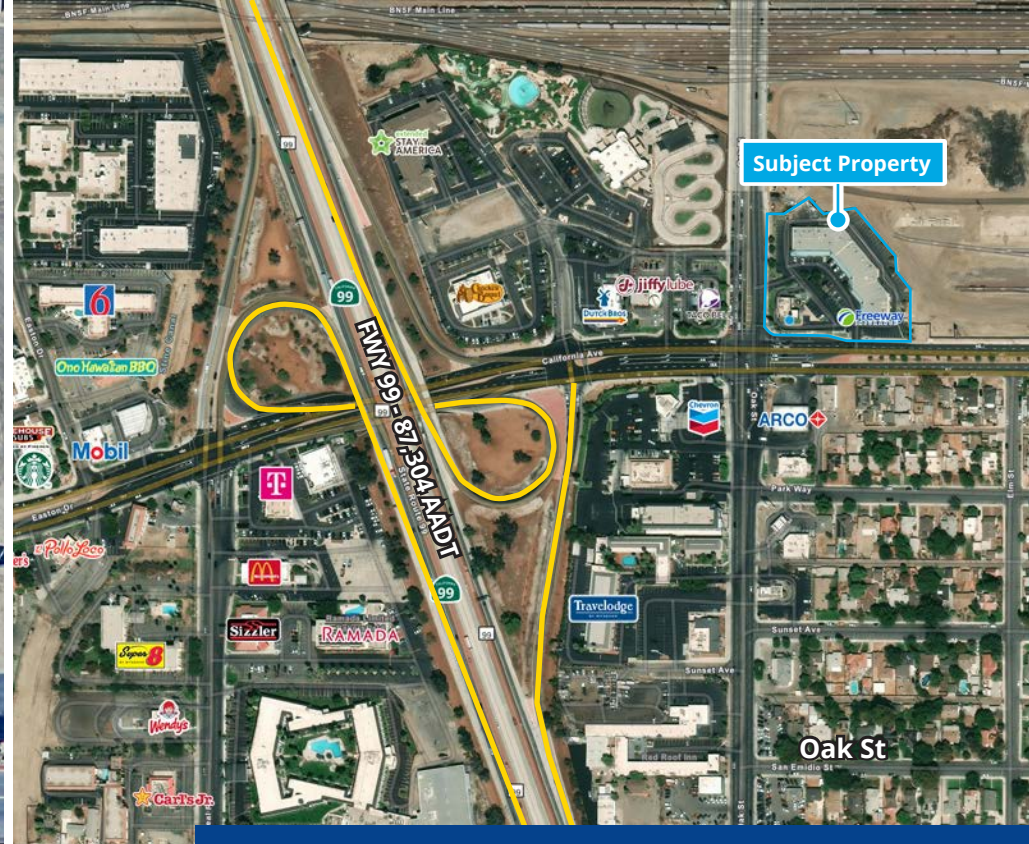
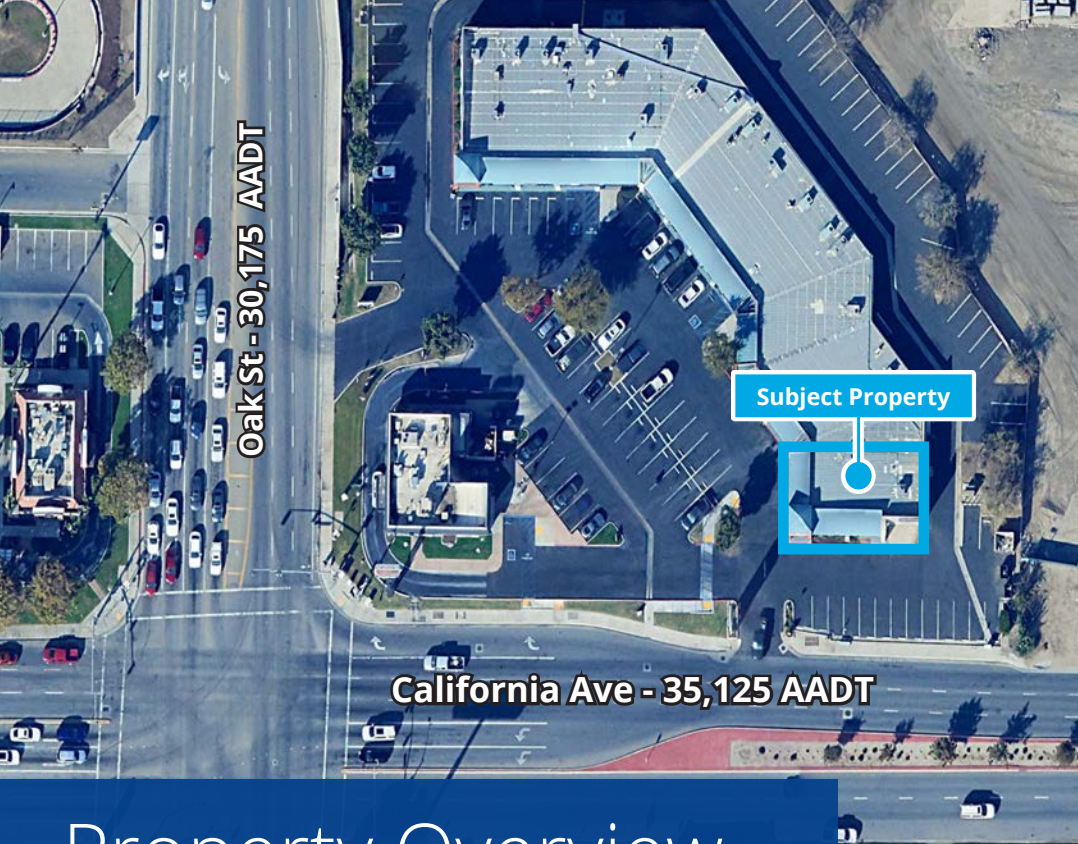
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Property Overview

****PLEASE DO NOT DISTURB TENANT****

1220 Oak St is located at the busy intersection of California Ave and Oak St. This is a rare opportunity to open a business with great visibility at a well trafficked intersection.

Property Highlights:

- High Traffic Area Approx. 65,300 AADT (Oak St & California Ave combined)
- Located in close proximity to Hwy 99, one of the major north/south freeways in California
- End cap space
- Visible signage on California Ave.
- Zoned M-2 in the City of Bakersfield

Sublease Rate: Suite K: \$1.59/SF, NNN
Available: +/- 4,089 SF

Trade Area Highlights:



Population
 1 Mile: 12,321
 3 Mile: 113,658
 5 Mile: 321,129



Average HH Income
 1 Mile: \$80,874
 3 Mile: \$69,849
 5 Mile: \$81,482



Households
 1 Mile: 4,881
 3 Mile: 40,492
 5 Mile: 108,511

Retailers in the Area



Demographics



Population

1 Mile: 12,321
3 Mile: 113,658
5 Mile: 321,129



Total Employees

1 Mile: 14,465
3 Mile: 92,771
5 Mile: 154,769



Average HH Income

1 Mile: \$80,874
3 Mile: \$69,849
5 Mile: \$81,482



Median Age

1 Mile: 35.3
3 Mile: 33.0
5 Mile: 33.1



Households

1 Mile: 4,881
3 Mile: 40,492
5 Mile: 108,511



Businesses

1 Mile: 1,251
3 Mile: 8,077
5 Mile: 14,435

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