

# Stockdale Plaza

Bakersfield, CA

5200 Stockdale Highway

38,934 SF (Divisible)

FOR LEASE



**Bob Haas**

805.449.1804 ext. 103  
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License No. 00870324

**Matt Haas**

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License No. 01970296

PARTNER **XTEAM**  
RETAIL ADVISORS



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## Property Highlights

- Anchored by Bed Bath and Beyond, Smart & Final Extra, CVS and ALDI
- Traffic Counts
  - Stockdale Hwy @ California Ave 42,773 (2015)
  - California Ave @ Stockdale Hwy 37,998 CPD (2015)
- Daytime population of approximately 64,716 in 3 mile radius (2017)
- Average household income of \$71,625 in 5 mile radius (2017)

## Co-Tenants



## Area Retailers



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# Bakersfield, CA

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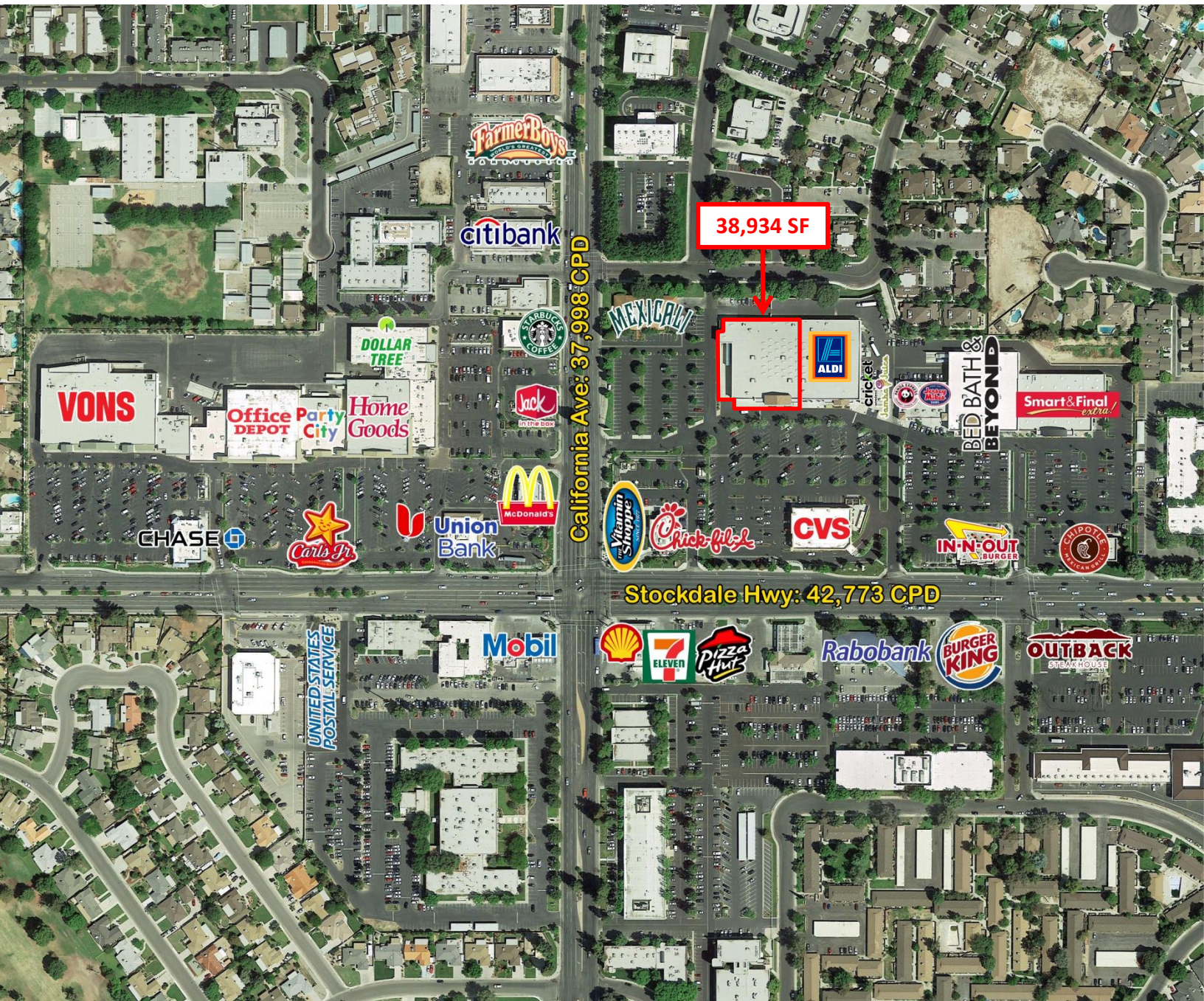




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Close-Up Aerial



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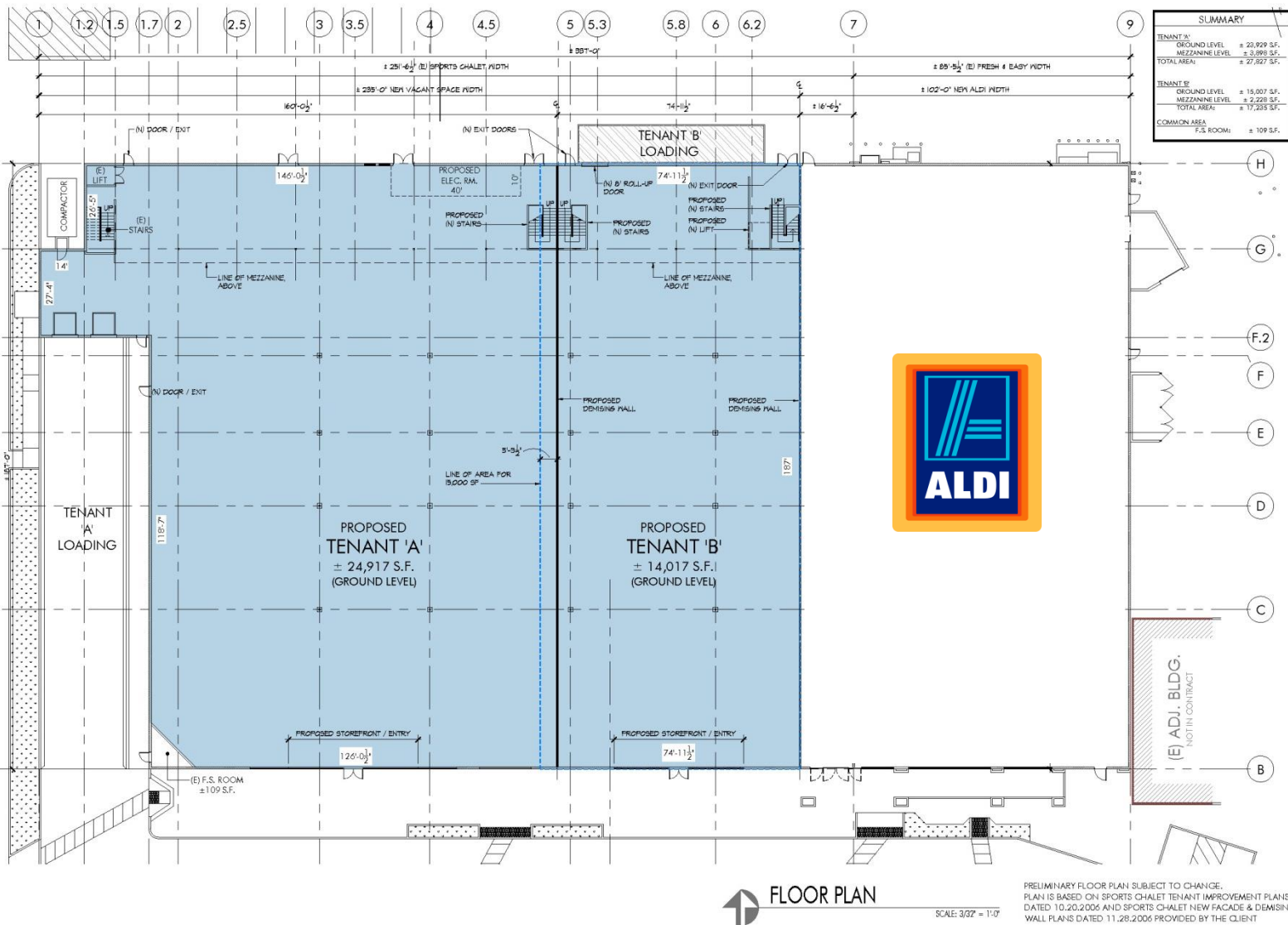
## Site Plan



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## Proposed Demising Plan





# Bakersfield, CA

**Median HH Income**  
By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000



# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 35.3543/-119.0610

RF1

## California Ave & Stockdale Hwy

## Bakersfield, CA

1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	16,850	113,557	333,248
	2022 Projected Population	17,602	118,837	349,046
	2010 Census Population	16,192	110,096	316,684
	2000 Census Population	15,990	106,605	264,247
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	0.3%	0.4%	1.5%
HOUSEHOLDS	2017 Estimated Households	7,058	42,513	112,075
	2022 Projected Households	7,429	44,826	118,251
	2010 Census Households	6,608	40,049	103,622
	2000 Census Households	6,880	39,920	89,777
	Projected Annual Growth 2017 to 2022	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2017	0.2%	0.4%	1.5%
AGE	2017 Est. Population Under 10 Years	14.3%	15.3%	16.5%
	2017 Est. Population 10 to 19 Years	12.2%	14.0%	15.6%
	2017 Est. Population 20 to 29 Years	18.6%	17.5%	15.9%
	2017 Est. Population 30 to 44 Years	17.5%	18.5%	19.5%
	2017 Est. Population 45 to 59 Years	14.9%	16.8%	17.1%
	2017 Est. Population 60 to 74 Years	13.3%	11.9%	10.9%
	2017 Est. Population 75 Years or Over	9.1%	6.1%	4.5%
	2017 Est. Median Age	34.6	32.2	31.2
MARITAL STATUS & GENDER	2017 Est. Male Population	47.3%	48.4%	49.1%
	2017 Est. Female Population	52.7%	51.6%	50.9%
	2017 Est. Never Married	40.6%	39.3%	37.4%
	2017 Est. Now Married	33.1%	38.1%	41.3%
	2017 Est. Separated or Divorced	19.0%	17.0%	16.3%
	2017 Est. Widowed	7.2%	5.6%	4.9%
INCOME	2017 Est. HH Income \$200,000 or More	2.3%	3.9%	5.0%
	2017 Est. HH Income \$150,000 to \$199,999	2.5%	4.7%	5.7%
	2017 Est. HH Income \$100,000 to \$149,999	11.4%	12.5%	13.4%
	2017 Est. HH Income \$75,000 to \$99,999	11.0%	12.0%	12.4%
	2017 Est. HH Income \$50,000 to \$74,999	18.5%	18.0%	16.7%
	2017 Est. HH Income \$35,000 to \$49,999	12.8%	13.1%	12.3%
	2017 Est. HH Income \$25,000 to \$34,999	12.2%	11.1%	10.2%
	2017 Est. HH Income \$15,000 to \$24,999	16.0%	13.0%	11.9%
	2017 Est. HH Income Under \$15,000	13.2%	11.8%	12.4%
	2017 Est. Average Household Income	\$55,739	\$66,402	\$71,625
	2017 Est. Median Household Income	\$46,597	\$54,166	\$60,789
	2017 Est. Per Capita Income	\$23,425	\$24,944	\$24,171
	2017 Est. Total Businesses	1,693	6,831	13,288
	2017 Est. Total Employees	14,818	64,716	136,583

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RACE	2017 Est. White	55.4%	54.7%	55.2%
	2017 Est. Black	13.0%	11.4%	9.3%
	2017 Est. Asian or Pacific Islander	4.9%	5.5%	5.9%
	2017 Est. American Indian or Alaska Native	1.5%	1.5%	1.5%
	2017 Est. Other Races	25.2%	26.9%	28.1%
HISPANIC	2017 Est. Hispanic Population	6,718	50,526	157,493
	2017 Est. Hispanic Population	39.9%	44.5%	47.3%
	2022 Proj. Hispanic Population	42.1%	46.6%	49.3%
	2010 Hispanic Population	37.2%	42.0%	44.9%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	10,776	70,359	199,848
	2017 Est. Elementary (Grade Level 0 to 8)	7.5%	9.1%	11.2%
	2017 Est. Some High School (Grade Level 9 to 11)	8.6%	10.4%	11.2%
	2017 Est. High School Graduate	29.8%	28.5%	27.5%
	2017 Est. Some College	24.6%	23.8%	24.1%
	2017 Est. Associate Degree Only	8.9%	8.2%	7.2%
	2017 Est. Bachelor Degree Only	13.5%	12.8%	12.2%
	2017 Est. Graduate Degree	7.2%	7.3%	6.6%
HOUSING	2017 Est. Total Housing Units	7,303	44,075	116,306
	2017 Est. Owner-Occupied	38.1%	44.5%	52.2%
	2017 Est. Renter-Occupied	58.5%	52.0%	44.2%
	2017 Est. Vacant Housing	3.3%	3.5%	3.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.1%	0.2%	0.4%
	2010 Homes Built 2000 to 2004	7.4%	8.8%	17.9%
	2010 Homes Built 1990 to 1999	6.2%	11.1%	14.5%
	2010 Homes Built 1980 to 1989	17.6%	18.3%	16.6%
	2010 Homes Built 1970 to 1979	41.3%	29.3%	21.1%
	2010 Homes Built 1960 to 1969	16.9%	14.0%	12.6%
	2010 Homes Built 1950 to 1959	11.0%	12.9%	11.7%
	2010 Homes Built Before 1949	5.0%	9.8%	10.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.2%	0.5%
	2010 Home Value \$500,000 to \$999,999	4.5%	6.6%	6.7%
	2010 Home Value \$400,000 to \$499,999	5.0%	3.7%	4.8%
	2010 Home Value \$300,000 to \$399,999	5.5%	9.9%	12.6%
	2010 Home Value \$200,000 to \$299,999	27.6%	29.2%	31.4%
	2010 Home Value \$150,000 to \$199,999	27.4%	21.0%	20.5%
	2010 Home Value \$100,000 to \$149,999	16.7%	17.1%	14.0%
	2010 Home Value \$50,000 to \$99,999	14.9%	13.5%	12.0%
	2010 Home Value \$25,000 to \$49,999	1.1%	1.1%	1.4%
	2010 Home Value Under \$25,000	1.5%	2.3%	2.5%
	2010 Median Home Value	\$183,510	\$200,175	\$214,776
	2010 Median Rent	\$774	\$825	\$833

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	13,200	86,609	246,551
	2017 Est. Civilian Employed	54.2%	57.1%	56.0%
	2017 Est. Civilian Unemployed	6.3%	5.3%	5.7%
	2017 Est. in Armed Forces	-	0.2%	0.1%
	2017 Est. not in Labor Force	39.5%	37.4%	38.2%
	2017 Labor Force Males	46.3%	47.5%	48.4%
	2017 Labor Force Females	53.7%	52.5%	51.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,156	49,444	138,077
	2010 Mgmt, Business, & Financial Operations	9.1%	9.1%	9.4%
	2010 Professional, Related	19.2%	19.4%	18.4%
	2010 Service	22.5%	20.5%	19.6%
	2010 Sales, Office	25.5%	24.9%	22.9%
	2010 Farming, Fishing, Forestry	1.3%	3.0%	5.3%
	2010 Construction, Extraction, Maintenance	9.5%	9.7%	11.0%
	2010 Production, Transport, Material Moving	12.9%	13.2%	13.3%
	2010 White Collar Workers	53.8%	53.5%	50.7%
	2010 Blue Collar Workers	46.2%	46.5%	49.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.8%	81.7%	79.2%
	2010 Drive to Work in Carpool	9.0%	8.5%	10.9%
	2010 Travel to Work by Public Transportation	1.9%	1.0%	1.6%
	2010 Drive to Work on Motorcycle	0.3%	0.5%	0.4%
	2010 Walk or Bicycle to Work	3.0%	2.4%	1.7%
	2010 Other Means	2.6%	3.5%	2.9%
	2010 Work at Home	1.3%	2.4%	3.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	41.7%	38.1%	31.5%
	2010 Travel to Work in 15 to 29 Minutes	44.2%	52.3%	50.7%
	2010 Travel to Work in 30 to 59 Minutes	18.2%	15.8%	17.8%
	2010 Travel to Work in 60 Minutes or More	3.3%	3.9%	5.3%
	2010 Average Travel Time to Work	16.4	17.0	18.6
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$331 M	\$2.24 B	\$6.18 B
	2017 Est. Apparel	\$11.5 M	\$78.2 M	\$217 M
	2017 Est. Contributions, Gifts	\$20.8 M	\$149 M	\$423 M
	2017 Est. Education, Reading	\$12.1 M	\$86.1 M	\$245 M
	2017 Est. Entertainment	\$18.3 M	\$125 M	\$347 M
	2017 Est. Food, Beverages, Tobacco	\$51.7 M	\$345 M	\$947 M
	2017 Est. Furnishings, Equipment	\$11.0 M	\$75.8 M	\$212 M
	2017 Est. Health Care, Insurance	\$29.8 M	\$197 M	\$536 M
	2017 Est. Household Operations, Shelter, Utilities	\$103 M	\$694 M	\$1.92 B
	2017 Est. Miscellaneous Expenses	\$5.01 M	\$33.2 M	\$90.4 M
	2017 Est. Personal Care	\$4.31 M	\$29.1 M	\$80.2 M
	2017 Est. Transportation	\$63.2 M	\$424 M	\$1.17 B

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