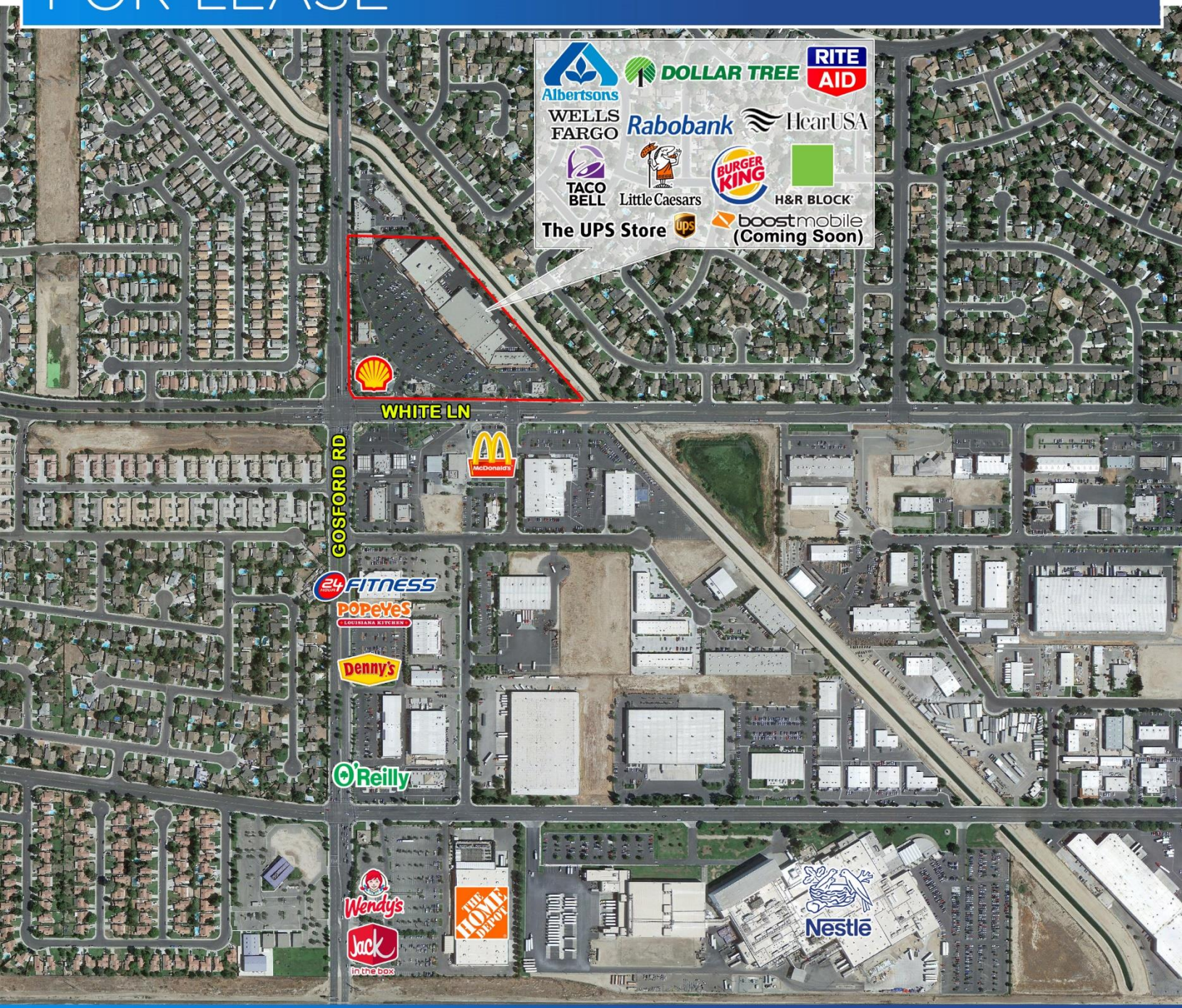
Village at the Oaks | Bakersfield, CA

NEC Gosford Road & White Lane

1,020 SF & 1,600 - 3,200 SF Available

FOR LEASE



CYPRESS RETAIL GROUP

Bob Haas
805.449.1804 ext. 103
rhaas@cypress.net
License No. 00870324

Matt Haas
805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

PARTNER XTEAM RETAIL ADVISORS

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Property Highlights

- Albertsons anchored center
- Approximately 658 stalls in the shopping center
- Centrally located intersection
  $82,619 Average HH Income within 1 mile of site (2017)
- Population of 115,783 within 3-mile radius (2017)

Co-Tenants

Albertsons, Rite Aid, Dollar Tree, Wing Stop, Taco Bell, Little Caesars, Burger King, XS Muscle Sports Nutrition, HearUSA, boost mobile Coming Soon

Area Retailers

The Home Depot, 24 Fitness, Body Exchange Sports Club, O'Reilly Auto Parts, Denny's, Wendy's, McDonald's, Popeyes Louisiana Kitchen, Round Table Pizza, Baskin Robbins

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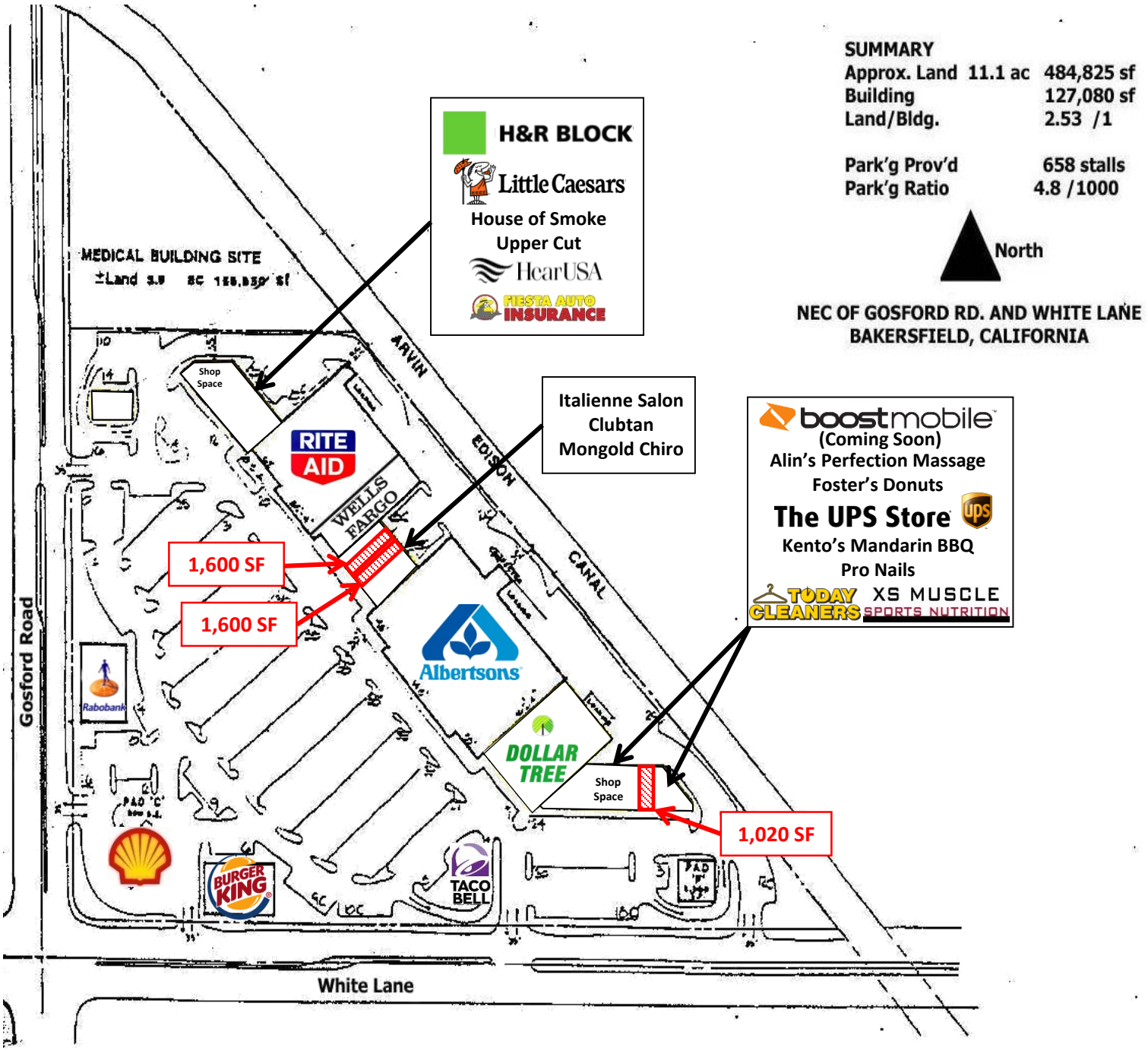
Site Plan



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Photos

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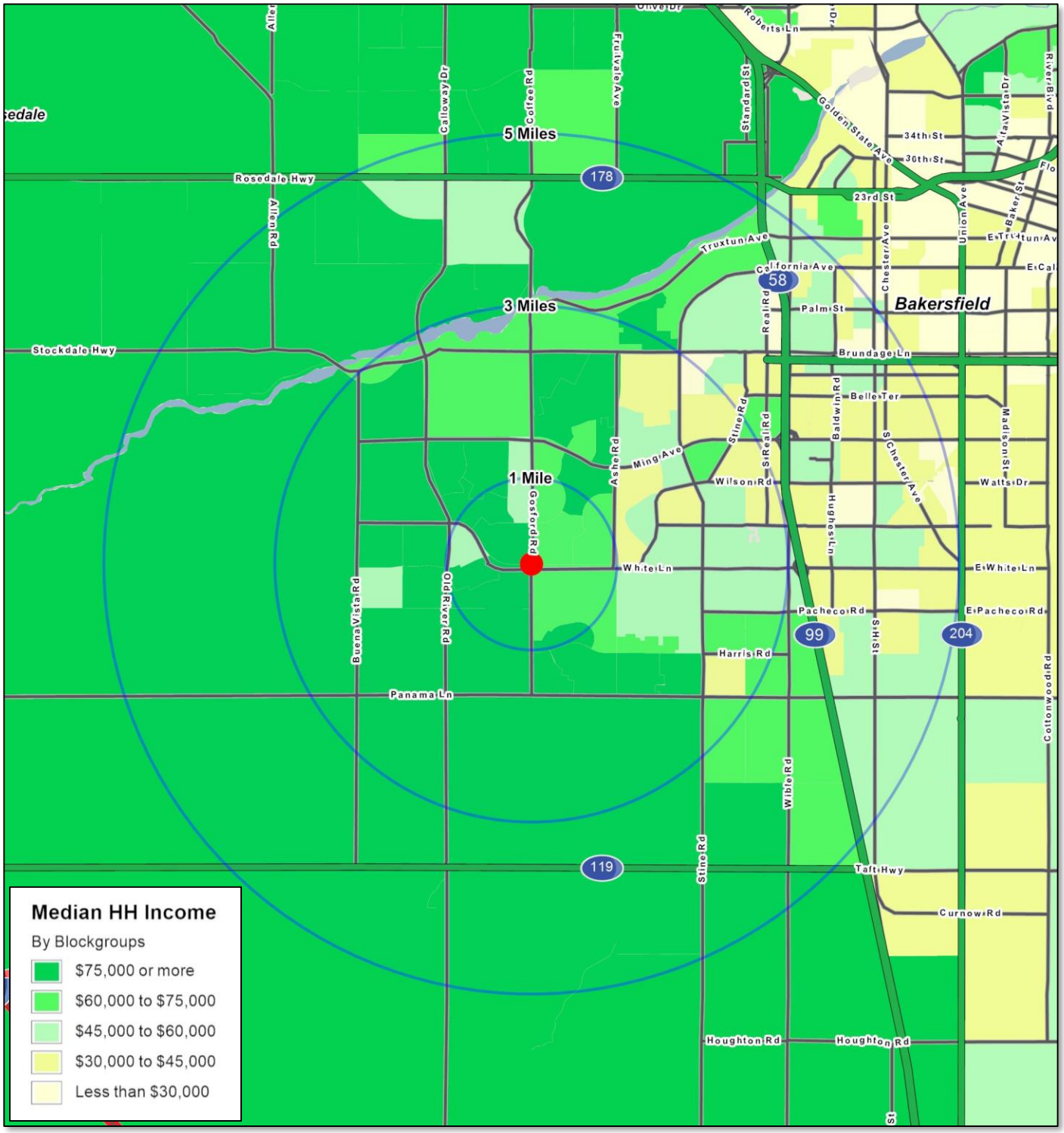
Demographics



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 35.3183/-119.0921

RF1

Gosford Rd & White Ln Bakersfield, CA		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	16,544	115,783	241,838
	2022 Projected Population	17,265	120,762	252,214
	2010 Census Population	15,715	106,349	223,488
	2000 Census Population	15,390	84,321	170,920
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	0.4%	2.2%	2.4%
HOUSEHOLDS	2017 Estimated Households	5,999	40,226	79,543
	2022 Projected Households	6,305	42,253	83,560
	2010 Census Households	5,578	36,287	71,985
	2000 Census Households	5,423	30,377	58,837
	Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	0.6%	1.9%	2.1%
AGE	2017 Est. Population Under 10 Years	14.7%	15.3%	16.0%
	2017 Est. Population 10 to 19 Years	14.8%	15.4%	15.9%
	2017 Est. Population 20 to 29 Years	16.1%	15.7%	15.6%
	2017 Est. Population 30 to 44 Years	20.9%	19.9%	20.0%
	2017 Est. Population 45 to 59 Years	18.6%	17.5%	17.3%
	2017 Est. Population 60 to 74 Years	10.7%	11.4%	10.8%
	2017 Est. Population 75 Years or Over	4.2%	4.8%	4.4%
	2017 Est. Median Age	32.5	32.7	31.5
MARITAL STATUS & GENDER	2017 Est. Male Population	48.7%	48.7%	49.0%
	2017 Est. Female Population	51.3%	51.3%	51.0%
	2017 Est. Never Married	35.8%	35.3%	35.9%
	2017 Est. Now Married	46.3%	46.6%	45.3%
	2017 Est. Separated or Divorced	13.5%	13.6%	14.4%
	2017 Est. Widowed	4.4%	4.6%	4.4%
INCOME	2017 Est. HH Income $200,000 or More	4.7%	7.5%	6.3%
	2017 Est. HH Income $150,000 to $199,999	8.1%	7.5%	6.7%
	2017 Est. HH Income $100,000 to $149,999	18.7%	17.7%	15.5%
	2017 Est. HH Income $75,000 to $99,999	18.4%	14.6%	14.2%
	2017 Est. HH Income $50,000 to $74,999	19.7%	16.7%	17.7%
	2017 Est. HH Income $35,000 to $49,999	11.5%	10.5%	11.7%
	2017 Est. HH Income $25,000 to $34,999	5.5%	8.5%	9.0%
	2017 Est. HH Income $15,000 to $24,999	6.3%	8.6%	9.9%
	2017 Est. HH Income Under $15,000	7.1%	8.3%	9.0%
	2017 Est. Average Household Income	$82,619	$87,923	$80,999
	2017 Est. Median Household Income	$73,809	$75,407	$69,657
	2017 Est. Per Capita Income	$29,988	$30,592	$26,687
	2017 Est. Total Businesses	321	2,919	6,941
	2017 Est. Total Employees	3,462	32,513	68,434

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Gosford Rd & White Ln Bakersfield, CA		1 Mile	3 Miles	5 Miles
RACE	2017 Est. White	61.8%	56.4%	54.4%
	2017 Est. Black	7.5%	9.1%	8.9%
	2017 Est. Asian or Pacific Islander	7.4%	9.6%	8.1%
	2017 Est. American Indian or Alaska Native	1.4%	1.2%	1.3%
	2017 Est. Other Races	21.9%	23.6%	27.3%
HISPANIC	2017 Est. Hispanic Population	5,973	45,061	111,764
	2017 Est. Hispanic Population	36.1%	38.9%	46.2%
	2022 Proj. Hispanic Population	38.7%	41.2%	48.2%
	2010 Hispanic Population	33.6%	36.8%	44.3%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	10,363	71,128	145,809
	2017 Est. Elementary (Grade Level 0 to 8)	5.5%	6.7%	9.9%
	2017 Est. Some High School (Grade Level 9 to 11)	5.0%	8.1%	10.2%
	2017 Est. High School Graduate	25.6%	26.2%	27.6%
	2017 Est. Some College	27.6%	25.2%	23.8%
	2017 Est. Associate Degree Only	8.9%	8.2%	7.6%
	2017 Est. Bachelor Degree Only	18.3%	16.6%	13.6%
	2017 Est. Graduate Degree	9.2%	9.1%	7.3%
HOUSING	2017 Est. Total Housing Units	6,142	41,450	82,117
	2017 Est. Owner-Occupied	56.5%	60.1%	60.2%
	2017 Est. Renter-Occupied	41.1%	37.0%	36.7%
	2017 Est. Vacant Housing	2.3%	3.0%	3.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.7%	0.6%	0.7%
	2010 Homes Built 2000 to 2004	12.8%	21.2%	22.4%
	2010 Homes Built 1990 to 1999	23.8%	16.9%	15.7%
	2010 Homes Built 1980 to 1989	39.3%	23.4%	18.5%
	2010 Homes Built 1970 to 1979	13.6%	26.9%	22.5%
	2010 Homes Built 1960 to 1969	5.8%	9.1%	11.4%
	2010 Homes Built 1950 to 1959	5.0%	5.9%	9.6%
	2010 Homes Built Before 1949	3.6%	3.5%	6.3%
HOME VALUES	2010 Home Value $1,000,000 or More	0.8%	0.6%	0.6%
	2010 Home Value $500,000 to $999,999	5.0%	8.9%	7.3%
	2010 Home Value $400,000 to $499,999	2.6%	4.9%	5.5%
	2010 Home Value $300,000 to $399,999	10.0%	13.3%	13.6%
	2010 Home Value $200,000 to $299,999	35.0%	36.8%	35.2%
	2010 Home Value $150,000 to $199,999	24.2%	21.7%	21.0%
	2010 Home Value $100,000 to $149,999	19.6%	14.0%	14.8%
	2010 Home Value $50,000 to $99,999	5.8%	7.1%	10.3%
	2010 Home Value $25,000 to $49,999	0.5%	0.8%	1.0%
	2010 Home Value Under $25,000	1.5%	2.0%	2.0%
	2010 Median Home Value	$202,280	$238,915	$224,617
	2010 Median Rent	$1,050	$939	$907

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	Gosford Rd & White Ln Bakersfield, CA	1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	12,598	87,164	179,431
	2017 Est. Civilian Employed	63.3%	60.1%	59.2%
	2017 Est. Civilian Unemployed	3.9%	4.7%	5.2%
	2017 Est. in Armed Forces	0.4%	0.1%	0.1%
	2017 Est. not in Labor Force	32.5%	35.1%	35.4%
	2017 Labor Force Males	47.7%	47.9%	48.2%
	2017 Labor Force Females	52.3%	52.1%	51.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,970	52,345	106,294
	2010 Mgmt, Business, & Financial Operations	11.5%	11.8%	10.2%
	2010 Professional, Related	23.7%	22.0%	19.4%
	2010 Service	18.2%	16.5%	17.8%
	2010 Sales, Office	25.6%	24.6%	23.9%
	2010 Farming, Fishing, Forestry	1.2%	2.5%	3.9%
	2010 Construction, Extraction, Maintenance	8.8%	9.7%	11.1%
	2010 Production, Transport, Material Moving	11.0%	12.9%	13.7%
	2010 White Collar Workers	60.7%	58.4%	53.5%
	2010 Blue Collar Workers	39.3%	41.6%	46.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	85.3%	83.5%	81.5%
	2010 Drive to Work in Carpool	10.3%	9.1%	9.9%
	2010 Travel to Work by Public Transportation	0.3%	1.5%	1.2%
	2010 Drive to Work on Motorcycle	0.2%	0.3%	0.3%
	2010 Walk or Bicycle to Work	1.5%	1.5%	1.6%
	2010 Other Means	0.5%	1.6%	2.5%
	2010 Work at Home	1.9%	2.6%	3.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	35.8%	35.1%	32.2%
	2010 Travel to Work in 15 to 29 Minutes	62.3%	55.5%	54.9%
	2010 Travel to Work in 30 to 59 Minutes	21.0%	18.8%	19.0%
	2010 Travel to Work in 60 Minutes or More	5.1%	5.7%	5.5%
	2010 Average Travel Time to Work	18.4	18.3	18.5
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	$370 M	$2.57 B	$4.79 B
	2017 Est. Apparel	$13.0 M	$90.5 M	$169 M
	2017 Est. Contributions, Gifts	$25.7 M	$185 M	$336 M
	2017 Est. Education, Reading	$15.0 M	$107 M	$194 M
	2017 Est. Entertainment	$20.9 M	$145 M	$270 M
	2017 Est. Food, Beverages, Tobacco	$56.1 M	$388 M	$728 M
	2017 Est. Furnishings, Equipment	$13.0 M	$90.1 M	$166 M
	2017 Est. Health Care, Insurance	$31.6 M	$219 M	$411 M
	2017 Est. Household Operations, Shelter, Utilities	$114 M	$795 M	$1.48 B
	2017 Est. Miscellaneous Expenses	$5.41 M	$37.2 M	$69.5 M
	2017 Est. Personal Care	$4.80 M	$33.2 M	$62.1 M
	2017 Est. Transportation	$70.4 M	$482 M	$904 M

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