

2658 Mt. Vernon Ave

Bakersfield, CA

FULLY LEASED

Mt. Vernon Avenue & Highway 178





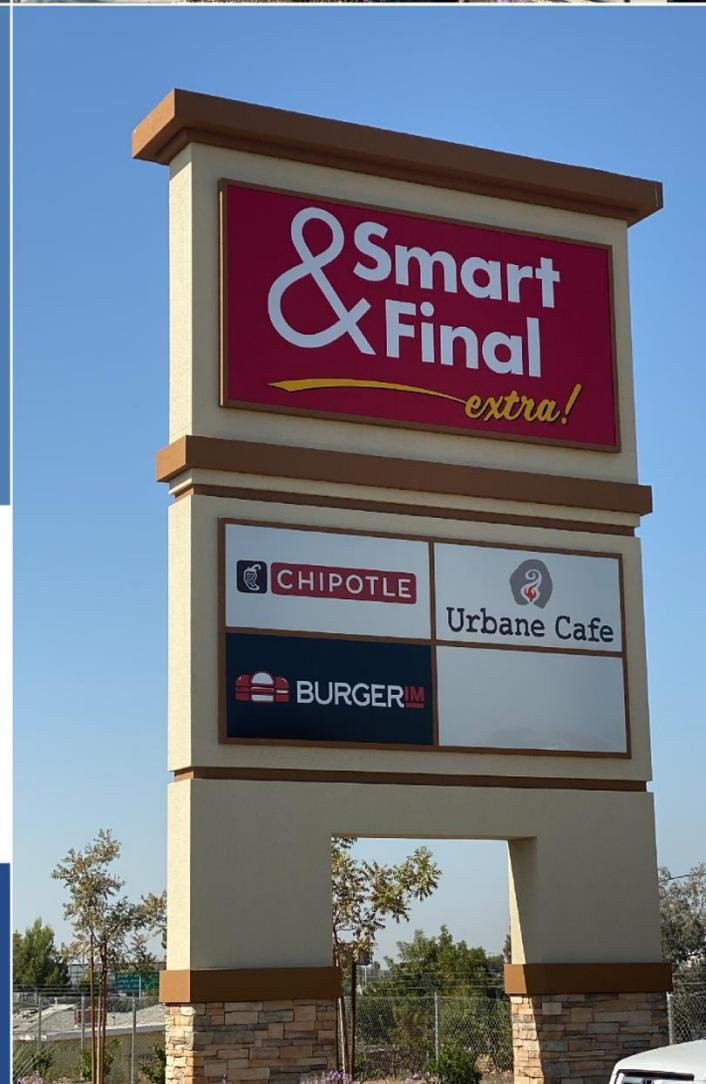
Property Highlights

- Fully leased
- Site located just south of Highway 178, adjacent to off-ramp
- Excellent visibility and access
- Highway pylon signage and monument signage available along heavily traveled Mt. Vernon Avenue
- Population of 22,768 within a 1-mile radius and 123,076 within a 3-mile radius of the site

Co-Tenants



Area Retailers



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

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

Aerial

COLUMBUS ST



CVS

99¢ ONLY STORES

Denny's

CHASE



KFC



dds DISCOUNTS



LOWE'S

Foods Co

HEIGHT ST



Urbane Cafe
LOVE SUSHI
Coming Soon

SITE

Smart & Final
Sizzler

FLAME BROILER
One Hawaiian BBQ
CHIPOTE MEXICAN

Walgreens

MT VERNON AVE 26,331 CPD



Office Max



MALL VIEW RD

Sprint
COLD STONE CREAMERY
Quiznos

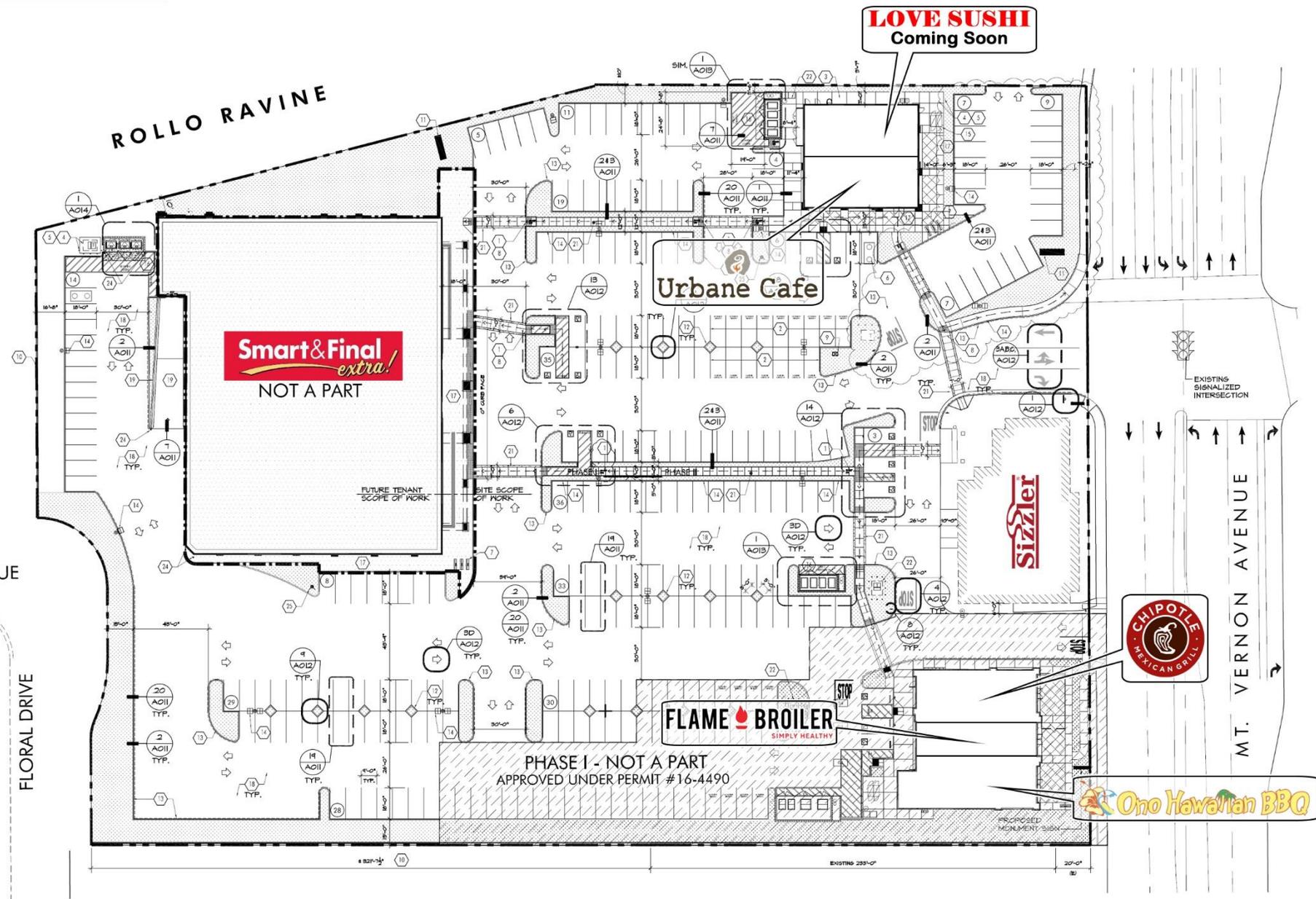
Walmart Supercenter

MESA ProXimity MD URGENT CARE



BERNARD ST

Site Plan



ROLLO RAVINE

Smart & Final
extra!
NOT A PART

Urbane Cafe

LOVE SUSHI
Coming Soon

Sizzler

FLAME BROILER
SIMPLY HEALTHY

PHASE I - NOT A PART
APPROVED UNDER PERMIT #16-4490



BINGHAM AVENUE

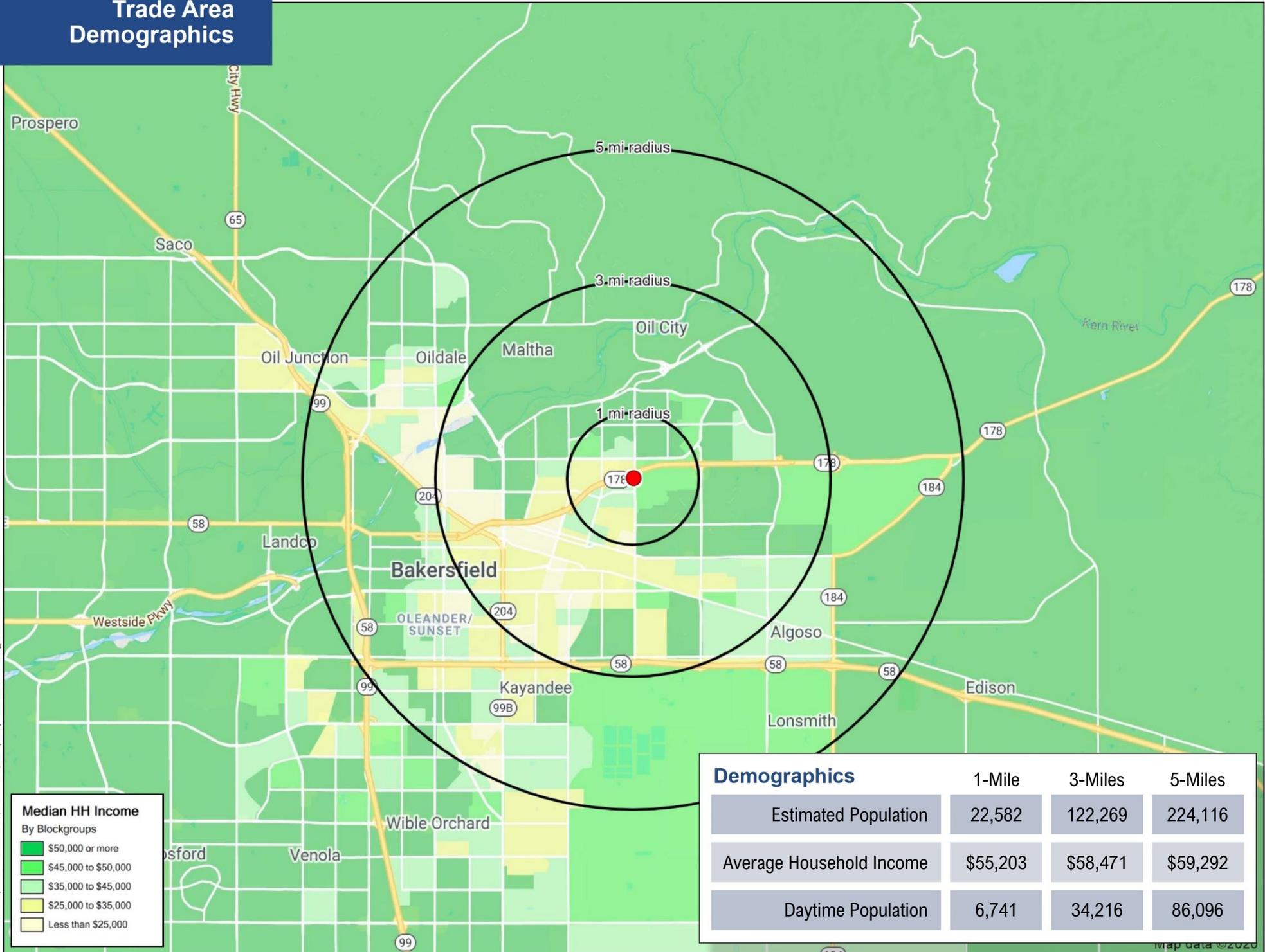
FLORAL DRIVE

MT. VERNON AVENUE

EXISTING SIGNALIZED INTERSECTION

PROPOSED SIGNMENT SIGN

Trade Area Demographics



Demographics	1-Mile	3-Miles	5-Miles
Estimated Population	22,582	122,269	224,116
Average Household Income	\$55,203	\$58,471	\$59,292
Daytime Population	6,741	34,216	86,096



CYPRESS RETAIL GROUP

Contact Us

Matt Haas

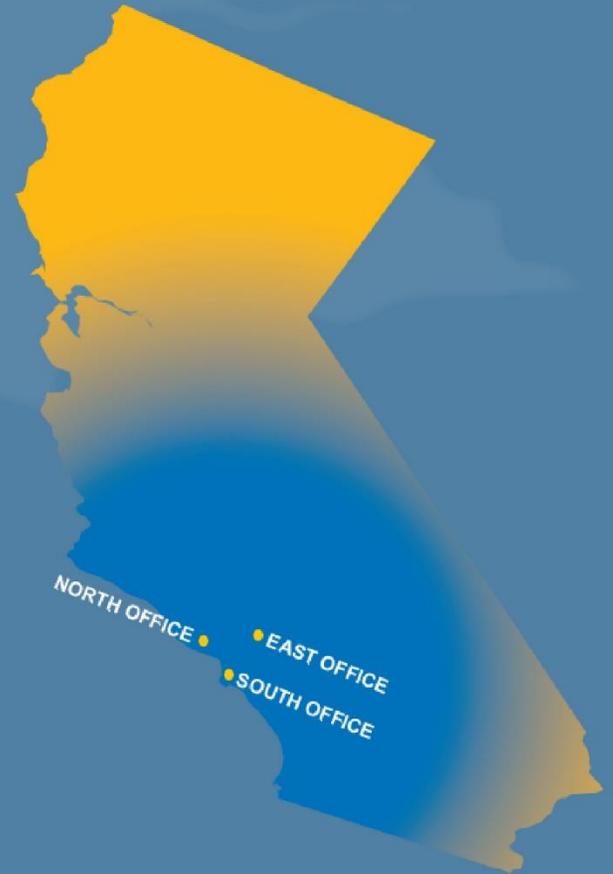
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