

The logo for Albertsons, featuring the word "Albertsons" in a blue, stylized font with a blue triangle to the left.

**900 SF
AVAILABLE**

Village at the Oaks

Bakersfield, CA

For Lease

Approx. 900 SF Available | NEC Gosford Road & White Lane

The logo for Dollar Tree, featuring the words "DOLLAR TREE" in a green, stylized font.The logo for Rite Aid Pharmacy, featuring the words "RITE AID" in a green, stylized font and "PHARMACY" in a smaller, black font.

**Approximately 65,000 CPD
3rd Highest Intersection
in Trade Area**



CYPRESS RETAIL GROUP



Property Highlights

- 900 SF available in Albertsons & Rite Aid anchored shopping center
- Centrally located intersection
- Ample surface parking with 658 stalls in the center
- Situated at one of the most heavily trafficked intersections in the trade area (Approximately 65,000 CPD at Gosford Rd & White Ln)

	1-Mile	3-Miles	5-Miles
Estimated Population	18,801	127,364	264,921
Average Household Income	\$101,610	\$144,244	\$106,895
Total Employees	7,006	35,097	75,592



Co-Tenants

Area Retailers



CYPRESS RETAIL GROUP

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

CSU
BAKERSFIELD

STOCKDALE HWY

TRADER JOE'S
CVS
Albertsons

VONS Office
DEPOT
HomeGoods
Party City DOLLAR
TREE

BED BATH &
BEYOND CVS
Smart & Final
extra!

PET SMART
99¢ only

TJ-maxx
Guitar Center

Shops at Riverwalk
TARGET TJ-maxx SPROUTS
BevMo! FARMERS MARKET
rack NORDSTROM
DSW P.F. CHANG'S
Eureka! Burger
active Panera BREAD BJ's

The Marketplace
VONS RITE AID ULTA
EDWARDS THEATRES Talbots

SITE
Village at the Oaks
RITE AID Albertsons DOLLAR TREE
WELLS FARGO H&R BLOCK
TACO BELL BURGER KING
Little Caesars Pizza
Rabobank

RUSTY'S PIZZA PARLOR
Auto Zone
jiffylube

food maxx
Walgreens

MING AVE

THE HOME DEPOT

ROSS
DRESS FOR LESS
CYCLE GEAR

VALLEY
PLAZA
MALL

GROCERY
OUTLET
bargain market
goodwill

CVS Pep Boys
Firestone
Papa Murphy's PIZZA
Jack In the box

food maxx
Pizza Hut
Wienerschnitzel
KFC

WHITE LN

24 FITNESS O'Reilly
Denny's POPEYES
LOUISIANA KITCHEN, INC.

BODY
CHANGE
Round Table PIZZA
McDonald's
Baskin Robbins

BIG LOTS!
IN-SHAPE
HEALTH CLUBS

Gosford Village
Walmart Supercenter KOHL'S
sam's club ROSS
DRESS FOR LESS
Walgreens petco
BUFFALO WILD WINGS
CHIPOTLE MEXICAN GRILL
PANDA EXPRESS
chili's PIZZA REV CRAFT YOUR OWN
DEL TACO

THE HOME DEPOT
Wendy's

STINE RD

HARRIS RD

COSTCO
WHOLESALE

PANAMA LN

WIBLE RD

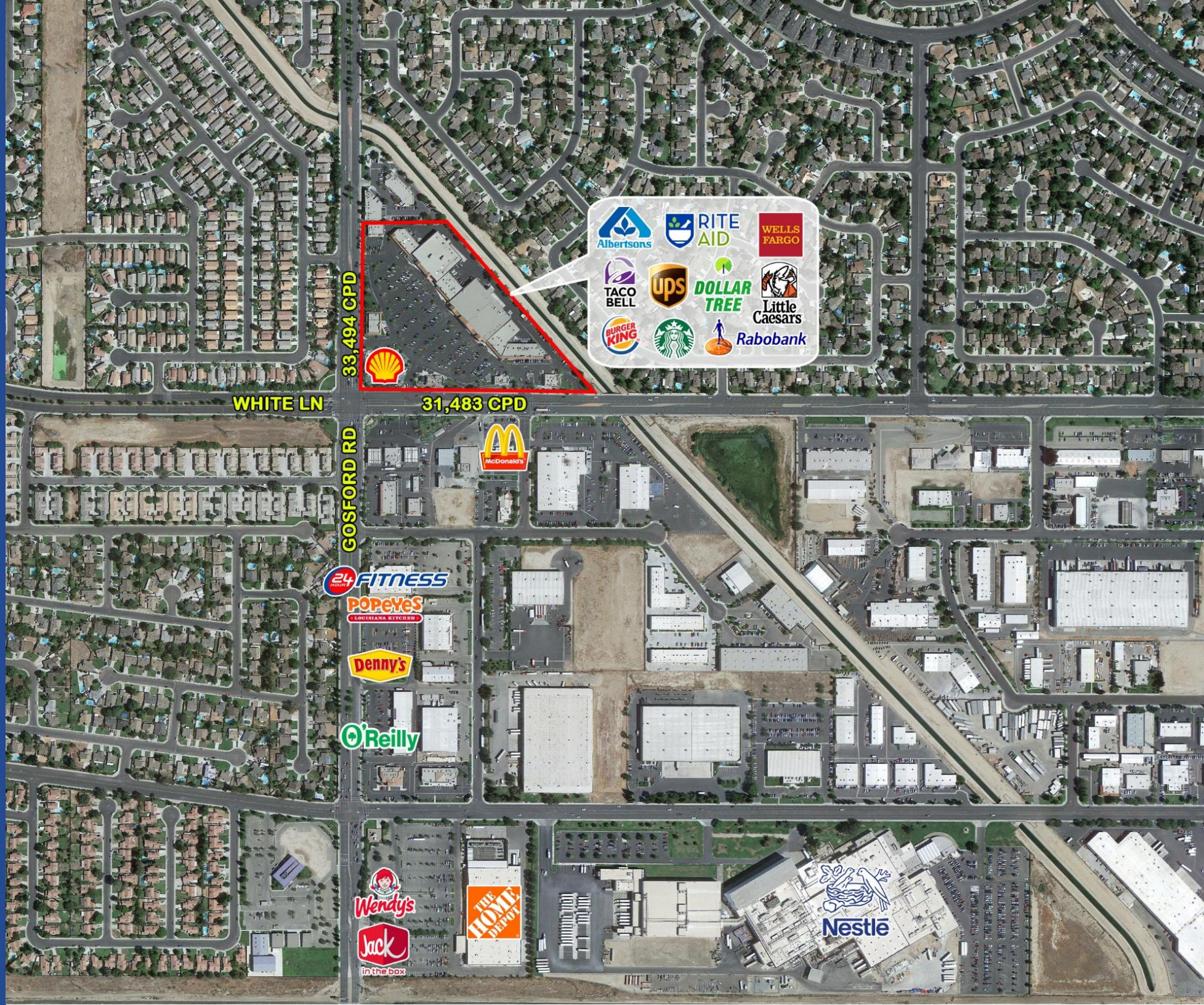
OLD RIVER RD

BUENA VISTA RD

ASHE RD

GOSFORD RD

99



Albertsons RITE AID WELLS FARGO

TACO BELL ups DOLLAR TREE Little Caesars

BURGER KING Starbucks Rabobank



SUMMARY

Approx. Land 11.1 ac 484,825 SF
 Building 127,080 SF
 Land/Bldg. 2.53 / 1

Park'g Prov'd 658 Stalls
 Park'g Ratio 4.8 / 1,000



NEC OF GOSFORD RD. AND WHITE LANE
 BAKERSFIELD, CALIFORNIA





Contact Us

Matt Haas

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License No. 00870324



CYPRESS RETAIL GROUP

www.cypress.net

North Office

4035 E Thousand Oaks Blvd, Suite 230
Westlake Village, CA 91362