



# New Development

Stockdale Plaza in Bakersfield

FULLY LEASED

5601 California Avenue







## Property Highlights

- New restaurant/retail pad building development situated within Stockdale Plaza, anchored by CHUZE Fitness, Smart & Final Extra, CVS & ALDI Market
- Traffic Counts:  
Stockdale Hwy @ California Ave: 42,773 CPD  
California Ave @ Stockdale Hwy: 37,998 CPD



## Co-Tenants



## Area Retailers



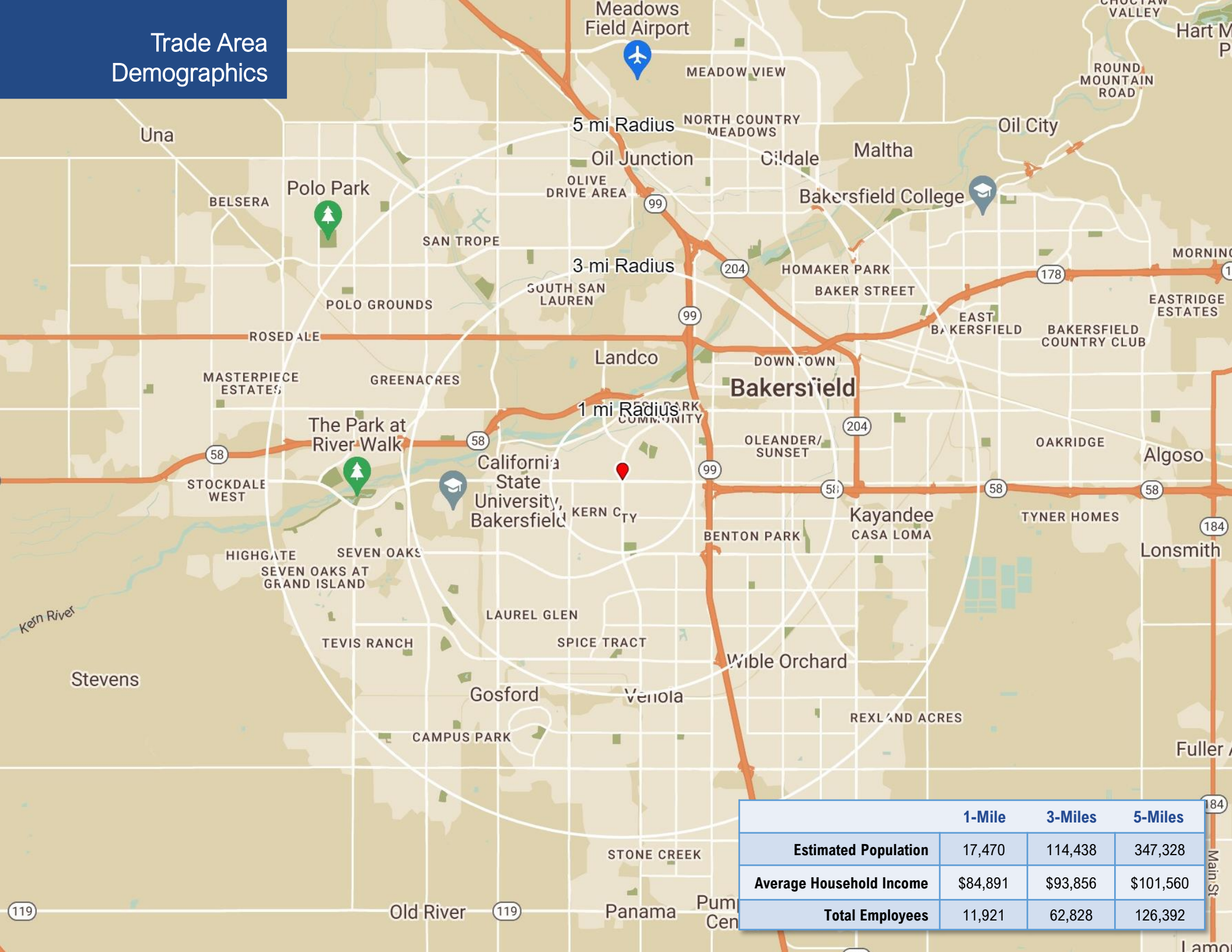
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## Trade Area Demographics







California Ave: 37,998 CPD

Stockdale Hwy: 42,773 CPD

STOCKDALE PLAZA

SITE

chicken G's

Stockdale  
DONUTS

THE VITAMIN SHOPPE

Chick-fil-A

CHUZE  
FITNESS

ALDI

PANDA EXPRESS

Jersey Mike's  
SUBS

Smart & Final  
extra!

IN-N-OUT  
BURGER

CVS

Shell

7  
ELEVEN

Rabobank

STARBUCKS  
COFFEE





ROSEDALE VILLAGE  
STUDIO MOVIE GRILL  
Smart&Final  
TSC TRACTOR SUPPLY CO  
DOLLAR TREE

58

LOWE'S

COSTCO WHOLESALE

ROSEDALE PLACE  
HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

178

Albertsons

NORTHWEST PROMENADE  
Target  
Walmart  
BEST BUY  
ROSS DRESS FOR LESS  
Kohl's  
Office DEPOT  
Michaels  
THE HOME DEPOT  
COST PLUS  
World Market  
petco  
FAMOUS footwear

BAKERSFIELD PLAZA  
HOBBY LOBBY  
Burlington  
amc  
ROSS DRESS FOR LESS  
LASSSENS NATURAL FOODS - ATLANTA

California Ave

California Ave

Westside Pkwy

STOCKDALE VILLAGE  
HomeGoods  
Party City  
VONS  
Office DEPOT  
DOLLAR TREE

SITE - STOCKDALE PLAZA  
CHUZE FITNESS  
ALDI  
Chick-fil-A  
Smart&Final extra!  
CVS  
IN-N-OUT BURGER

ALDI

TOWN & COUNTRY VILLAGE  
Albertsons  
TRADER JOE'S  
CVS

Stockdale Hwy

PETSMART  
food maxx  
Walgreens  
99c only

TJ-maxx  
Guitar Center

VALLEY VILLAGE  
Marshall's  
Michaels

SHOPS AT RIVER WALK  
rack  
TJ-maxx  
TARGET  
SPROUTS FARMERS MARKET

Ming Ave

THE MARKETPLACE  
RITE AID  
EDWARDS THEATRES  
WILLIAMS SONOMA  
VONS

New Sine Rd

THE HOME DEPOT

ROSS DRESS FOR LESS

VALLEY PLAZA

RITE AID

Buena Vista Rd

Albertsons  
RITE AID

White Ln

food maxx

VONS  
CVS

99

AMERICAN FREIGHT FURNITURE - MATTRESS  
SUPERIOR GROCERS

DOLLAR TREE  
OVALLANA SUPERMARKETS

White Ln

Foons Co

99c only  
factory 2-U

GOSFORD VILLAGE  
Kohl's  
Walmart  
Sams CLUB  
Walgreens  
petco

Gosford Rd

THE HOME DEPOT

WinCo FOODS

COSTCO WHOLESALE

Panama Ln

Albertsons

RITE AID

Walmart  
LOWE'S

THE GROVE  
OVALLANA SUPERMARKETS

Walgreens

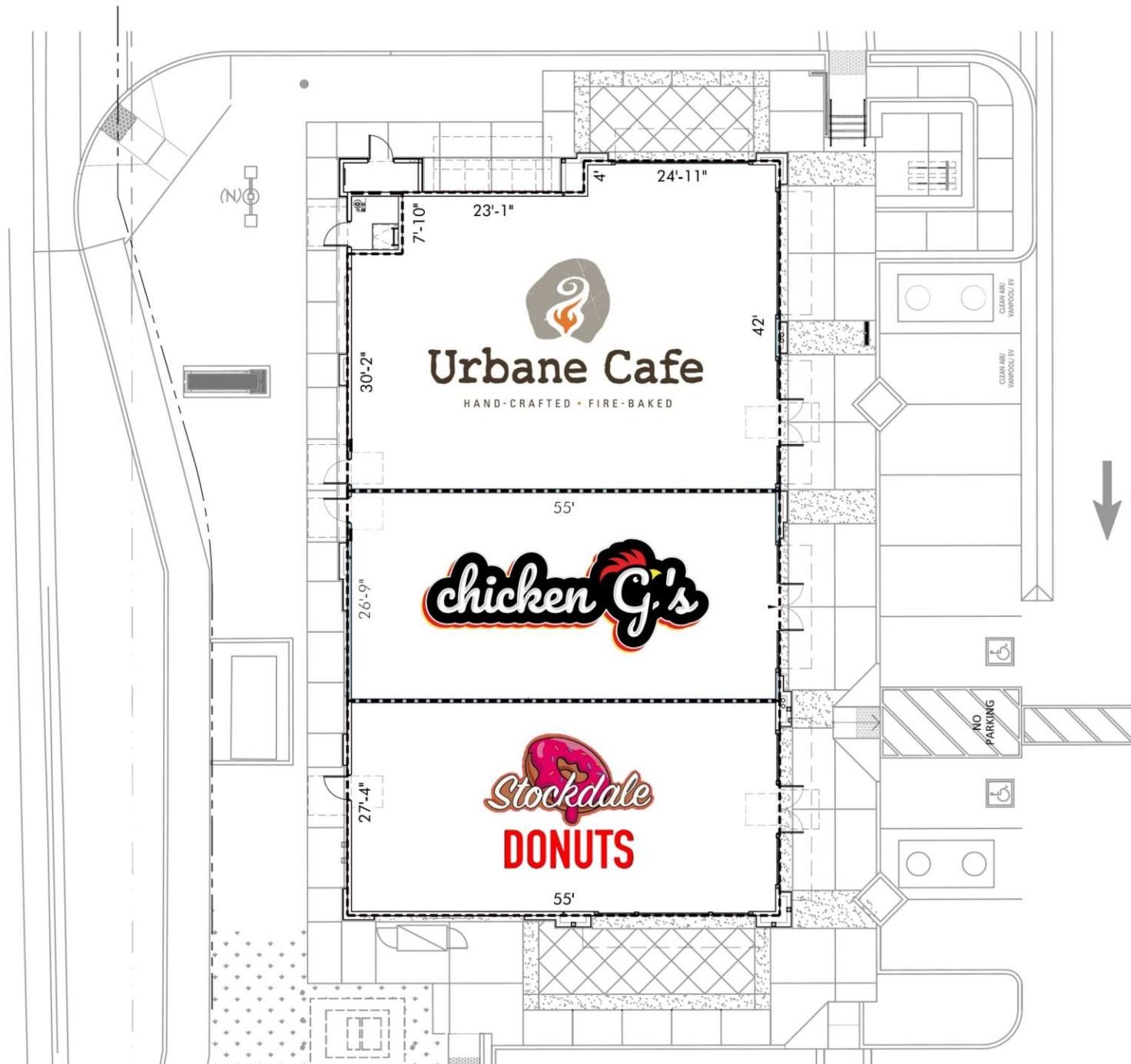
CARMAX

Old River Rd



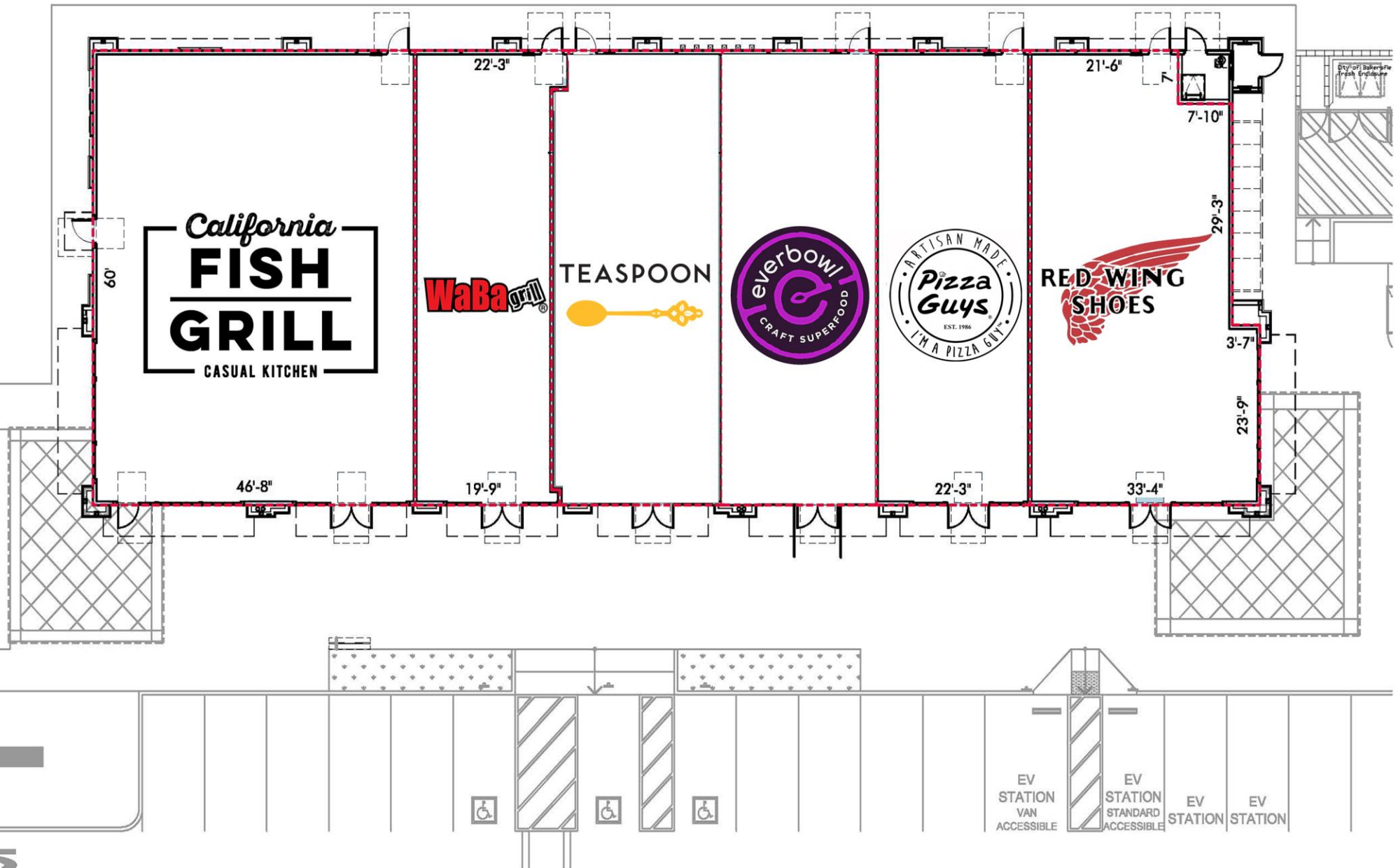


# Building 1 Floor Plan





# Building 2 Floor Plan







## Contact Us

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### North Office

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