



**FULLY  
LEASED**

# New Development

## Stockdale Plaza in Bakersfield

**FULLY LEASED** 5601 California Avenue CA DRE License No. 00870324





## 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: 37,943 CPD  
 California Ave @ Stockdale Hwy: 36,266 CPD



## Co-Tenants



## Area Retailers

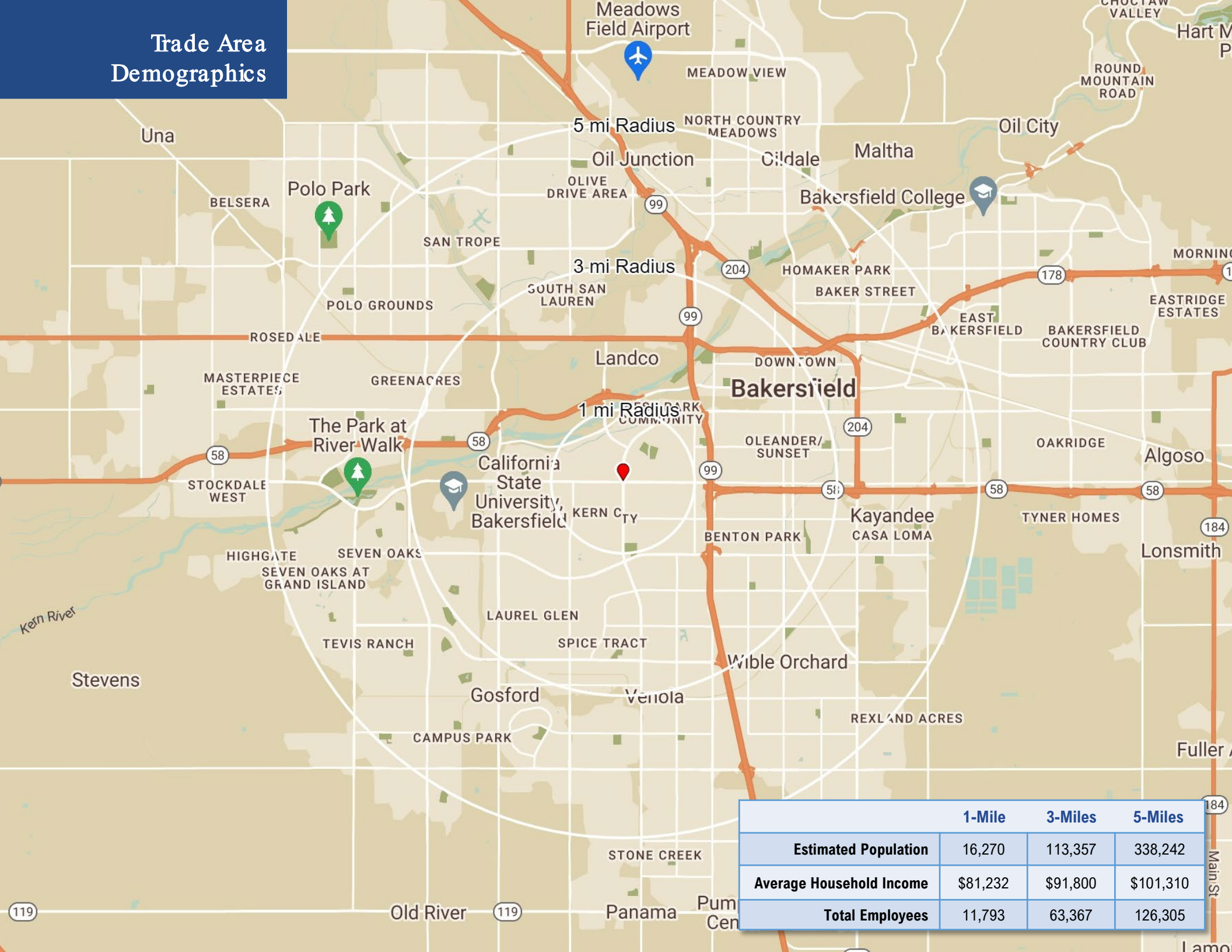


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# Trade Area Demographics



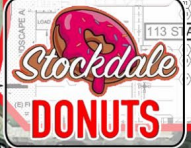
	1-Mile	3-Miles	5-Miles
<b>Estimated Population</b>	16,270	113,357	338,242
<b>Average Household Income</b>	\$81,232	\$91,800	\$101,310
<b>Total Employees</b>	11,793	63,367	126,305

California Ave: 36,266 CPD

Stockdale Hwy: 37,943 CPD

Business Center Dr

# STOCKDALE PLAZA



**SITE**





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

58

**LOWE'S**

**COSTCO WHOLESALE**

**ROSEDALE PLACE**  
**HARBOR FREIGHT**  
 QUALITY TOOLS LOWEST PRICES

178

**Albertsons**

**NORTHWEST PROMENADE**  
**Walmart** **BEST BUY** **ROSS**  
**TARGET** **KOHL'S** **Office DEPOT** **Michael's** **THE HOME DEPOT**  
**WORLD MARKET** **petco** **FAMOUS footwear**

**BAKERSFIELD PLAZA**  
**HOBBY LOBBY** **amc**  
**Burlington**  
**ROSS** **LASSENS**  
 DRESS FOR LESS

California Ave

California Ave

Westside Pkwy

**STOCKDALE VILLAGE**  
**HomeGoods** **Party City**  
**VONS** **Office DEPOT** **DOLLAR TREE**

**STOCKDALE PLAZA**  
**CHYZE FITNESS** **ALDI**  
**Smart&Final extra!** **CVS**  
**IN-N-OUT BURGER** **Chick-fil-c**

Stockdale Hwy



58

**TOWN & COUNTRY VILLAGE**  
**Albertsons** **TRADER JOE'S** **CVS**



**SHOPS AT RIVER WALK**  
**rack** **tj-maxx**  
**TARGET** **SPROUTS FARMERS MARKET**

Ming Ave

**VALLEY VILLAGE**  
**Marshalls** **Michael's**

Ming Ave

**THE MARKETPLACE**  
**RITE AID** **EDWARDS THEATRES**  
**VONS** **WILLIAMS SONOMA**

**PET SMART** **food maxx** **Walgreens**

**TJ-maxx** **Guitar Center**

New Stine Rd

**THE HOME DEPOT**

**ROSS** DRESS FOR LESS

**VALLEY PLAZA**

**RITE AID**

99

**VONS** **CVS**

**DOLLAR TREE**  
**VALLEARIA SUPERMARKETS**

Buena Vista Rd

**Albertsons**

**food maxx**

White Ln

**SUPERIOR GROCERS**

White Ln

**GOSFORD VILLAGE**  
**KOHL'S** **Walmart**  
**Sams CLUB** **Walgreens** **petco**

**THE HOME DEPOT**

Gosford Rd

**WinCo FOODS**

**COSTCO WHOLESALE**

**Albertsons**

**RITE AID**

**Walmart** **LOWE'S**

**THE GROVE**  
**VALLEARIA SUPERMARKETS**

Old River Rd

Panama Ln

**Walgreens**

**CARMAX**



TEASPOON



Pizza Guys

BUSINESS CENTER DRIVE

California FISH GRILL CASUAL KITCHEN

Waba Grill

RED WING SHOES

CHUZE FITNESS



Urbane Cafe

chicken G's

Stockdale DONUTS

jamba

CALIFORNIA AVENUE

SITE AREA-1

296 STALLS

NOT A PART

the Vitamin Shoppe

Chick-fil-A

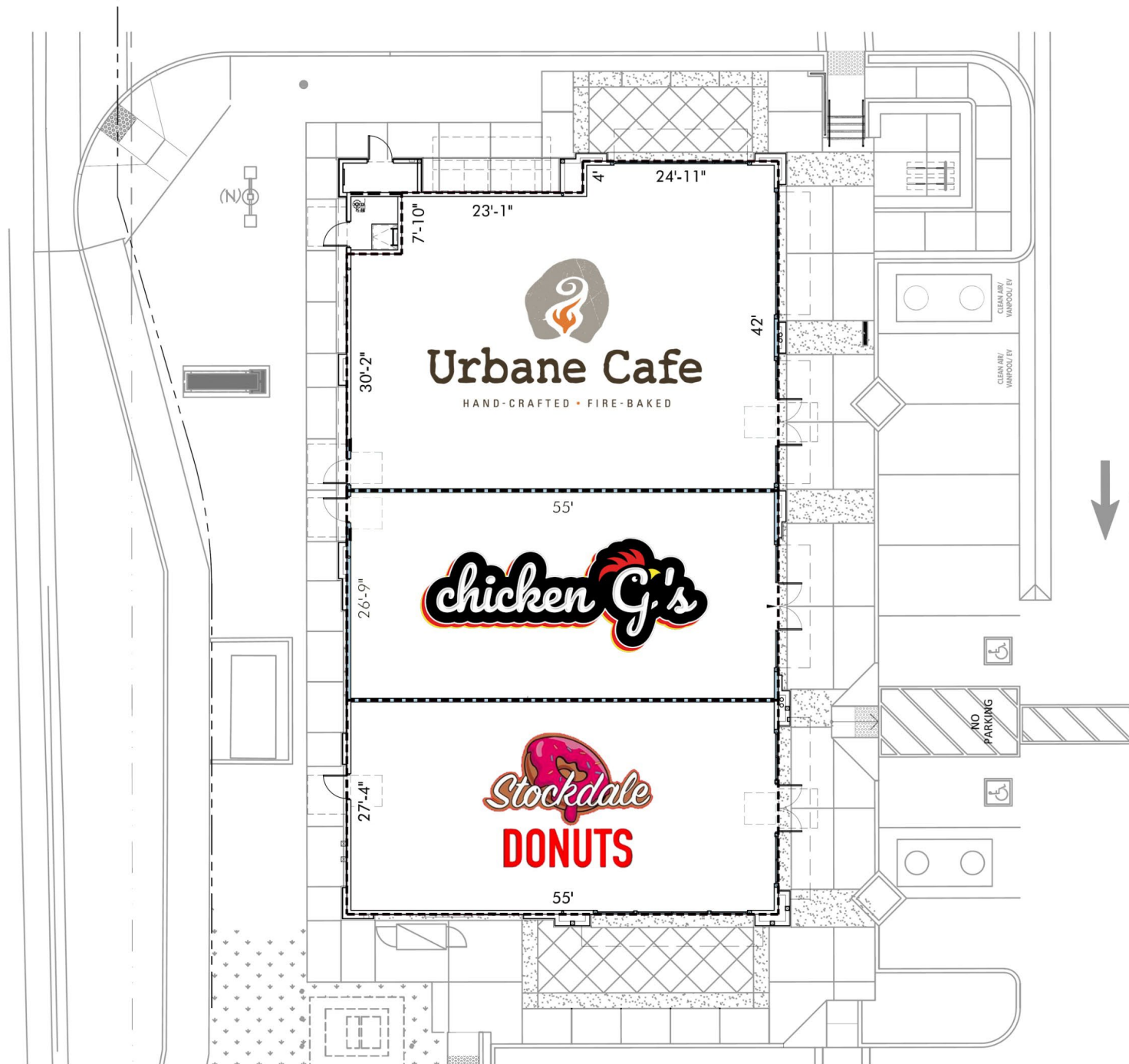
CVS pharmacy

STOCKDALE HIGHWAY

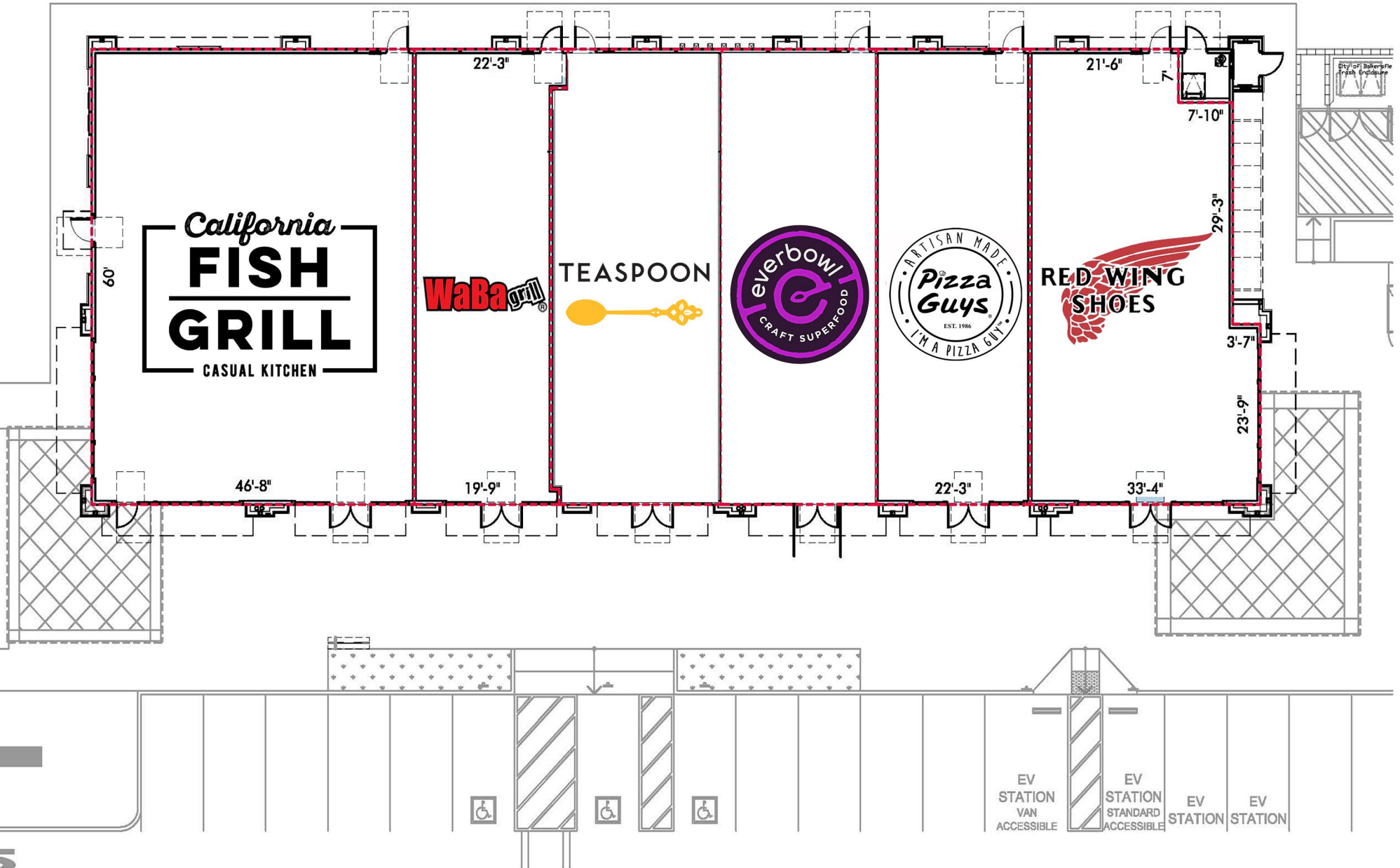
(E) SIGNALIZED INTERSECTION

(E) BASED MEDIAN

# Building 1 Floor Plan



# Building 2 Floor Plan







## Contact Us

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