

2658 Mt. Vernon Ave

Bakersfield, CA

FULLY LEASED

Mt. Vernon Avenue & Highway 178



CA DRE License No. 00870324





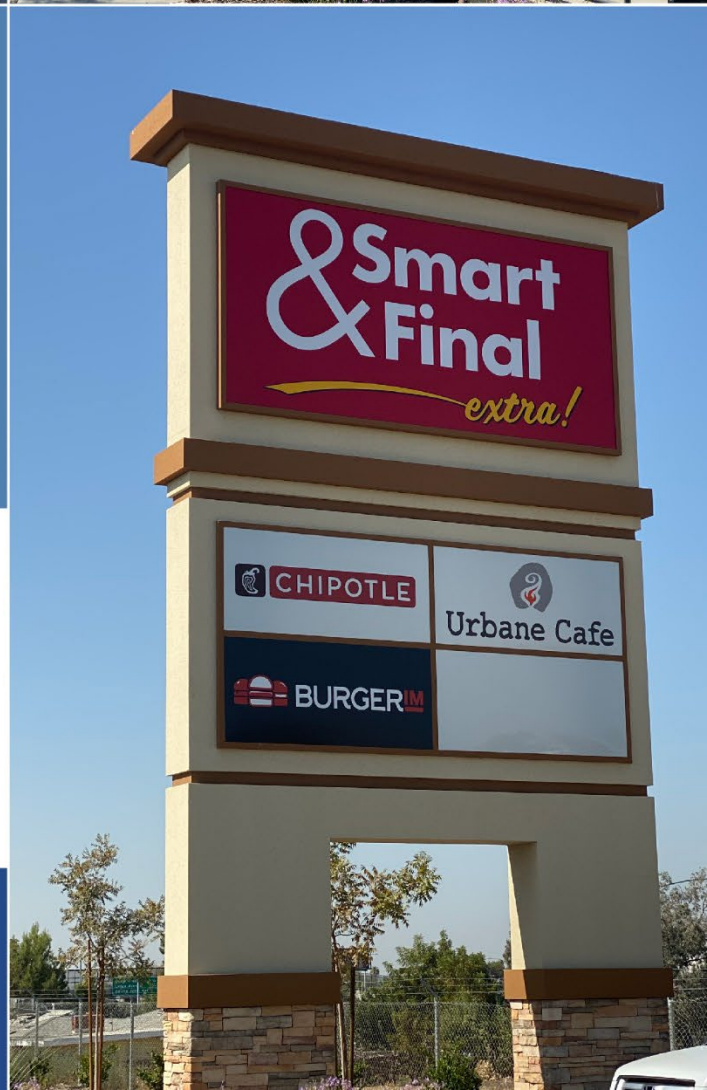
Property Highlights

- 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 21,203 within a 1-mile radius and 121,152 within a 3-mile radius of the site

Co-Tenants



Area Retailers



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

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

Aerial

COLUMBUS ST



CVS
DOLLAR TREE



dds
DISCOUNTS



LOWE'S

Foods Co

HEIGHT ST



Urbane Cafe
LOS ANGELES • CHICAGO

LOVE SUSHI

SITE

Smart & Final
Sizzler

FLAME BROILER
One Hawaiian BBQ



Walgreens

MT VERNON AVE 33,115 CPD



Office
Max



T Mobile
COLD STONE
CREAMERY

MALL VIEW RD

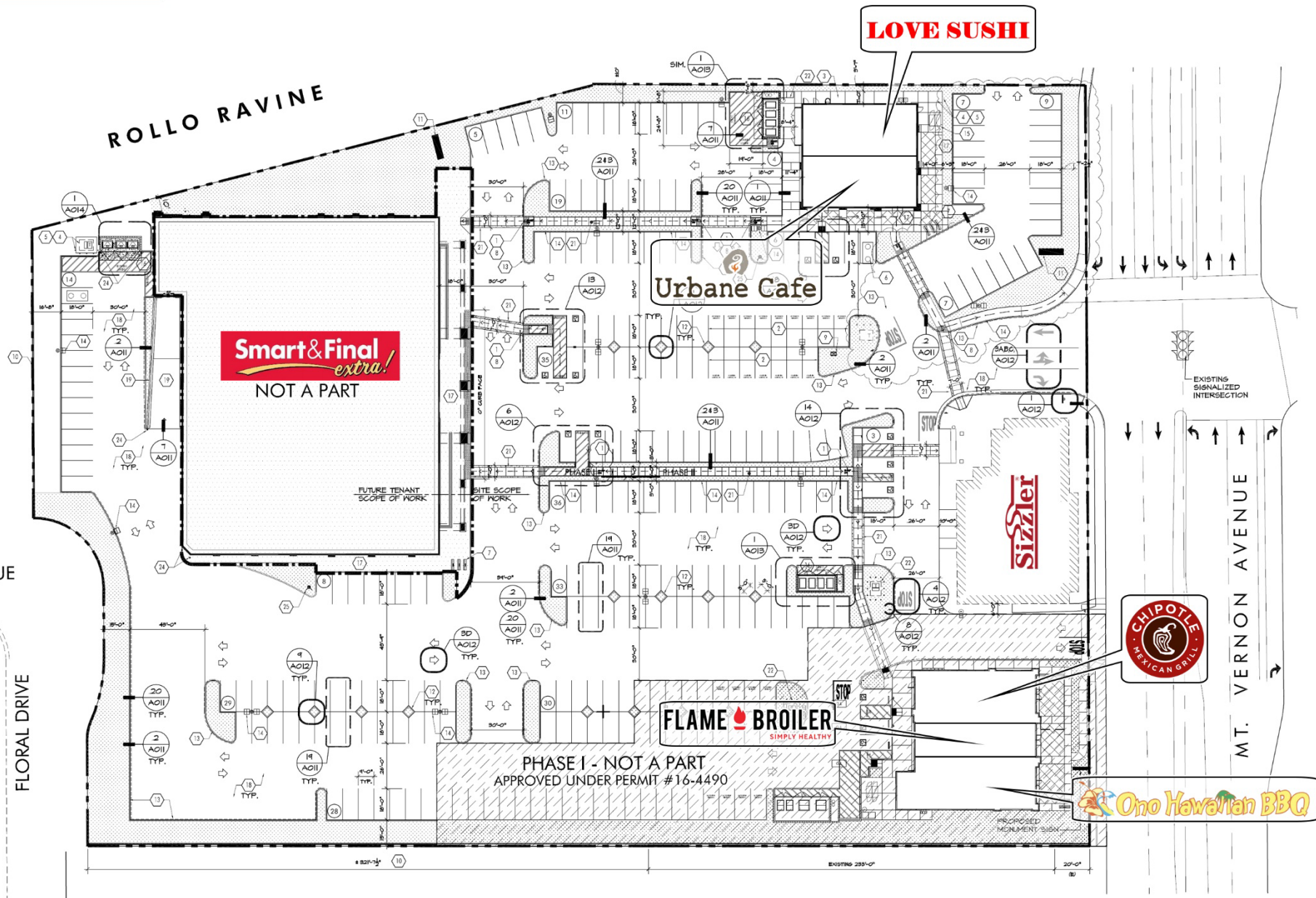
Walmart
Supercenter

MESA ProXimity MD
URGENT CARE



BERNARD ST

Site Plan



5-Mile Radius Trade Area



	1-Mile	3-Miles	5-Miles
Estimated Population	21,203	121,152	227,110
Average Household Income	\$68,999	\$70,914	\$76,382
Total Employees	4,768	26,753	64,776



Contact Us

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North Office

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