

# VILLAGE AT THE OAKS BAKERSFIELD, CA

● ● ● NEC White Ln & Gosford Rd  
FOR LEASE ±1,788 SF AVAILABLE





# PROPERTY HIGHLIGHTS



- Albertsons-anchored shopping center in west Bakersfield
- Ample surface parking with ±658 stalls in the shopping center
- Situated at one of the most heavily trafficked intersections in the trade area (Approximately 65,633 CPD at Gosford Rd & White Ln)
- Approximately 2.8 million visits from 5/24 - 4/25 (\*Source, Placer.ai)



## CO-TENANTS:



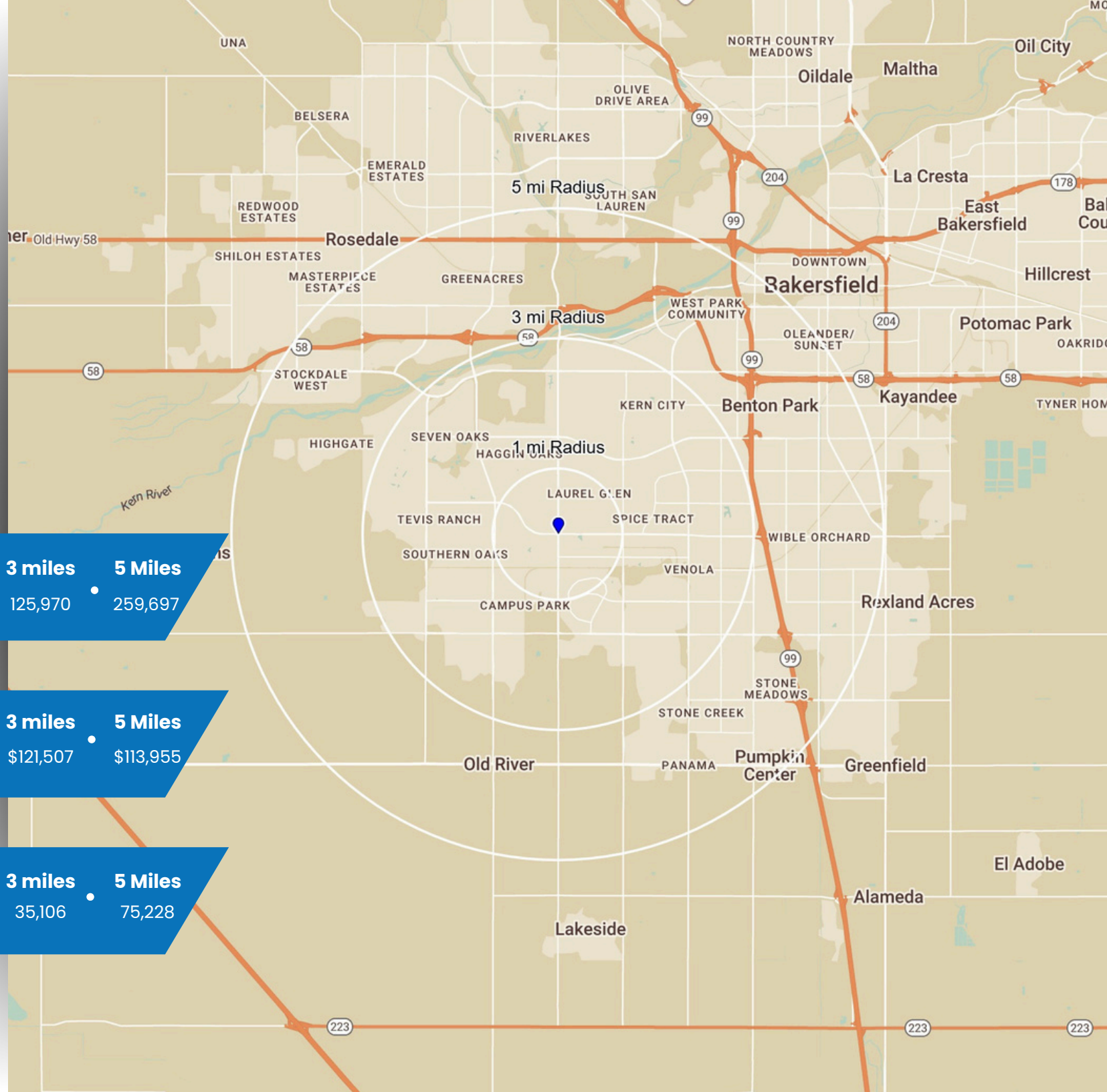
## AREA RETAILERS:







## 5 - MILE RADIUS TRADE AREA



## Estimated Population

1 Mile	3 miles	5 Miles
17,672	125,970	259,697

**Avg.  
Household  
Income**

1 Mile	3 miles	5 Miles
\$105,745	\$121,507	\$113,955

## Total Employees

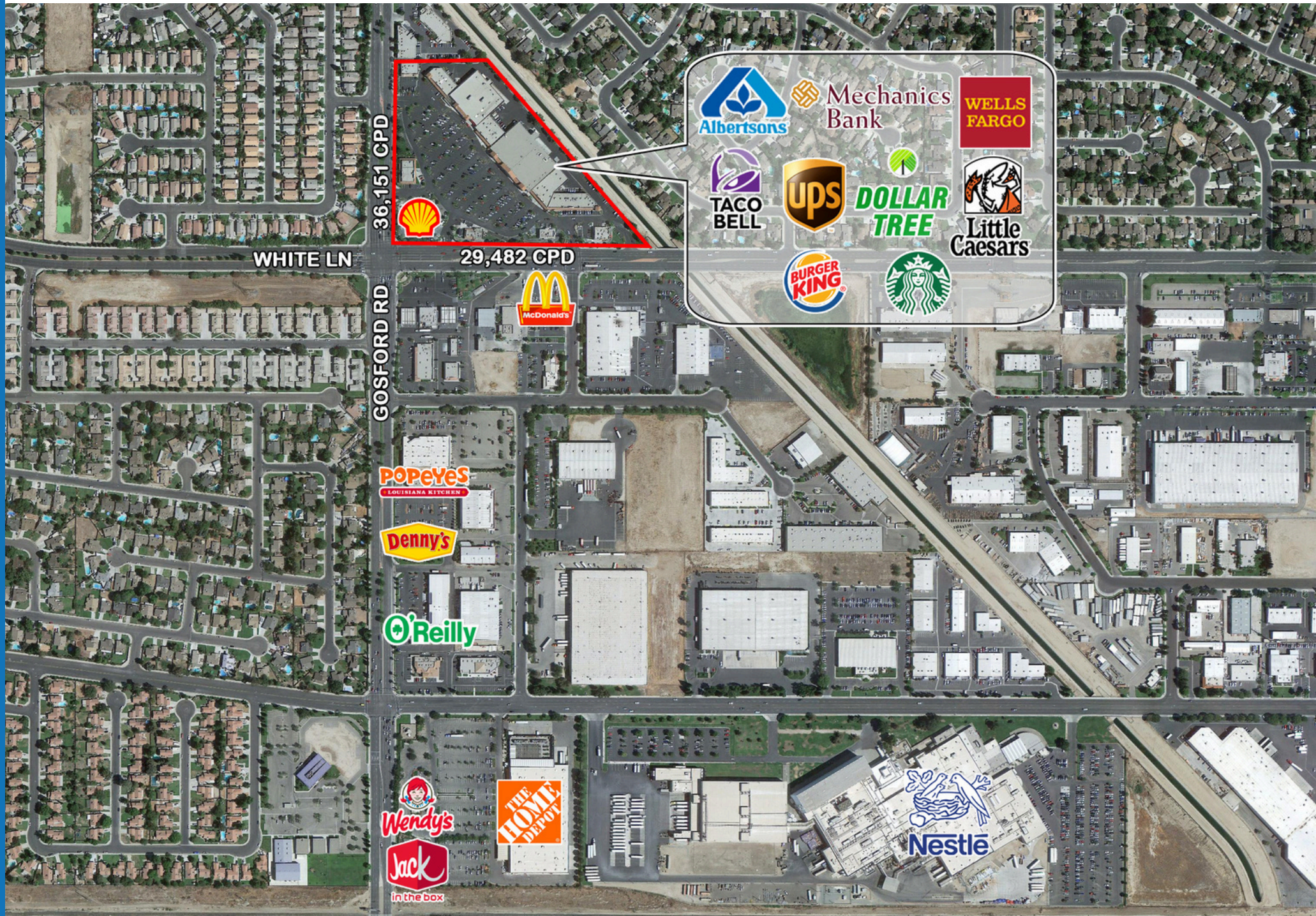
1 Mile	3 miles	5 Miles
7,005	35,106	75,228







# CLOSE-UP SITE AERIAL





# SITE PLAN



## 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



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NORTH OFFICE

SOUTH OFFICE

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