

VILLAGE AT THE OAKS BAKERSFIELD, CA

● ● ● NEC White Ln & Gosford Rd
FOR LEASE ±1,788 SF & ±1,858 SF AVAILABLE



PROPERTY HIGHLIGHTS

- ▶ ±1,788 SF & ±1,858 SF AVAILABLE
- ▶ 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 62,160 CPD at Gosford Rd & White Ln)
- ▶ Approximately 3.1 million visits in the last 12 months (*Source, Placer.ai)



CO-TENANTS:

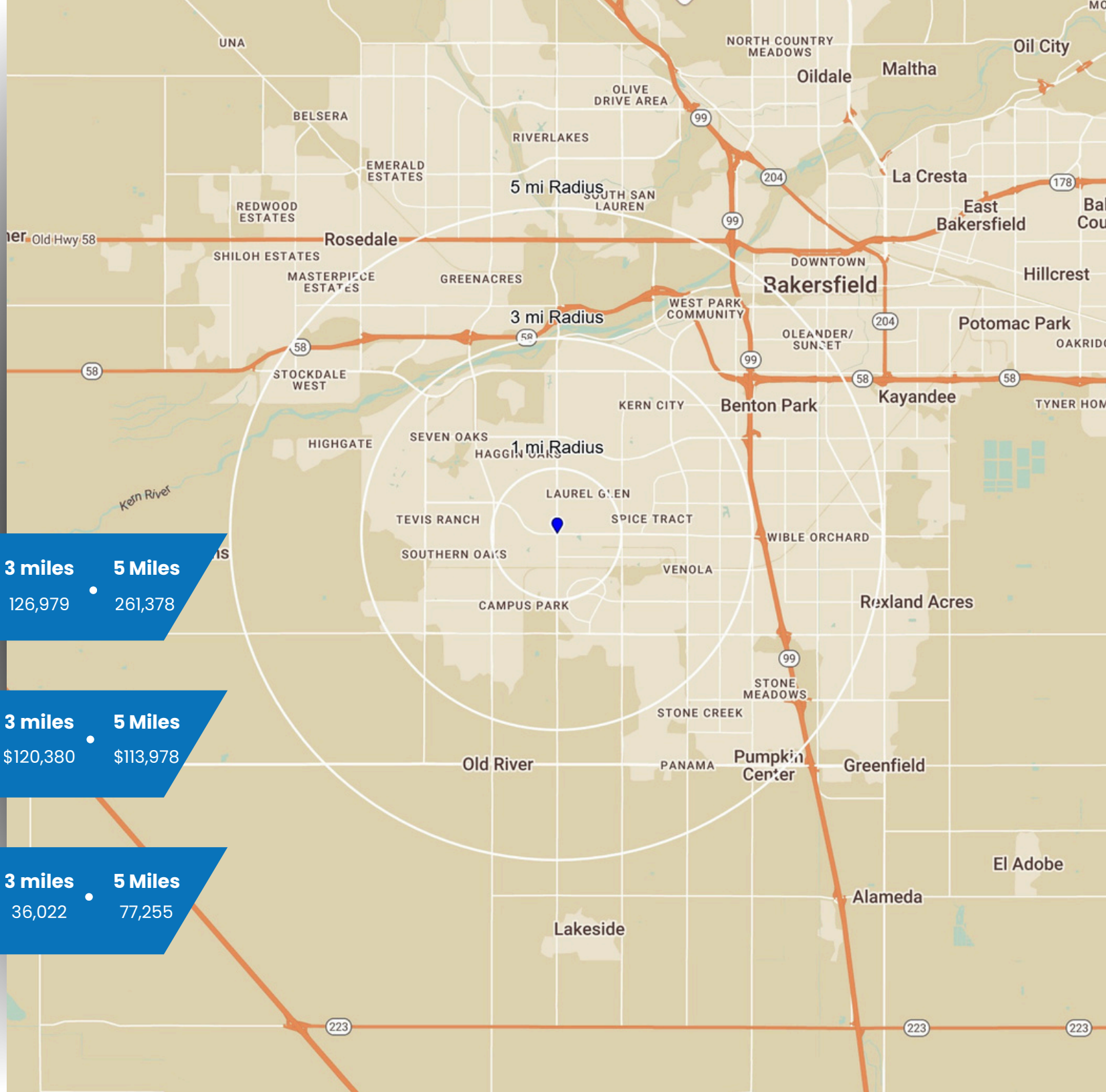


AREA RETAILERS:





5 - MILE RADIUS TRADE AREA



Estimated Population

1 Mile	3 miles	5 Miles
17,677	126,979	261,378

Avg. Household Income

1 Mile	3 miles	5 Miles
\$100,392	\$120,380	\$113,978

Total Employees

1 Mile	3 miles	5 Miles
7,193	36,022	77,255

TRADE AERIAL



Shops at Riverwalk

- TARGET
- TJ-maxx
- SPROUTS FARMERS MARKET
- BevMo!
- NORDSTROM
- rack
- P.F. CHANG'S
- Eureka! Burger
- DSW
- Panera BREAD
- Bj's

CSU BAKERSFIELD

TRADER JOE'S

Albertsons

CVS

STOCKDALE HWY

VONS Office DEPOT

HomeGoods

Party City

DOLLAR TREE

CH2Z FITNESS

CVS

Smart & Final extra!

The Marketplace

VONS **RITE AID** **CULTA**

EDWARDS THEATRES Talbots

RUSTY'S PIZZA PARLOR

Auto Zone

Jiffy lube

food maxx

Walgreens

PET SMART

TJ-maxx

Guitar Center

MING AVE

VALLEY PLAZA MALL

SITE

Village at the Oaks

Albertsons

WELLS FARGO **DOLLAR TREE**

TACO BELL

BURGER KING

Little Caesars Pizza

Mechanics Bank

GROCERY OUTLET

bargain market

goodwill

THE HOME DEPOT

ROSS DRESS FOR LESS

CYCLE GEAR

BUENA VISTA RD

OLD RIVER RD

ASHE RD

food maxx

Pizza Hut

Wienerschnitzel

KFC

CVS **Pep Boys**

Firestone

Papa Murphy's PIZZA

Jack In the box



WHITE LN

POPEYES LOUISIANA KITCHEN, INC.

Denny's **O'Reilly** AUTO PARTS

BODY CHANGE

McDonald's

Round Table PIZZA

FIREHOUSE SUBS

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

PIZZAREV

DELTA CO

GOSFORD RD

THE HOME DEPOT

Wendy's

STINE RD

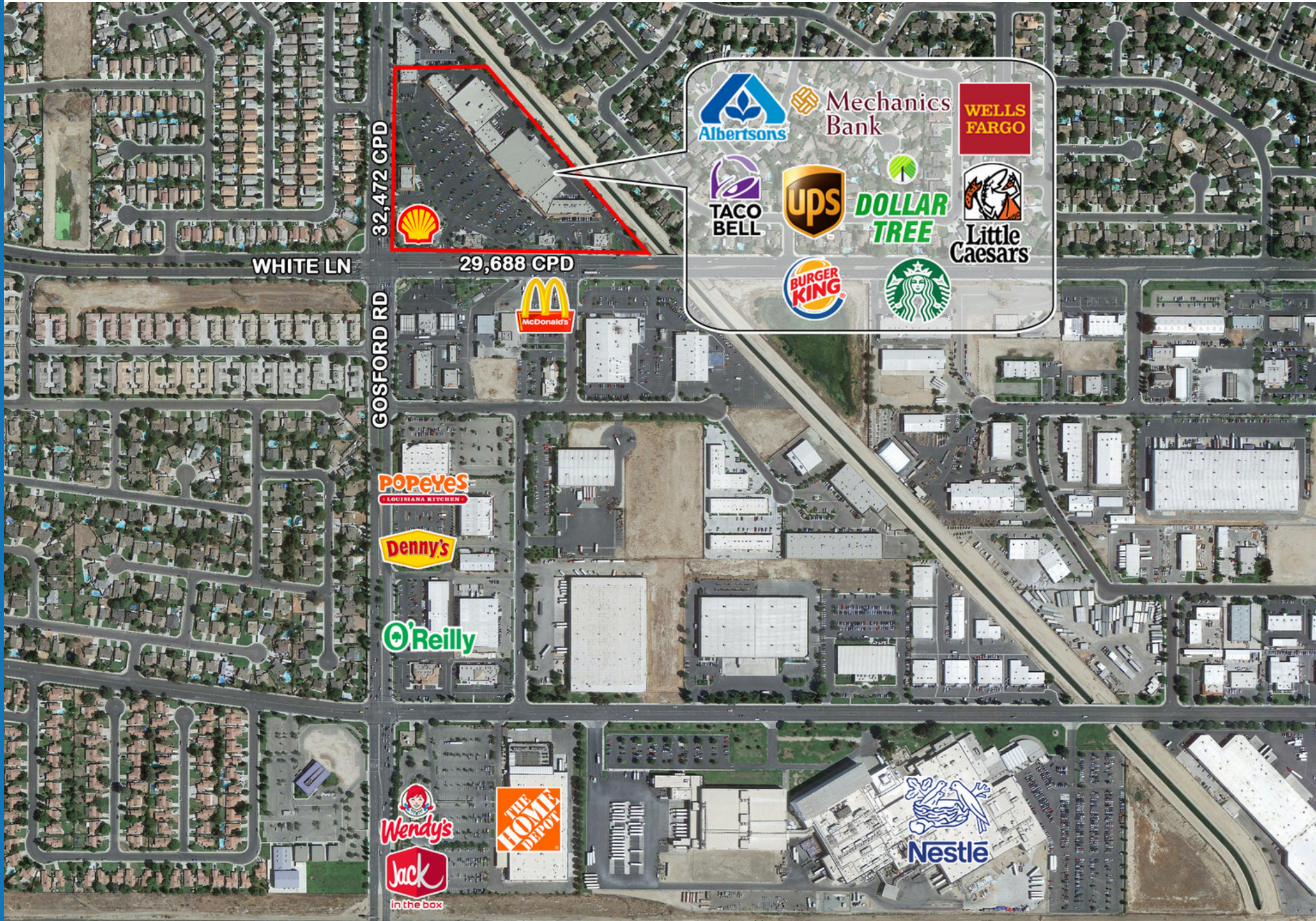
HARRIS RD

WIBLE RD

COSTCO WHOLESALE

PANAMA LN

CLOSE-UP SITE AERIAL



32,472 CPD
GOSFORD RD

WHITE LN

29,688 CPD

A callout box containing the following logos: Albertsons, Mechanics Bank, Wells Fargo, Taco Bell, UPS, Dollar Tree, Little Caesars, Burger King, and Starbucks.

POPEYES
LOUISIANA KITCHEN

Denny's

O'Reilly

Wendy's

Jack
in the box

HOME
DEPOT

Nestle

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



1,788 SF
 AVAILABLE

Little Caesars
 Upper Cut
BR
 BASKIN-ROBBINS TRAVELERS
 House of Smoke

SELF SERVE Pet Spa
 Children's Choice DENTAL CARE
 premier ORTHODONTICS
 Mongold Chiropractic

Alin's Perfection Massage
 Foster's Donuts
 Kento's Mandarin BBQ
 Pro Nails
 ALLPRO Industry Solutions
 XS MUSCLE SPORTS NUTRITION
 TODAY CLEANERS
 THE UPS STORE

1,858 SF*
 AVAILABLE

Gosford Road

Mechanics Bank

N.A.P.
 WELLS FARGO

Albertsons

DOLLAR TREE
 Shop Space



N.A.P.

*PLEASE DO NOT DISTURB
 EXISTING TENANT

White Lane



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NORTH OFFICE

SOUTH OFFICE

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