



For Sale or Lease | Freestanding Single-Tenant Building

150 E. Lerdo Highway
Shafter, CA
Former Rite Aid

Ted Fellner, DRE #00977465
Senior Vice President | Principal
Fresno, CA | +1 559 256 2435
ted.fellner@colliers.com

Gil Lara, DRE #00977465
Vice President
Fresno, CA | +1 559 256 2434
gilbert.lara@colliers.com

Joley Schwoerer, DRE #01467860
Marketing Manager | Associate
Fresno, CA | +1 559 221 7394
joley.schwoerer@colliers.com

Showings by Appointment Only



Former Rite Aid

Colliers | Fresno is pleased to present this former Rite Aid property located at 150 E Lerdo Highway in Shafter, CA. Situated at a highly visible, multi-corner frontage along E Lerdo Hwy, Central Ave, and Pacific Ave, this ±17,588 SF freestanding former drug store on ±1.66 acres offers a significant retail presence in a growing Kern County trade area. Ample parking, strong traffic counts, and single-tenant configuration make this an ideal opportunity for a new user or investor.



This excellent opportunity offers the following amenities:

- Prime corner visibility at a major retail corridor
- Shafter's small-town charm and rich history offers residents a high quality of living along with larger-city amenities

Property Specifics

Property Summary

Property Address:

150 E. Lerdo Highway
Shafter, California

Zoning:

Retail Commercial

Total Building Area:

±17,588 SF

Building Tenancy:

Single-tenant

Asking Price:

Contact Broker*

Parking Ratio:

3.82 / 1,000 SF

Lease Rate:

Contact Broker*

Parking:

Approximately ±66 parking stalls on Rite Aids parcel, with several designated handicapped

Site Area:

±1.66 Acres

Features:

Corner location with multiple curb cuts

Year Built:

2006

APN:

027-261-14-00-9

Key Highlights:

- Prime corner visibility at a major retail corridor
- Excellent ingress/egress from three sides
- Established location previously operated by Rite Aid
- Strong demographics and workforce proximity
- Ideal for health services, retail, urgent care, or conversion to alternative uses

Colliers

Pricing & Financial Summary

Property	Former Rite Aid
Property Address	150 E. Lerdo Highway, Shafter, CA
Property Location	Lerdo Highway and Central Avenue
Property Size	±1.66 Acres
Asking Price	Contact Brokers
Lease Rate	Contact Brokers
Building Size	±17,588 SF

*Sale or lease contingent to owner receiving a release of liability and control of the listed property from Rite Aid and associated parent company.

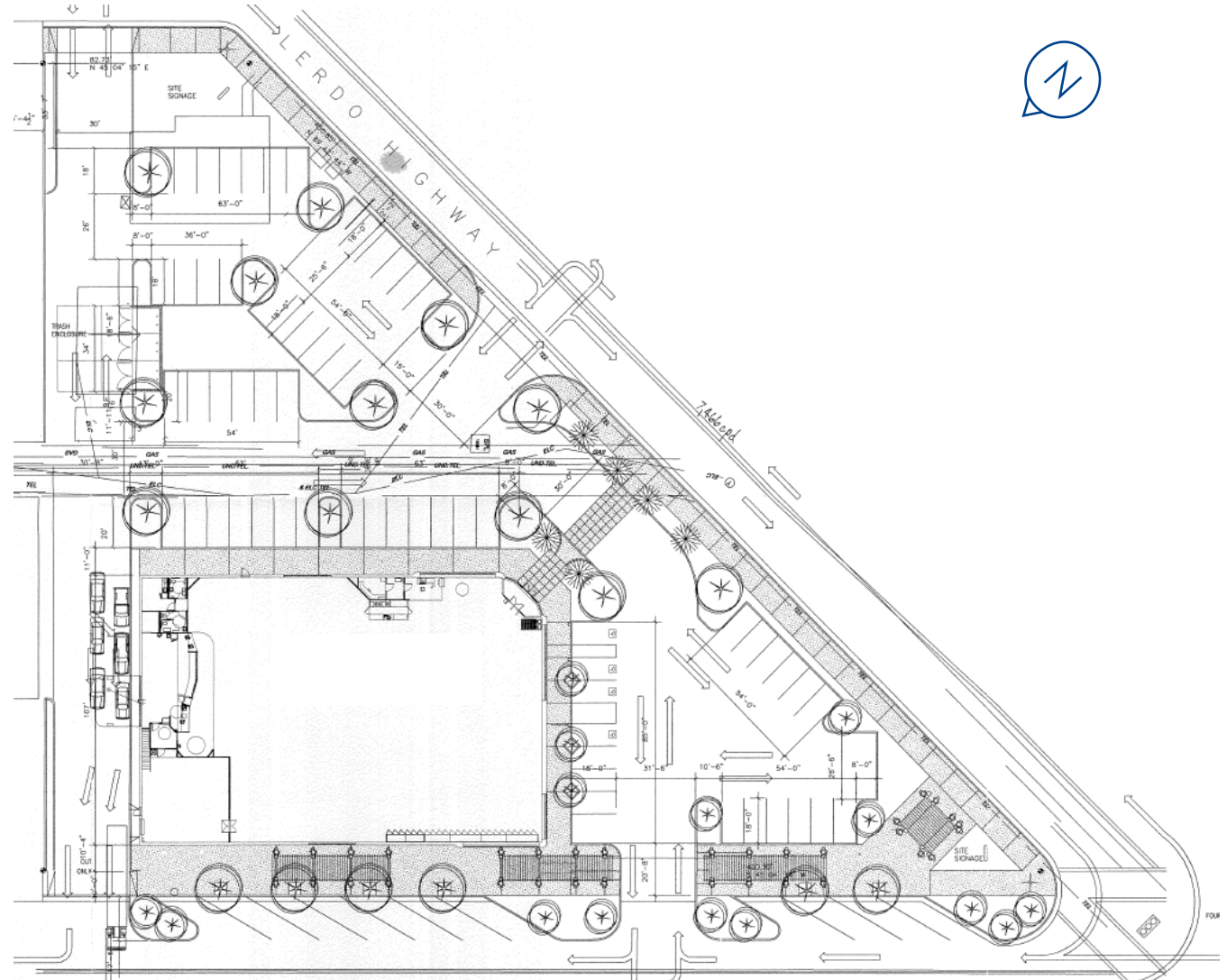
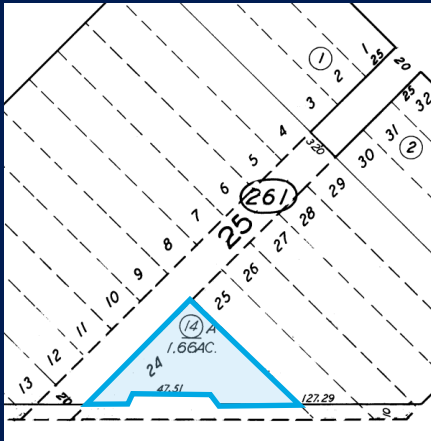


As-Built Floor Plan

150 E. Lerdo Highway
Shafter, California

Available:

±17,588 SF



For Sale or Lease

Former Rite Aid 150 E. Lerdo Highway Shafter, California



Former Rite Aid

Retail Competition Aerial



Local Area Overview | Demographics

Shafter, California, is a rapidly growing city in the southern San Joaquin Valley, approximately 18 miles northwest of Bakersfield. Incorporated in 1938 and chartered in 1995, Shafter has evolved from a primarily agricultural community into a dynamic logistics and industrial hub.

Historically rooted in agriculture, Shafter has diversified its economy through strategic investments in logistics and manufacturing. Key economic drivers include Wonderful Industrial Park, Paramount Logistics Park and Agriculture.

Shafter's strategic location, expanding infrastructure, and diverse economy position it as a key player in California's Central Valley. The city's growth trajectory suggests continued development in housing, industry, and community amenities. Shafter offers affordable housing, strong community ties, and access to quality transportation infrastructure, including highways, rail, and proximity to Meadows Field Airport. Cultural highlights like the Minter Field Air Museum and various parks contribute to its appeal as a livable and strategically important city in California's Central Valley.



Key Demographic Facts



Population:
69,894



of Households:
19,220

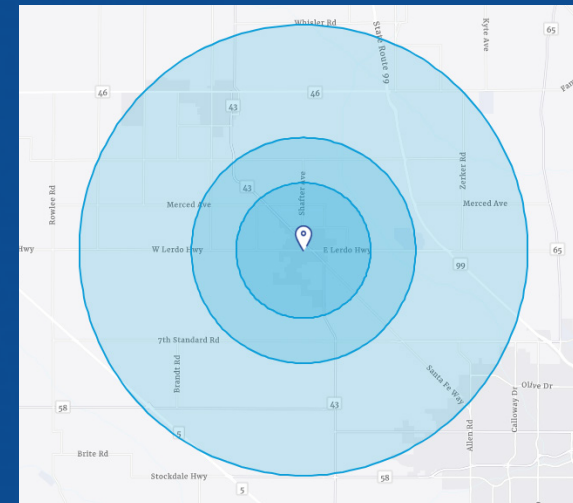
5-year Projections (10 Mile Radius)



Avg Household Income:
\$125,116



Avg Home Value:
\$534,295



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: 

Demographic Executive Summary

	3 Mile	5 Miles	10 Miles
Population			
2010 Population	19,116	19,691	54,771
2024 Population	19,952	20,468	68,674
2029 Population	20,406	20,933	69,894
2010 - 2020 Annual Rate	0.55%	0.50%	1.80%
2020 - 2023 Annual Rate	-0.28%	-0.27%	1.14%
2023 - 2028 Annual Rate	0.45%	0.45%	0.35%
2023 Male Population	51.6%	51.8%	51.4%
2023 Female Population	48.4%	48.2%	48.6%
2023 Median Age	30.0	30.14	31.3
Households			
2024 Wealth Index	53	53	85
2010 Households	4,793	4,971	14,047
2020 Households	5,186	5,342	17,355
2024 Households	5,213	5,368	18,638
2029 Households	5,416	5,575	19,220
2010 - 2020 Annual Change	0.79%	0.72%	2.14%
2020 - 2023 Annual Change	0.12%	0.11%	1.69%
2023 - 2028 Annual Change	0.77%	0.76%	0.62%
2024 Average Household Size	3.67	3.65	3.58
Income			
2024 Median Household Income	\$58,267	\$58,440	\$79,369
2029 Median Household Income	\$71,653	\$71,900	\$93,784
2023 - 2028 Annual Change	4.22%	4.23%	3.39%
2024 Average Household Income	\$76,557	\$76,908	\$105,696
2023 - 2028 Annual Change	4.06%	4.04%	3.43%
2024 Per Capita Income	\$19,954	\$20,078	\$28,660
2029 Per Capita Income	\$24,724	\$24,857	\$34,360
2023 - 2028 Annual Change	4.38%	4.36%	3.69%
Housing			
2010 Total Housing Units	5,135	5,332	15,013
Owner Occupied Units	2,777	2,870	8,840
Renter Occupied Units	2,016	2,101	5,207
Vacant Units	342	361	966
2024 Total Housing Units	5,419	5,585	19,299
Owner Occupied Units	2,953	3,041	12,727
Renter Occupied Units	2,260	2,327	5,911
Vacant Units	206	217	661
2029 Total Housing Units	5,617	5,788	19,855
Owner Occupied Units	3,225	3,318	13,483
Renter Occupied Units	2,190	2,257	5,737
Vacant Units	201	213	635

Population Summary

In the identified area, the current year population is 19,952. The 2010 Census population count in the area was 19,116, and 20,192 in 2020, a 0.6% annual growth rate. The rate of growth since 2020 was -0.3% annually. The five-year projection for the population in the area is 20,406 representing a change of 0.5% annually. Currently, the population is 51.6% male and 48.4% female. The median age in this area is 30.0, compared to U.S. median age of 38.9.

Household Summary

The household count in this area has changed from 5,186 in 2020 to 5,213 in the current year, a change of 0.12% annually. The five-year projection of households is 5,416, a change of 0.77% annually from the current year total. Average household size is currently 3.67, compared to 3.71 in the year 2020. The number of families in the current year is 4,348 in the specified area.

Income Summary

Current median household income is \$58,267 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,653 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$76,557 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$93,411 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$19,954 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$24,724 in five years, compared to \$47,525 for all U.S. households.

Housing Summary

Currently 56.6% of the 5,419 housing units in the area are owner occupied; 43.4% renter occupied; and 3.8% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 5,135 housing units in the area - 54.1% owner occupied, 39.3% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$314,012, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$360,643, compared to a median home value of \$350,006 in the US.

Confidentiality & Disclaimer Agreement



Accelerating success.

150 E. Lerdo Highway | Shafter, California

To whom it may concern

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at [150 E. Lerdo Highway, Shafter, CA](#). It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property.

It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems to be reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- The Offering Memorandum and its contents are confidential;
- You will hold it and treat it in the strictest confidence;
- You will not directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase Property unless and until a

written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of [150 E. Lerdo Highway, Shafter, CA](#) or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.

Colliers
7485 N. Palm Avenue. #110
Fresno, California 93711