

# FOR LEASE

## 2060 White Lane Bakersfield, California

### 8,400 sf Space Available – Former Restaurant



### PROPERTY FEATURES

- Located in Superior Grocer anchored center. Adjacent to Fallas Paredes, Planet Fitness and Sears Outlet.
- Located ½ mile east of Highway 99.
- Traffic counts at the intersection of White Lane and Hughes Lane of 43,133 cars per day.
- Signalized entrance into center.
- Co-tenants include Subway, Sally Beauty Supply, El Pollo Loco, Payless Shoe Source, Baskin Robins and Chase Bank.

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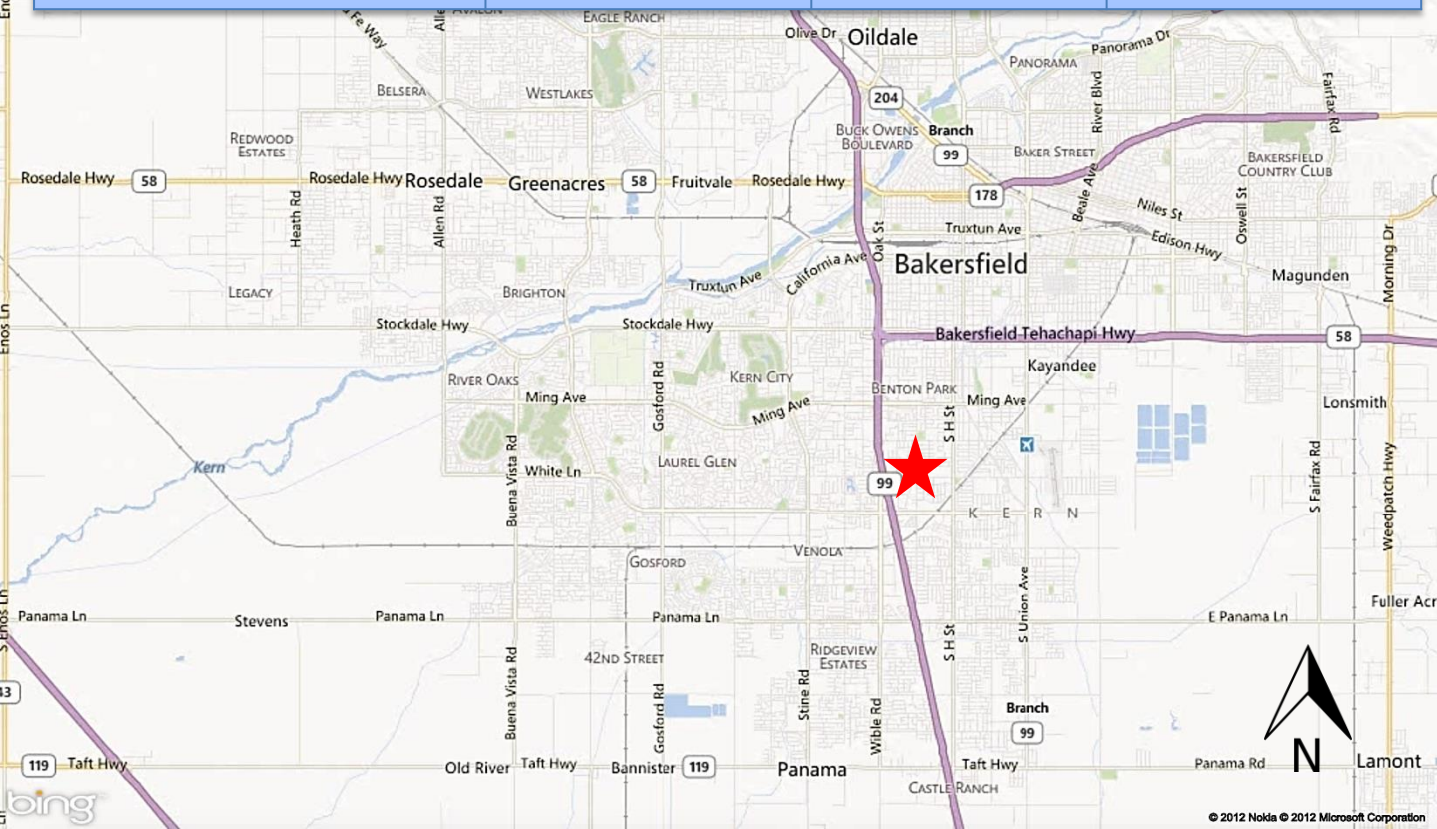


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2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	22,281	152,425	267,383
HOUSEHOLDS	6,856	46,985	85,261
AVG. HH INCOME	\$55,166	\$61,872	\$66,926
DAYTIME POP	5,305	35,024	104,335



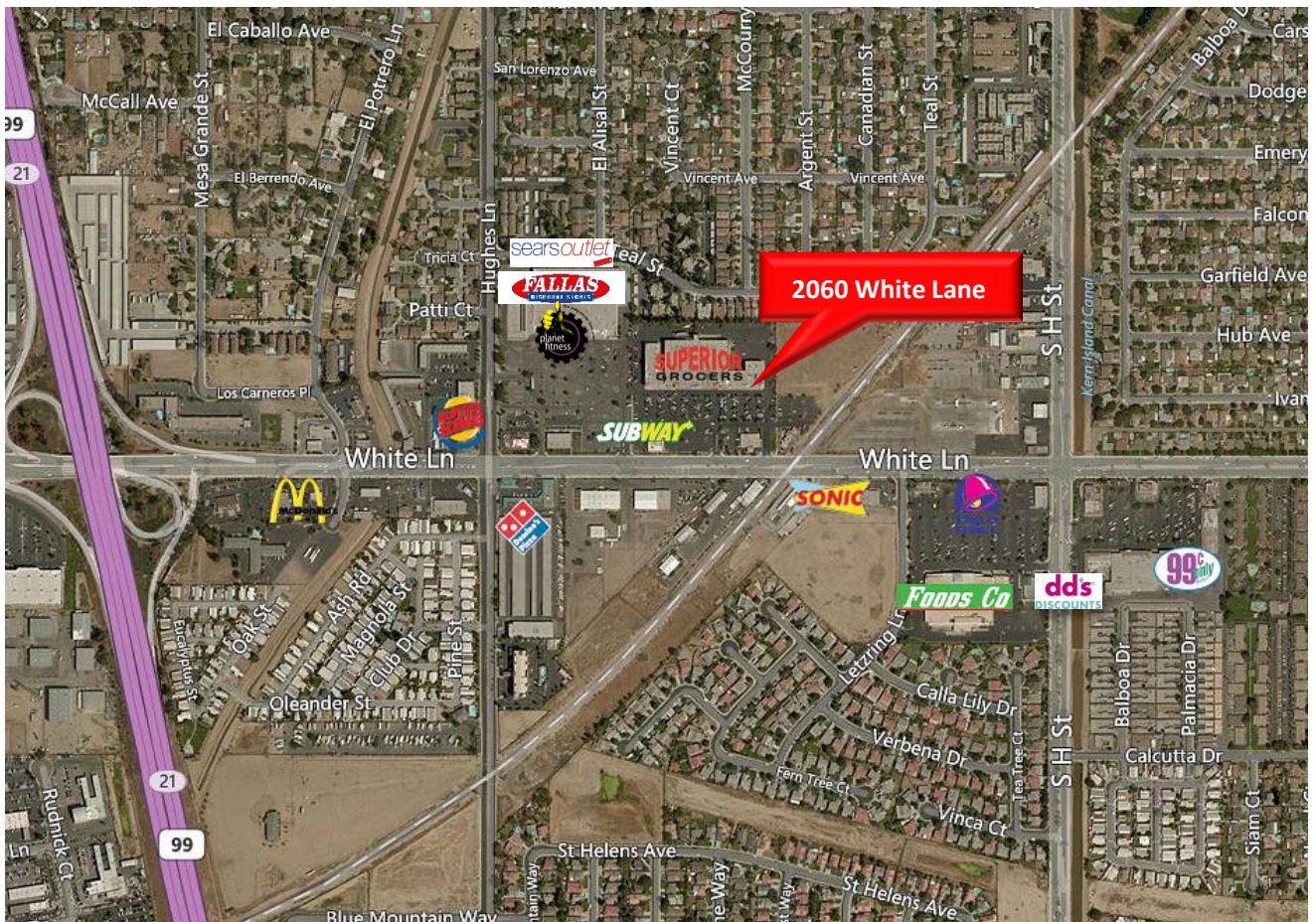
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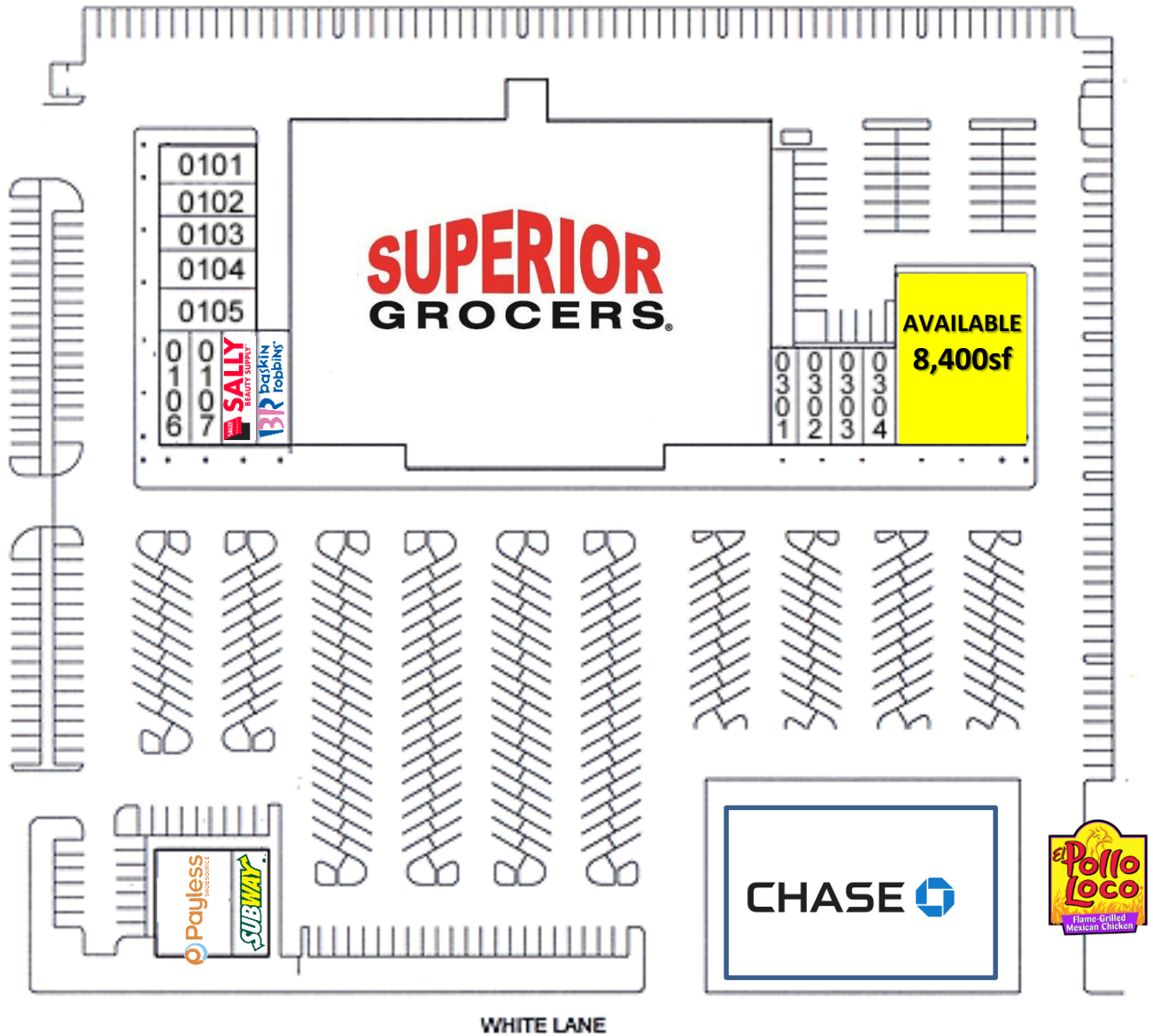
**CUSHMAN &  
WAKEFIELD**

**PACIFIC**  
COMMERCIAL REALTY ADVISORS



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# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3190/-119.0268

RS1

2060 White Ln Bakersfield, CA 93304		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	22,281	152,425	267,383
	2022 Projected Population	22,975	157,122	275,775
	2010 Census Population	22,122	148,116	252,279
	2000 Census Population	20,093	121,819	209,824
	Projected Annual Growth 2017 to 2022	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2017	0.6%	1.5%	1.6%
	2017 Median Age	28.2	28.7	29.6
HOUSEHOLDS	2017 Estimated Households	6,856	46,985	85,261
	2022 Projected Households	7,180	49,222	89,366
	2010 Census Households	6,571	44,255	78,134
	2000 Census Households	6,444	39,894	69,151
	Projected Annual Growth 2017 to 2022	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	0.4%	1.0%	1.4%
RACE AND ETHNICITY	2017 Estimated White	44.8%	46.1%	49.0%
	2017 Estimated Black or African American	12.9%	11.7%	10.6%
	2017 Estimated Asian or Pacific Islander	5.3%	5.2%	5.7%
	2017 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.5%
	2017 Estimated Other Races	35.6%	35.5%	33.3%
	2017 Estimated Hispanic	63.0%	60.3%	57.0%
INCOME	2017 Estimated Average Household Income	\$55,166	\$61,872	\$66,926
	2017 Estimated Median Household Income	\$42,006	\$47,814	\$53,999
	2017 Estimated Per Capita Income	\$17,002	\$19,098	\$21,393
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	16.8%	15.5%	14.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	16.2%	15.0%	13.9%
	2017 Estimated High School Graduate	35.2%	31.1%	28.5%
	2017 Estimated Some College	21.1%	22.2%	22.6%
	2017 Estimated Associates Degree Only	4.2%	5.8%	6.4%
	2017 Estimated Bachelors Degree Only	4.8%	7.4%	9.4%
	2017 Estimated Graduate Degree	1.8%	3.0%	4.7%
BUSINESS	2017 Estimated Total Businesses	461	3,748	10,321
	2017 Estimated Total Employees	5,305	35,024	104,335
	2017 Estimated Employee Population per Business	11.5	9.3	10.1
	2017 Estimated Residential Population per Business	48.3	40.7	25.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.