

TOWN & COUNTRY
8200 STOCKDALE HIGHWAY



ONLY 1 SPACE AVAILABLE – 1,600SF
RETAIL SPACE FOR LEASE

BAKERSFIELD, CALIFORNIA



PROPERTY FEATURES

Premier Neighborhood/Community Shopping Center located in one of the fastest growing and most affluent neighborhoods in Bakersfield. Located within walking distance to Cal State University Bakersfield and on Coffee Road, the primary North/South arterial connecting North and Southwest Bakersfield with easy access to the new Westside Parkway. Traffic counts of 60,000 cars per day.

Excellent tenant mix featuring:



For more information, please contact:

DUANE KEALTHY
Senior Director | Principal
(661) 633 3816
duane.keathley@paccra.com
Lic. #00935011

JOSH SHERLEY
Director
(661) 633 3840
josh.sherley@paccra.com
Lic. #01876855



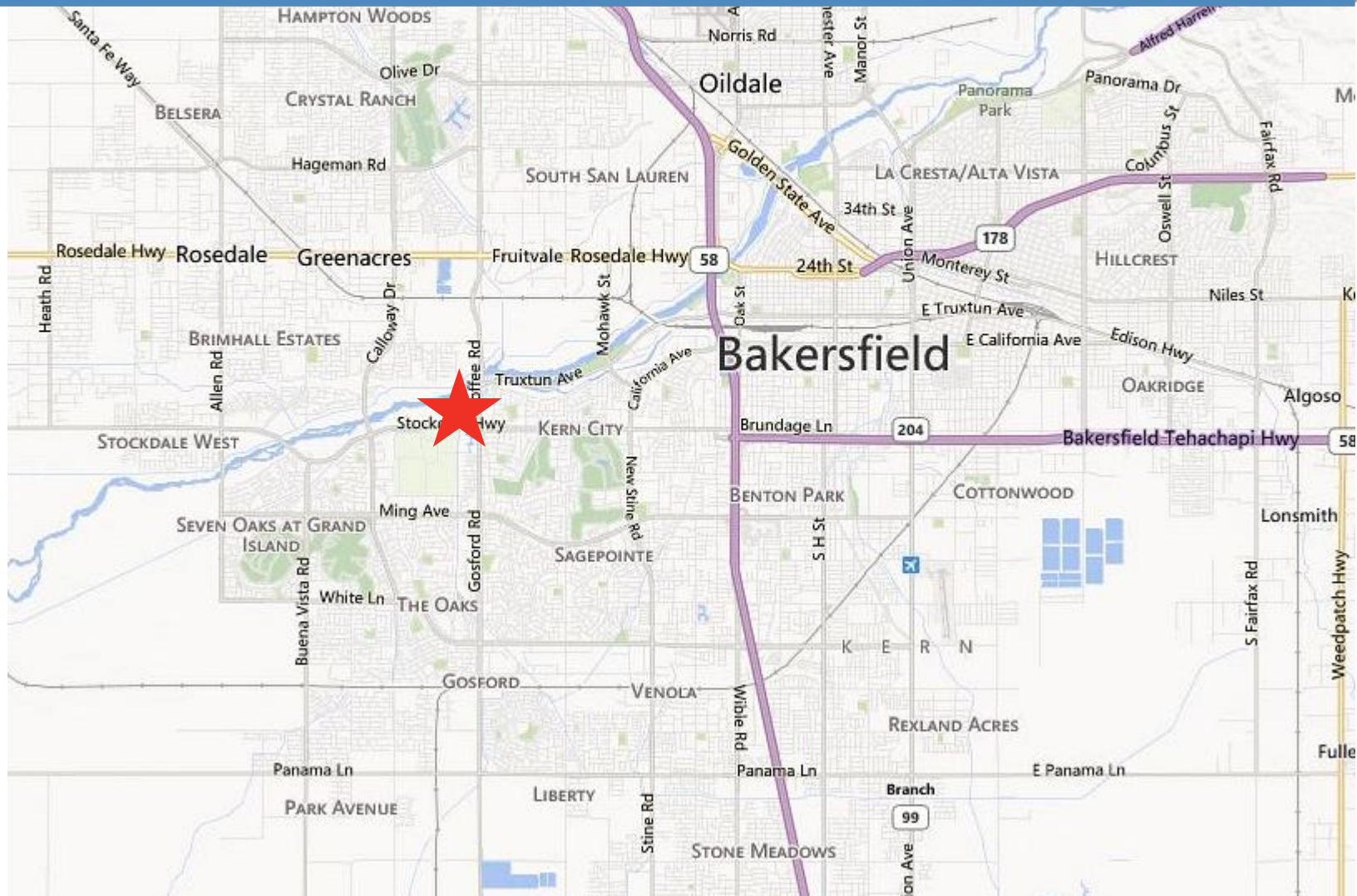
PACIFIC COMMERCIAL REALTY ADVISORS
Lic. #01919464
5060 California Avenue, Suite 1000
Bakersfield, California 93309
www.paccra.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

TOWN & COUNTRY

8200 STOCKDALE HIGHWAY, BAKERSFIELD, CA

TOWN & COUNTRY SHOPPING CENTER



For more information, please contact:

DUANE KEALTHY
Senior Director | Principal
(661) 633 3816
duane.keathley@paccra.com
Lic. #00935011

JOSH SHERLEY
Director
(661) 633 3840
josh.sherley@paccra.com
Lic. #01876855



PACIFIC COMMERCIAL REALTY ADVISORS
Lic. #01919464
5060 California Avenue, Suite 1000
Bakersfield, California 93309
www.paccra.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

TOWN & COUNTRY

8200 STOCKDALE HIGHWAY, BAKERSFIELD, CA

TOWN & COUNTRY SHOPPING CENTER



For more information, please contact:

DUANE KEALTHY
Senior Director | Principal
(661) 633 3816
duane.keathley@paccra.com
Lic. #00935011

JOSH SHERLEY
Director
(661) 633 3840
josh.sherley@paccra.com
Lic. #01876855



PACIFIC COMMERCIAL REALTY ADVISORS
Lic. #01919464
5060 California Avenue, Suite 1000
Bakersfield, California 93309
www.paccra.com

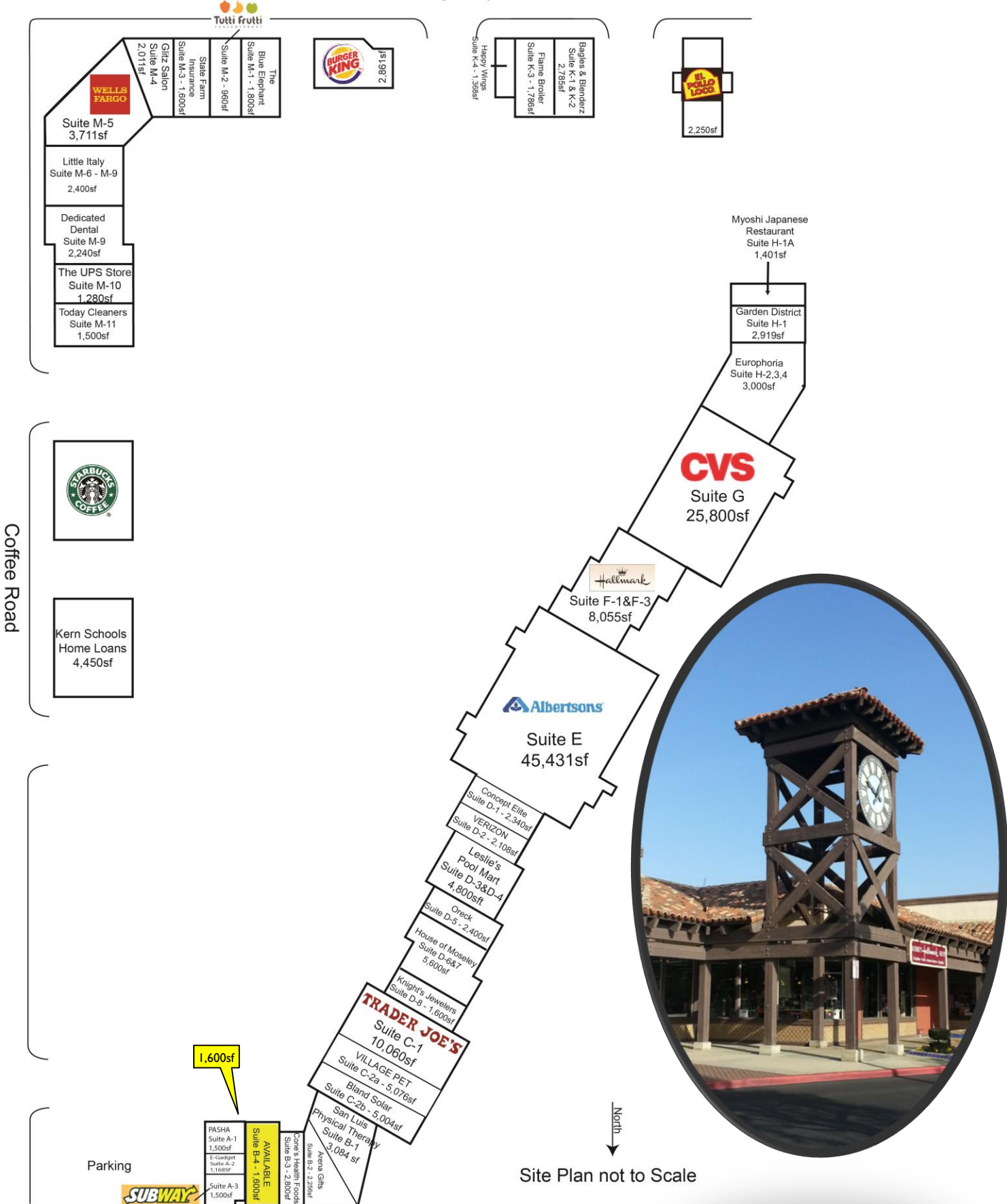
The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

TOWN & COUNTRY

8200 STOCKDALE HIGHWAY, BAKERSFIELD, CA

TOWN & COUNTRY SHOPPING CENTER

Stockdale Highway



SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3545/-119.0947

RS1

Town & Country

Bakersfield, CA 93311

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	8,573	101,158	266,280
	2020 Projected Population	8,902	105,087	277,338
	2010 Census Population	8,305	97,413	255,713
	2000 Census Population	7,911	83,572	195,332
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	0.6%	1.4%	2.4%
	2015 Median Age	34.6	34.3	32.3
HOUSEHOLDS	2015 Estimated Households	3,552	37,610	91,504
	2020 Projected Households	3,708	39,215	95,590
	2010 Census Households	3,387	35,757	86,618
	2000 Census Households	3,200	31,115	68,564
	Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	0.7%	1.4%	2.2%
RACE AND ETHNICITY	2015 Estimated White	70.2%	63.6%	60.9%
	2015 Estimated Black or African American	6.0%	8.1%	7.8%
	2015 Estimated Asian or Pacific Islander	9.8%	7.8%	7.5%
	2015 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.3%
	2015 Estimated Other Races	12.9%	19.3%	22.5%
	2015 Estimated Hispanic	22.8%	31.6%	37.1%
INCOME	2015 Estimated Average Household Income	\$91,501	\$79,848	\$77,280
	2015 Estimated Median Household Income	\$72,579	\$65,528	\$63,775
	2015 Estimated Per Capita Income	\$38,129	\$29,774	\$26,620
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	2.6%	8.2%	12.1%
	2015 Estimated Some High School (Grade Level 9 to 11)	9.3%	11.8%	15.1%
	2015 Estimated High School Graduate	15.1%	20.4%	20.6%
	2015 Estimated Some College	21.6%	21.7%	21.8%
	2015 Estimated Associates Degree Only	9.4%	7.8%	6.8%
	2015 Estimated Bachelors Degree Only	16.3%	13.1%	11.1%
	2015 Estimated Graduate Degree	25.7%	17.0%	12.5%
BUSINESS	2015 Estimated Total Businesses	644	4,217	11,389
	2015 Estimated Total Employees	10,232	50,769	131,349
	2015 Estimated Employee Population per Business	15.9	12.0	11.5
	2015 Estimated Residential Population per Business	13.3	24.0	23.4

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