

END CAP AVAILABLE FOR LEASE



RIVER RUN SHOPPING CENTER • NWC OLIVE DR & COFFEE RD • BAKERSFIELD, CA

PROPERTY HIGHLIGHTS

- Available Spaces: 1,500 SF End Cap
1,051 SF
- Major Tenants: Albertson's Rite Aid, Today Cleaners, Chevron, Kern Schools Federal Credit Union, Chase Bank.
- Size of Center: 79,950 SF.
- Parking: 455 Stalls.
- Traffic Count: Coffee Road - 19,777 AADT.
Olive Drive - 25,000 AADT.
- River Run Shopping Center is located on the "going home side" of Olive Drive, the main arterial serving the new housing tracts in Northwest Bakersfield. Olive Drive has a full interchange with Highway 99.



Newmark Grubb
ASU & Associates

Independently Owned & Operated

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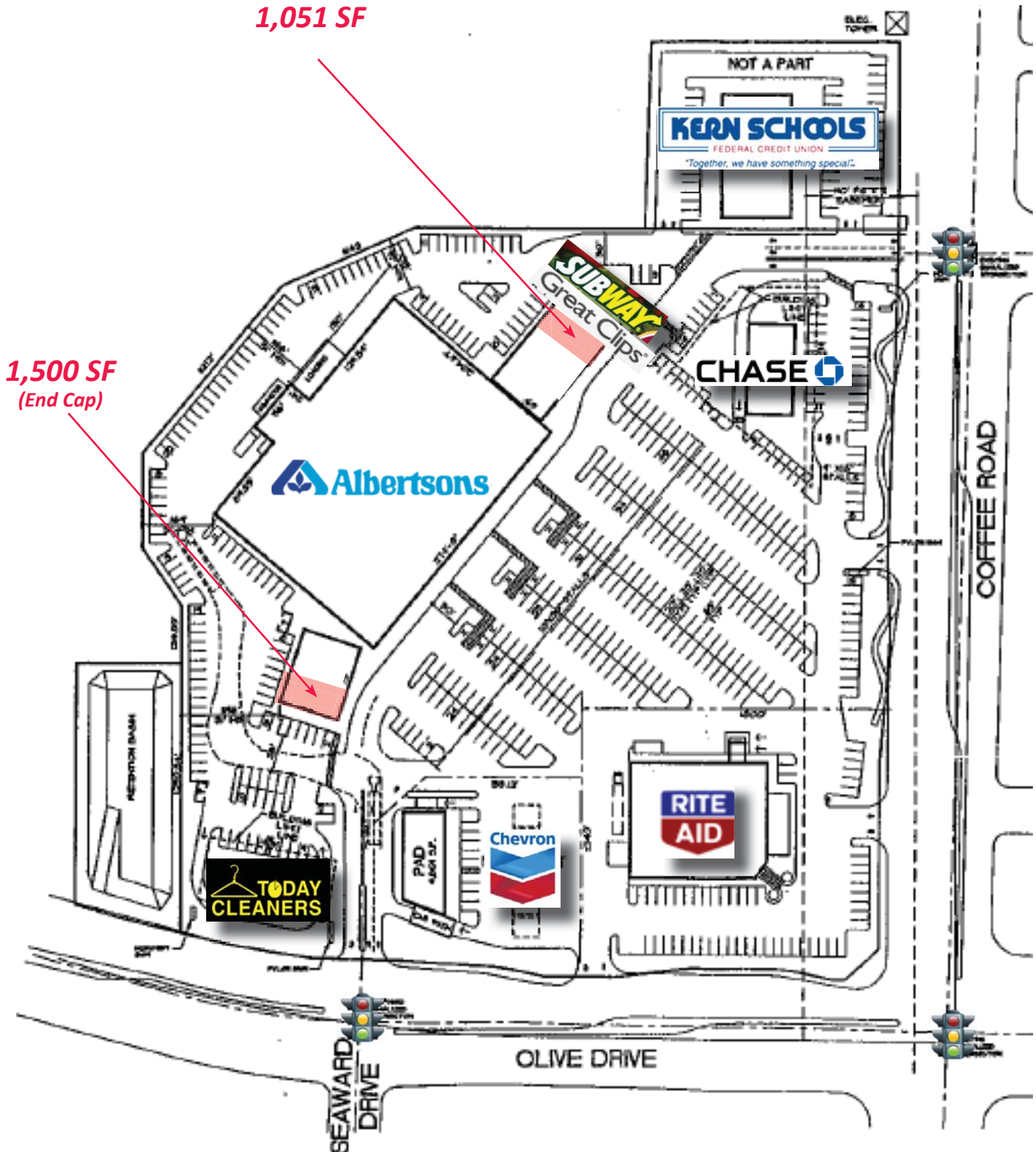
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AERIAL PHOTO



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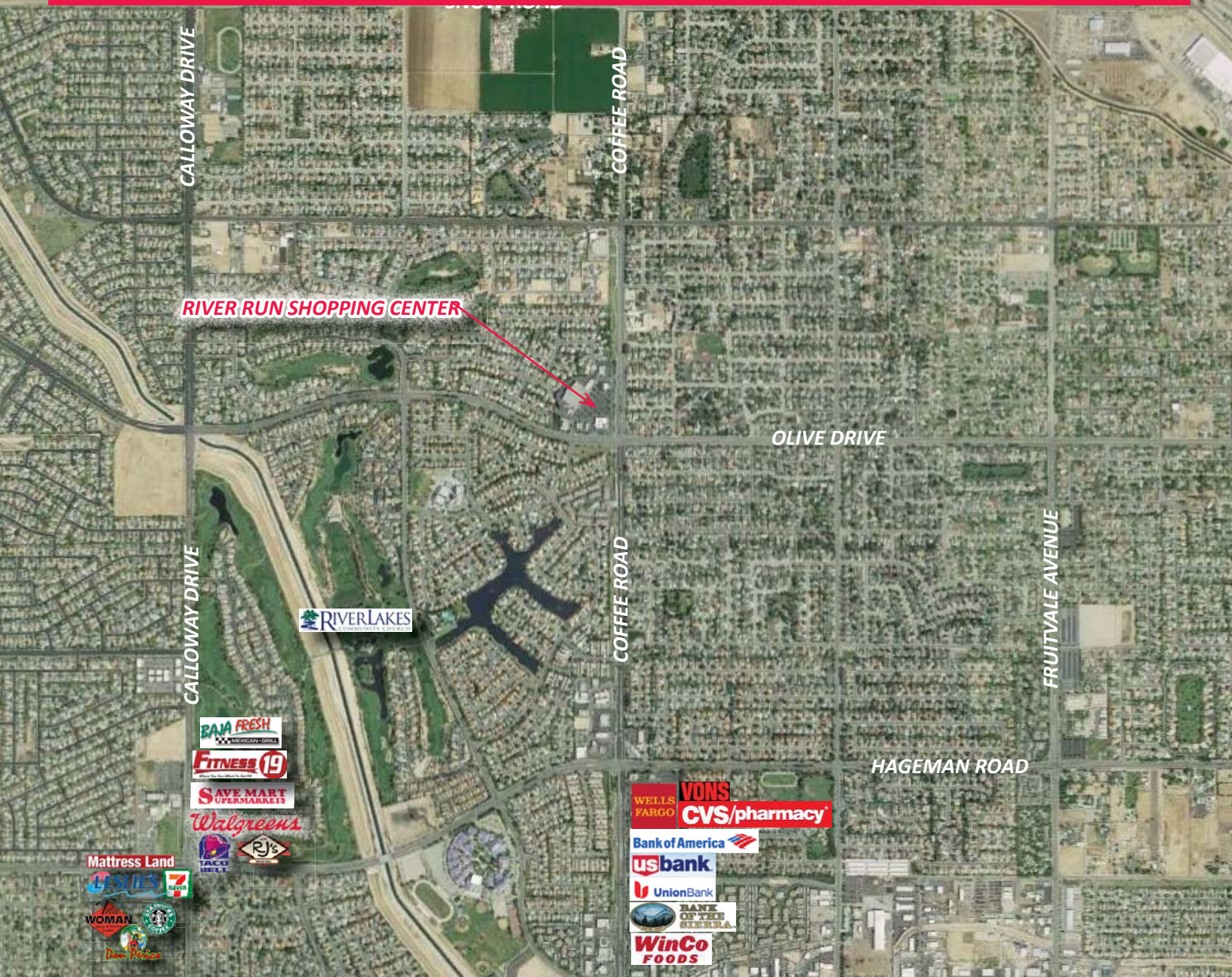
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