

COLLEGE CENTER

2607 HALEY STREET
BAKERSFIELD, CALIFORNIA

RETAIL /OFFICE/MEDICAL OFFICE LAND
1.49 ACRES IN NORTHEAST BAKERSFIELD



PACIFIC
COMMERCIAL REALTY ADVISORS
INDEPENDENTLY OWNED AND OPERATED

FOR SALE OR LEASE

PROPERTY FEATURES

- Located at the SEC of Columbus Street and Haley Street in Northeast Bakersfield
- Anchored by Lowe's Home Improvement
- Improved pad with parking (71 spaces) and all utilities to pad
- Zoned C-2 Commercial
- Approved for a 11,400sf building
- Neighboring and Adjacent tenants include Foods Co, O'Reilly Auto Parts, EZ Lube, Subway, Farmer Boy
- Easy access from Highway 178
- Good Demographics



2013 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
ESTIMATED POPULATION	20,780	112,700	208,988
EST. DAYTIME POPULATION	6,187	40,285	82,209
EST. HOUSEHOLD INCOME	\$54,431	\$50,355	\$50,145

For more information, please contact:

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SALES PRICE: \$750,000.00
LEASE RATE: \$1.65/sf NNN

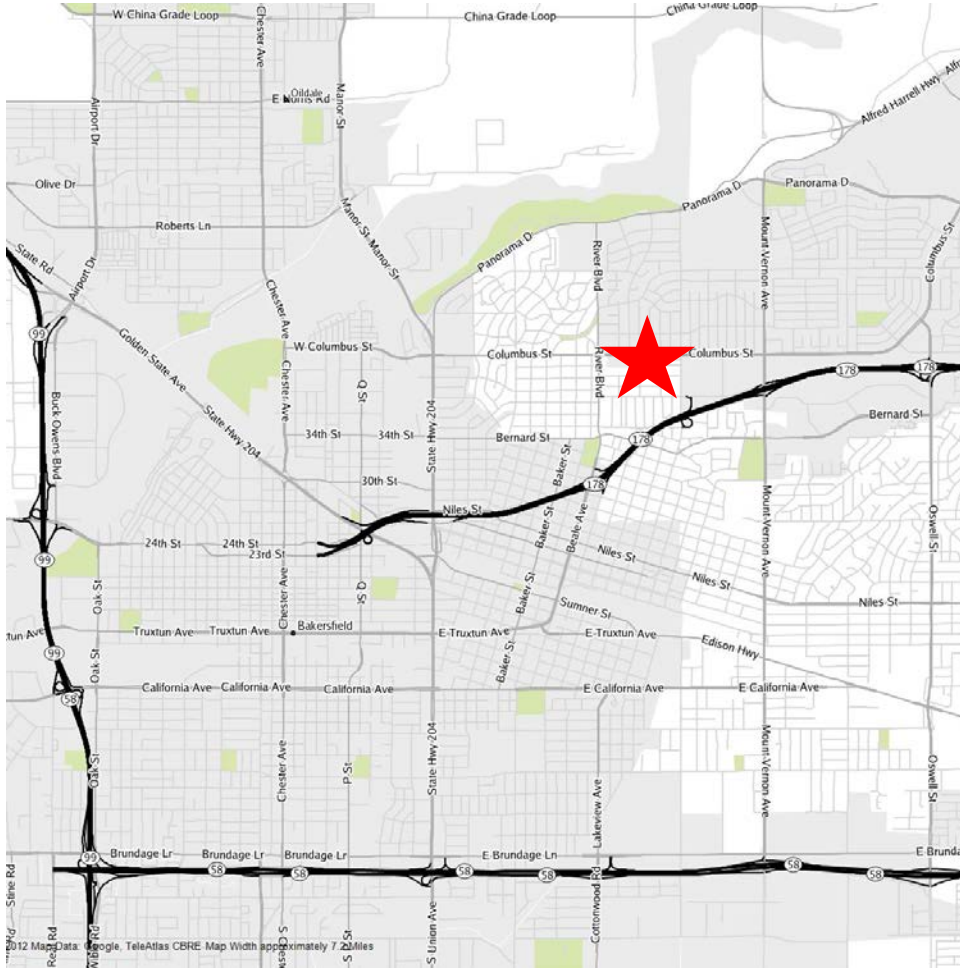
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LOCATION MAP



ANCHORED BY LOWE'S HOME IMPROVEMENT

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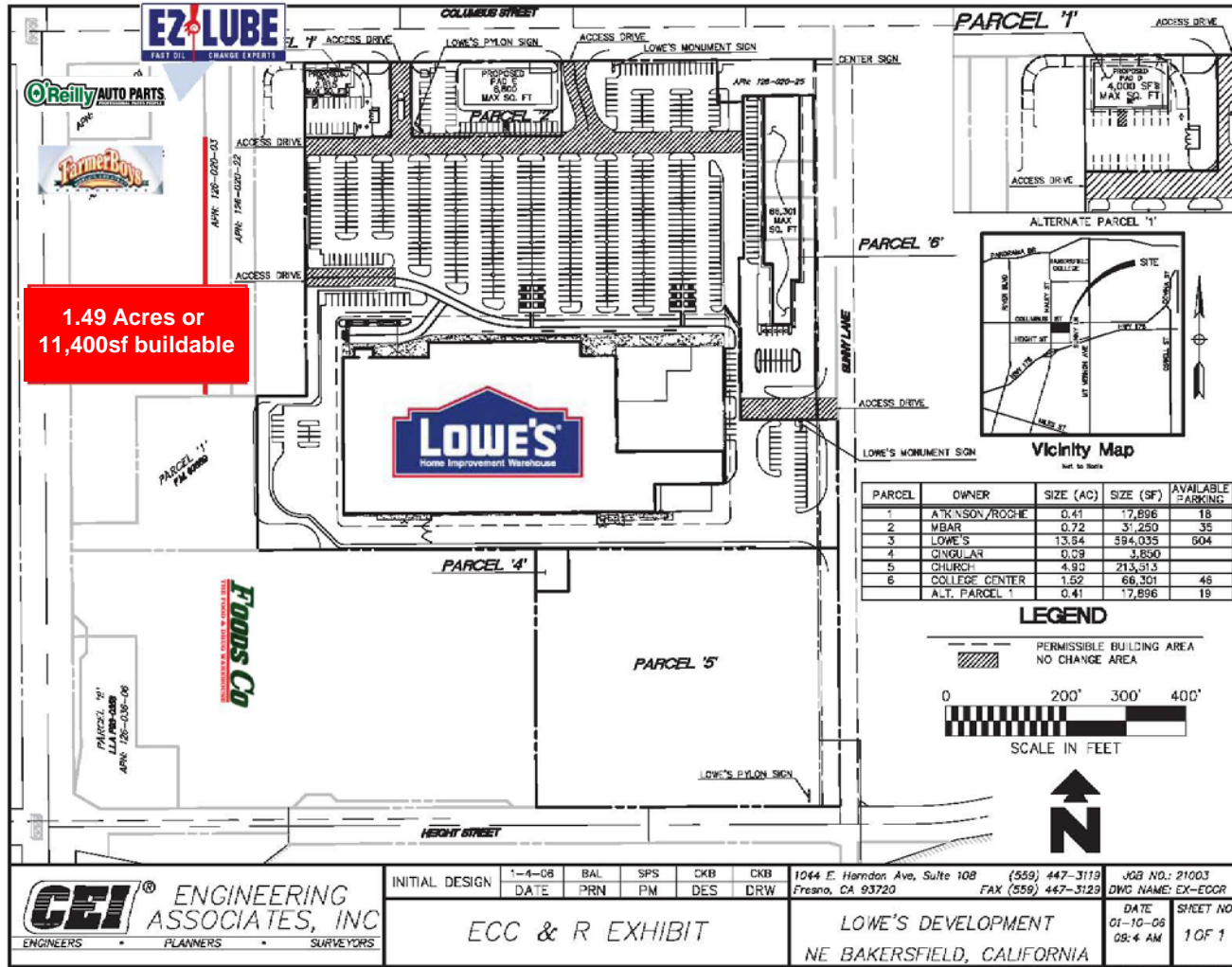
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SITE PLAN

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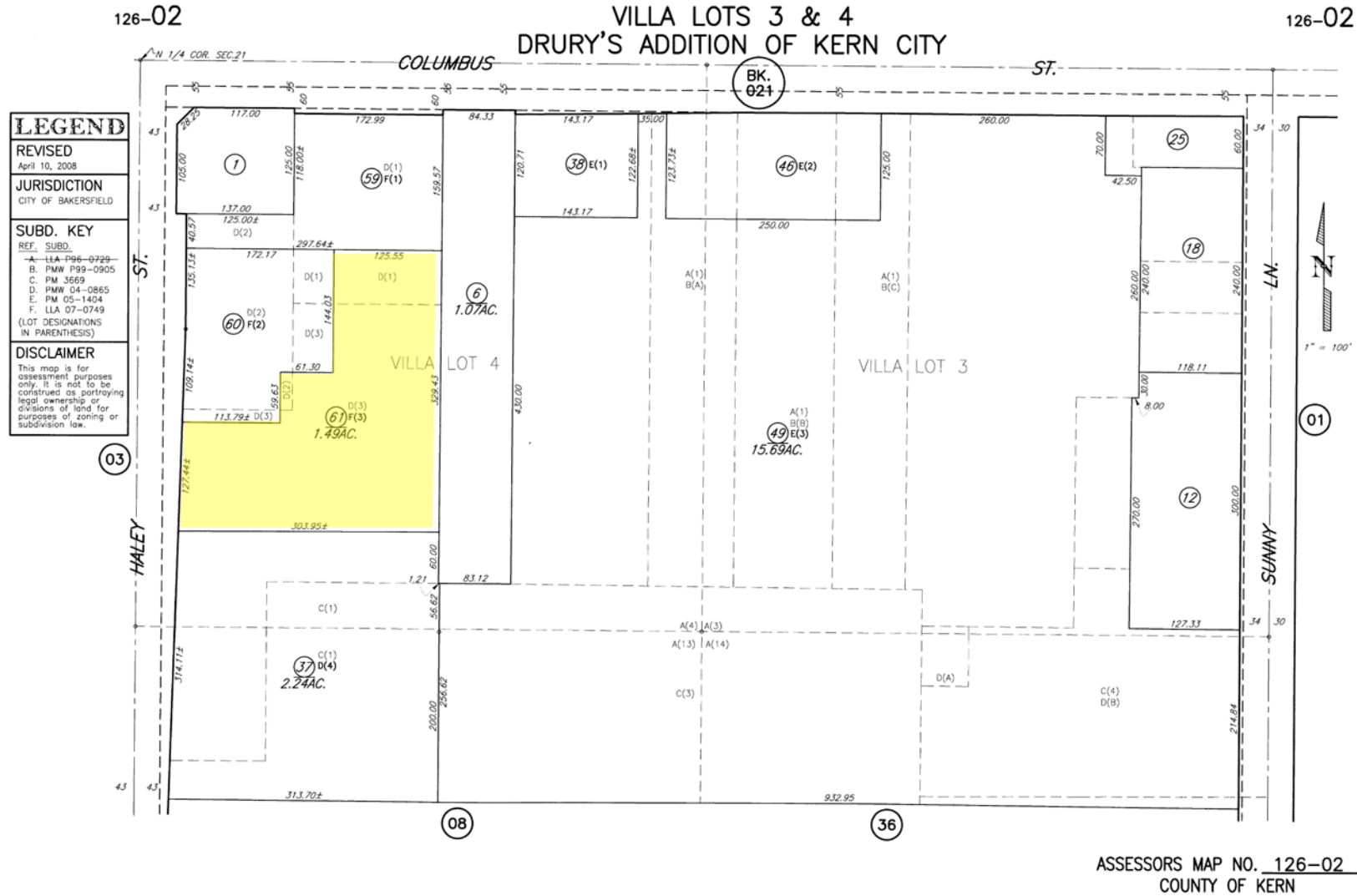
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SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 35.3969/-118.9743

RS1

College Center		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	20,780	112,700	208,988
	2018 Projected Population	22,204	120,452	223,448
	2010 Census Population	20,206	109,572	203,168
	2000 Census Population	19,785	102,166	181,974
	Projected Annual Growth 2013 to 2018	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2013	0.4%	0.8%	1.1%
	2013 Median Age	28.2	28.2	28.6
HOUSEHOLDS	2013 Estimated Households	6,251	33,902	65,195
	2018 Projected Households	6,705	36,368	69,945
	2010 Census Households	6,071	32,930	63,333
	2000 Census Households	6,162	31,745	59,308
	Projected Annual Growth 2013 to 2018	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2013	0.1%	0.5%	0.8%
RACE AND ETHNICITY	2013 Estimated White	52.8%	52.0%	55.4%
	2013 Estimated Black or African American	4.3%	6.7%	6.9%
	2013 Estimated Asian or Pacific Islander	1.5%	1.6%	1.7%
	2013 Estimated American Indian or Native Alaskan	2.9%	2.4%	2.2%
	2013 Estimated Other Races	38.5%	37.4%	33.8%
	2013 Estimated Hispanic	69.4%	66.8%	59.8%
INCOME	2013 Estimated Average Household Income	\$54,431	\$50,355	\$50,145
	2013 Estimated Median Household Income	\$45,863	\$40,922	\$40,735
	2013 Estimated Per Capita Income	\$16,487	\$15,324	\$15,792
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	21.8%	21.0%	18.3%
	2013 Estimated Some High School (Grade Level 9 to 11)	16.5%	18.7%	18.5%
	2013 Estimated High School Graduate	24.0%	24.5%	25.7%
	2013 Estimated Some College	21.7%	20.3%	21.7%
	2013 Estimated Associates Degree Only	5.7%	5.8%	5.9%
	2013 Estimated Bachelors Degree Only	6.6%	6.3%	6.2%
	2013 Estimated Graduate Degree	3.7%	3.5%	3.6%
BUSINESS	2013 Estimated Total Businesses	536	4,136	8,148
	2013 Estimated Total Employees	6,187	40,285	82,209
	2013 Estimated Employee Population per Business	11.5	9.7	10.1
	2013 Estimated Residential Population per Business	38.8	27.2	25.7

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