

FOR LEASE

4530 Stine Road
Bakersfield, California



PACIFIC
COMMERCIAL REALTY ADVISORS

2,000sf Freestanding Restaurant Building



FEATURES

- 2,000sf fully built out restaurant with outside patio
- Located on Stine Road in the heart of the Southwest Industrial Market and near the Bakersfield Auto Mall
- Over 22,940 employees work within a 2 mile radius of location
- Located at signalized intersection
- Excellent visibility and signage
- Front and rear parking
- FF&E available for an additional fee

For more information, please contact:

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Director

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Lic. #01876855

KARI STURGEON

Sales Associate

(661) 633 3820

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Lic. #01919464

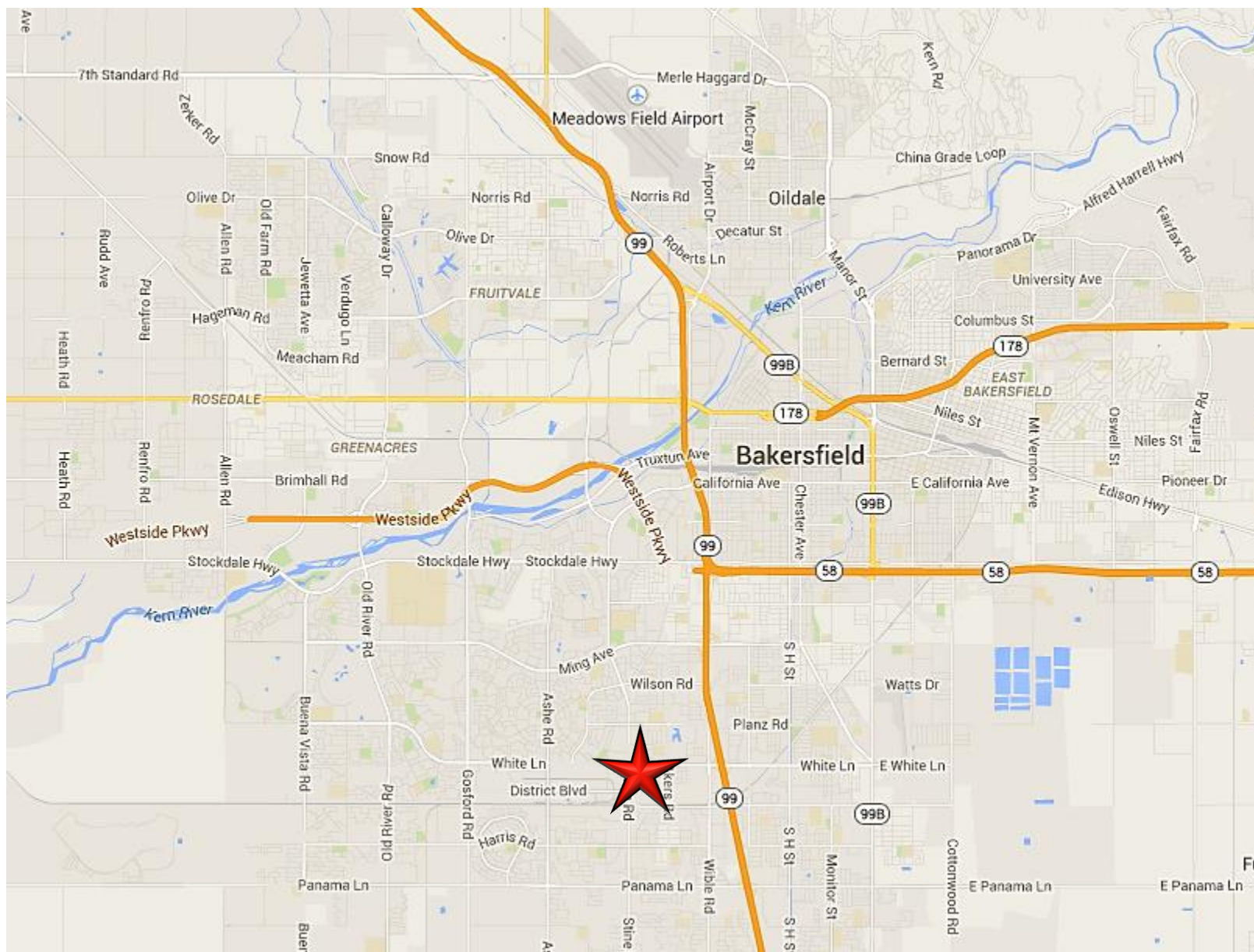
5060 California Avenue, Suite 1000

Bakersfield, CA93309

www.paccra.com

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4530 Stine Road, Bakersfield, CA



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
TOTAL POPULATION	15,159	71,982	157,350	268,997
HOUSEHOLDS	5,047	23,748	51,142	86,772
AVERAGE HH INCOME	\$78,738	\$71,389	\$72,613	\$77,180
DAYTIME POPULATION	6,084	22,941	36,838	98,497

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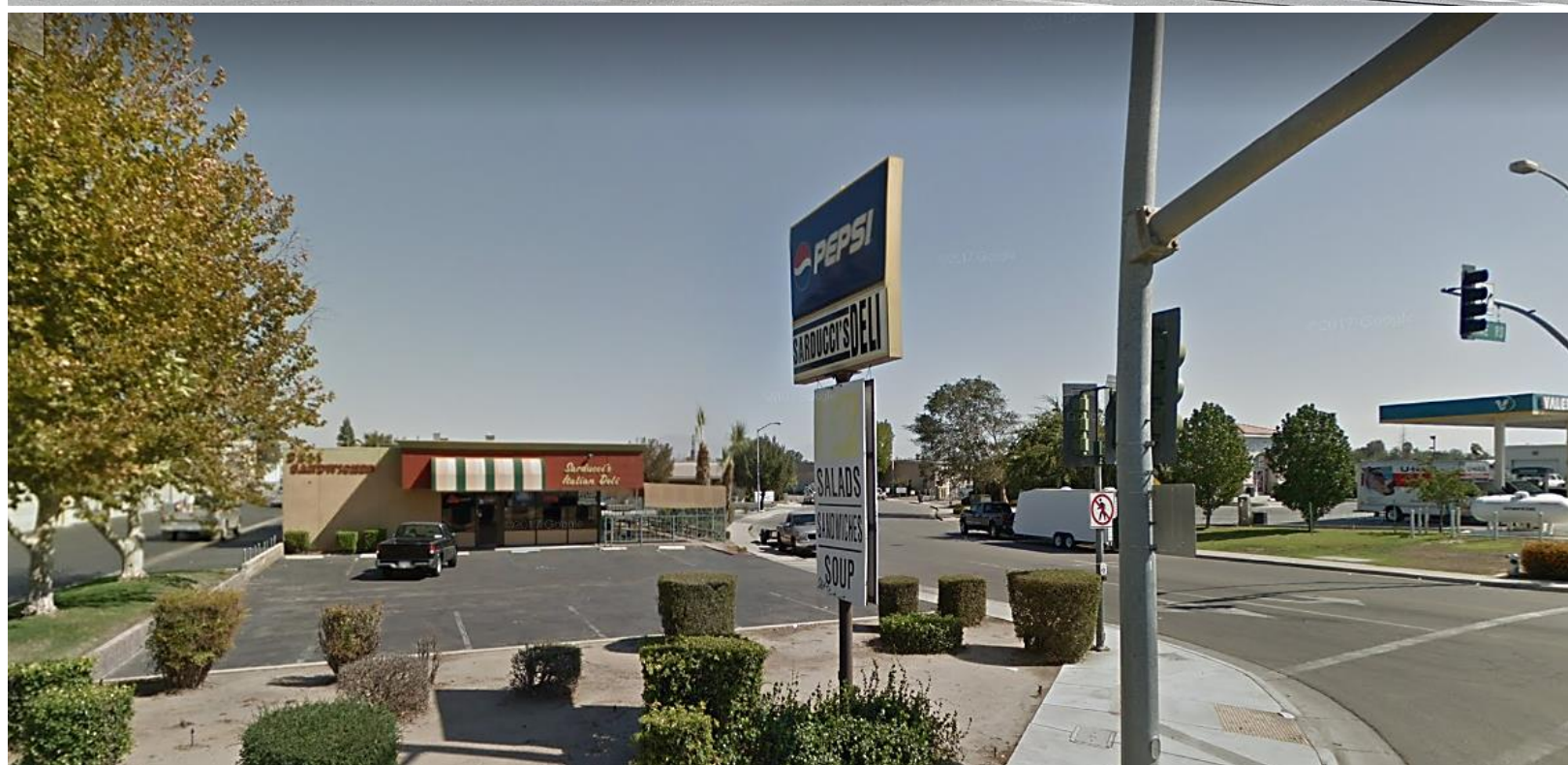
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RETAIL SPACE FOR LEASE

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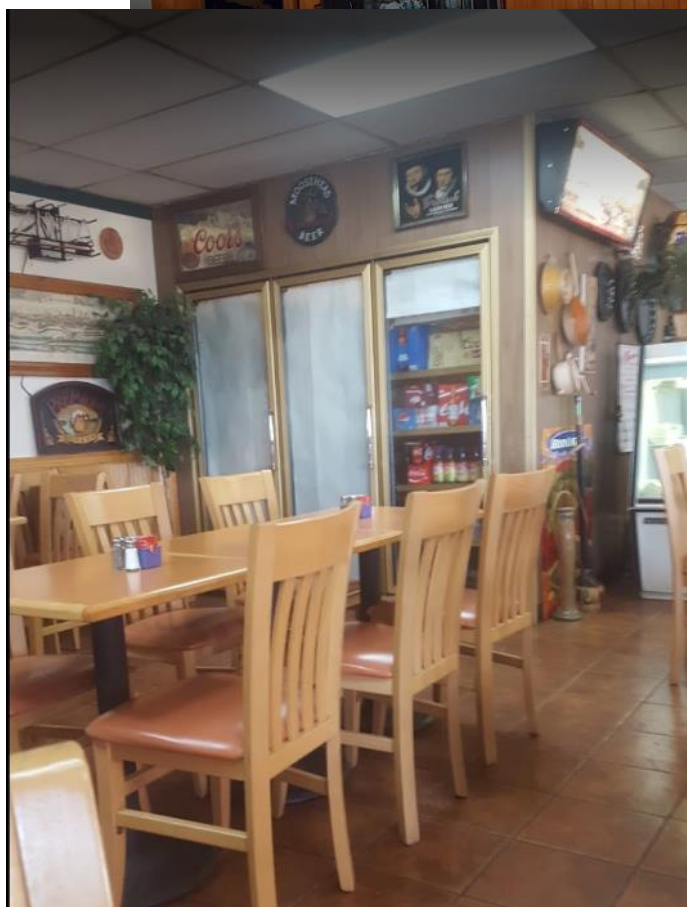
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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3149/-119.0567

RS1

4350 Stine Rd

Bakersfield, CA 93313

1 mi radius 2 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	15,159	71,982	157,350	268,997
	2022 Projected Population	15,561	74,109	162,031	277,092
	2010 Census Population	15,209	69,101	149,906	250,925
	2000 Census Population	15,045	61,650	125,729	195,202
	Projected Annual Growth 2017 to 2022	0.5%	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2017	-	1.0%	1.5%	2.2%
	2017 Median Age	30.3	30.4	30.3	30.3
HOUSEHOLDS	2017 Estimated Households	5,047	23,748	51,142	86,772
	2022 Projected Households	5,261	24,840	53,504	90,839
	2010 Census Households	4,900	22,180	47,374	78,835
	2000 Census Households	4,851	21,022	42,876	65,599
	Projected Annual Growth 2017 to 2022	0.8%	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	0.2%	0.8%	1.1%	1.9%
RACE AND ETHNICITY	2017 Estimated White	51.5%	50.8%	50.9%	50.6%
	2017 Estimated Black or African American	11.7%	11.3%	10.4%	10.2%
	2017 Estimated Asian or Pacific Islander	5.1%	7.4%	7.0%	7.1%
	2017 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.3%	1.4%
	2017 Estimated Other Races	30.1%	29.2%	30.4%	30.7%
	2017 Estimated Hispanic	48.5%	48.7%	51.8%	52.1%
INCOME	2017 Estimated Average Household Income	\$78,738	\$71,389	\$72,613	\$77,180
	2017 Estimated Median Household Income	\$55,137	\$57,326	\$59,134	\$62,443
	2017 Estimated Per Capita Income	\$26,233	\$23,577	\$23,625	\$24,930
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	10.3%	9.6%	11.3%	12.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	14.8%	12.8%	12.7%	12.5%
	2017 Estimated High School Graduate	30.7%	30.7%	30.0%	27.7%
	2017 Estimated Some College	25.6%	25.7%	24.0%	23.3%
	2017 Estimated Associates Degree Only	7.2%	6.9%	6.7%	7.0%
	2017 Estimated Bachelors Degree Only	8.8%	10.1%	10.4%	11.2%
	2017 Estimated Graduate Degree	2.6%	4.2%	4.9%	6.0%
BUSINESS	2017 Estimated Total Businesses	570	2,114	3,589	9,579
	2017 Estimated Total Employees	6,084	22,941	36,838	98,497
	2017 Estimated Employee Population per Business	10.7	10.8	10.3	10.3
	2017 Estimated Residential Population per Business	26.6	34.0	43.8	28.1

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