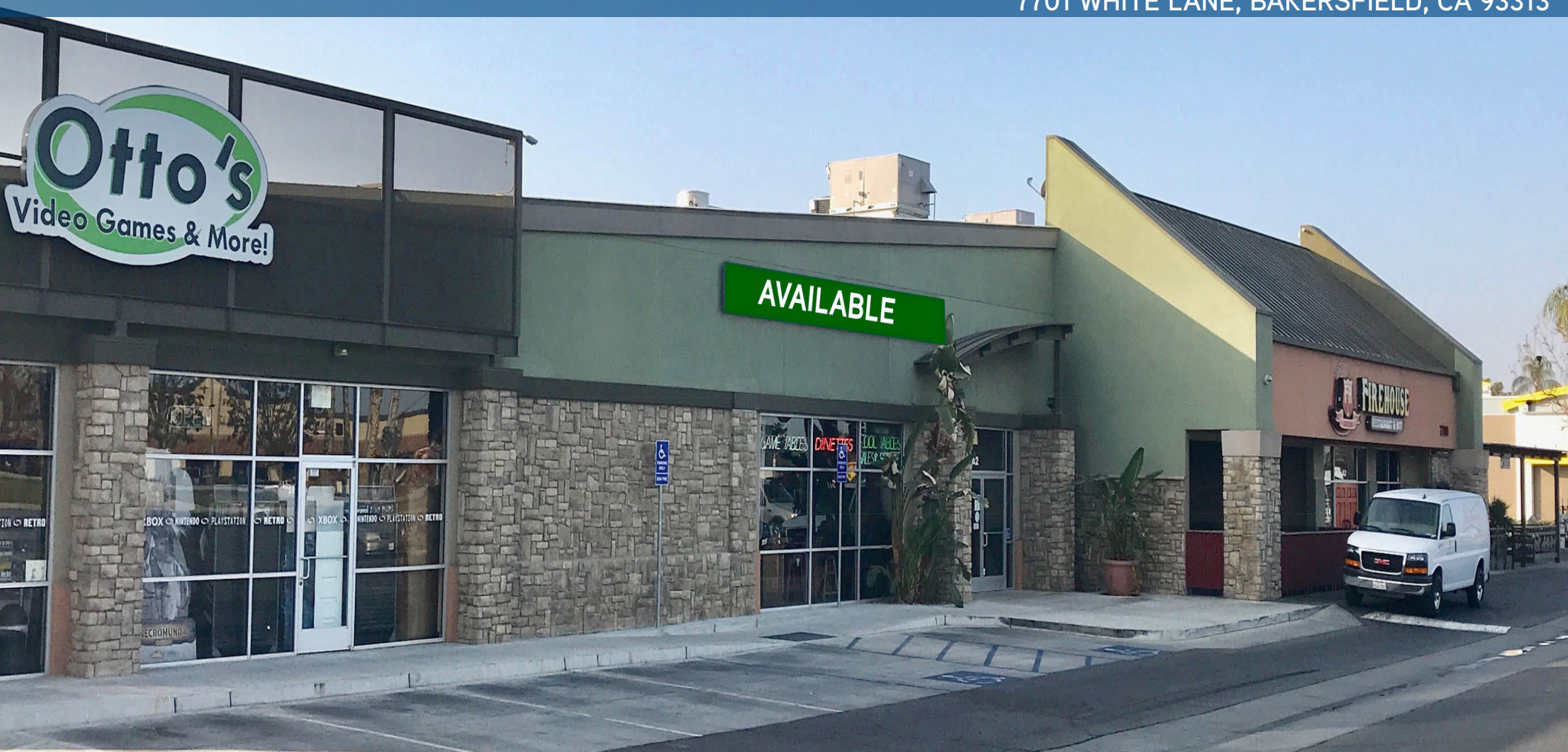


RETAIL SPACE FOR LEASE

RESTAURANT ANCHORED CENTER

7701 WHITE LANE, BAKERSFIELD, CA 93313



GARRET TUCKNESS, CLS
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RETAIL PROPERTIES TEAM
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10000 Stockdale Highway, Suite 102
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RETAIL SPACE FOR LEASE

EXCELLENT SOUTHWEST LOCATION

PROPERTY INFORMATION

7701 WHITE LANE, BAKERSFIELD, CA 93313



7701 White Lane is a multi-tenant destination center anchored by Firehouse, Asia Market and Body Exchange Sports Gym. The property offers excellent exposure and ample parking along highly traveled White Lane.

AVAILABLE

Suite B-1 2,724 SF \$1.00/SF NNN

HIGHLIGHTS

- › Excellent Southwest Bakersfield location
- › White Lane is a major east/west arterial
- › Traffic Counts: 27,963 AADT 2007 kerncog.org
- › Co-tenants include:



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	16,453	121,220	249,791
TOTAL HOUSEHOLDS	5,771	41,476	80,525
EMPLOYEES	6,325	33,050	75,169
AVE. HOUSEHOLD INCOME	\$83,456	\$88,477	\$80,933

2019 ALTERYX, INC.



RETAIL SPACE FOR LEASE EXCELLENT SOUTHWEST LOCATION SITE PLAN

7701 WHITE LANE, BAKERSFIELD, CA 93313



RETAIL SPACE FOR LEASE EXCELLENT SOUTHWEST LOCATION FLOOR PLAN

7701 WHITE LANE, BAKERSFIELD, CA 93313

baskin
robbins

baskin
robbins

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SUITE	TENANT	SIZE
A-1	OTTO'S VIDEO GAMES	4,057
A-2	SMOKER'S ALLEY	3,975
A-3	FIREHOUSE	10,540
A-4	FIREHOUSE	9,000
B-1	AVAILABLE	2,724
C-1 & C-2	ASIA MARKET	10,575
E	DAVITA DIALYSIS	8,666



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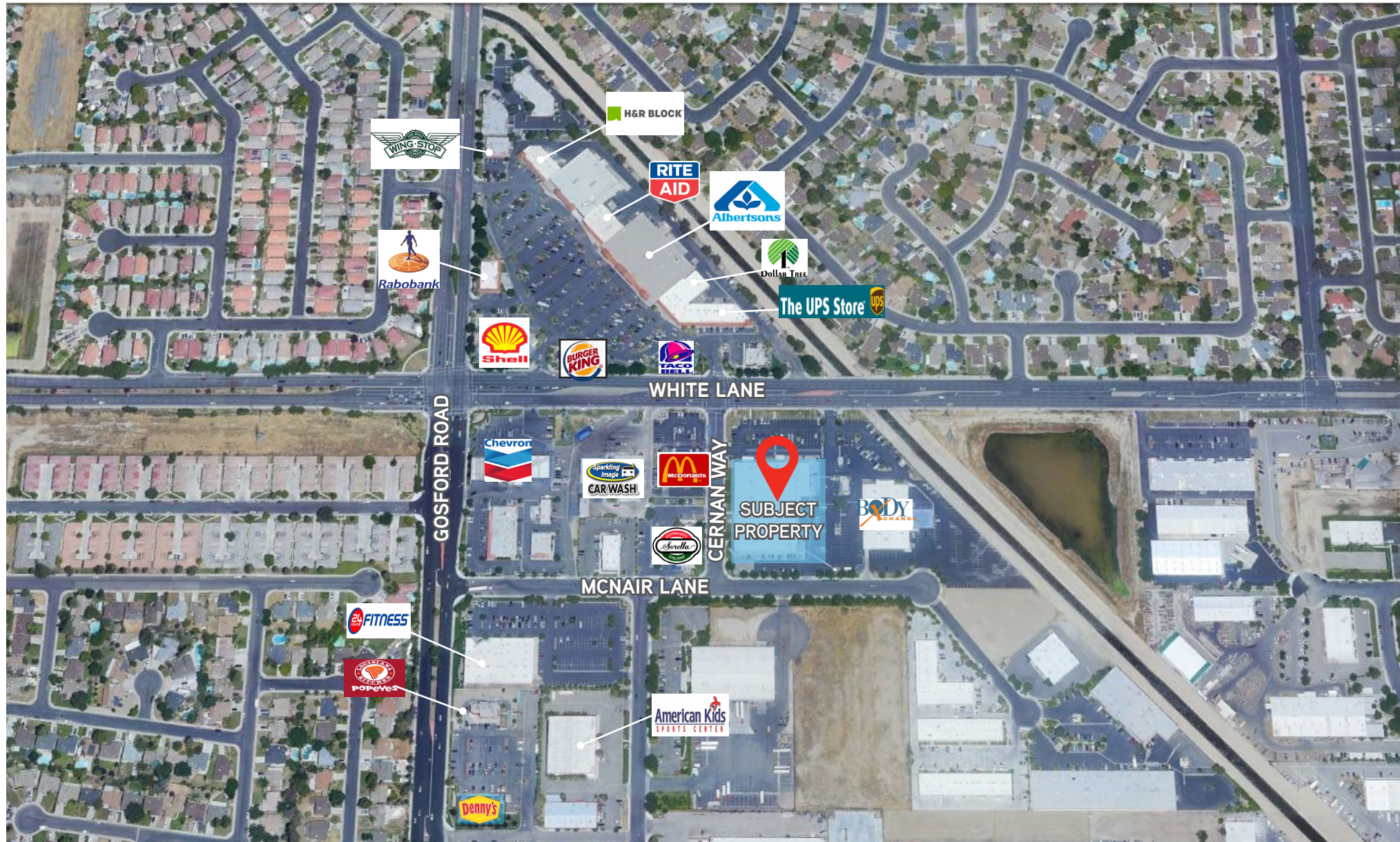
RETAIL SPACE FOR LEASE
EXCELLENT SOUTHWEST LOCATION
COMPETITION AERIAL

7701 WHITE LANE, BAKERSFIELD, CA 93313

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robbins

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robbins

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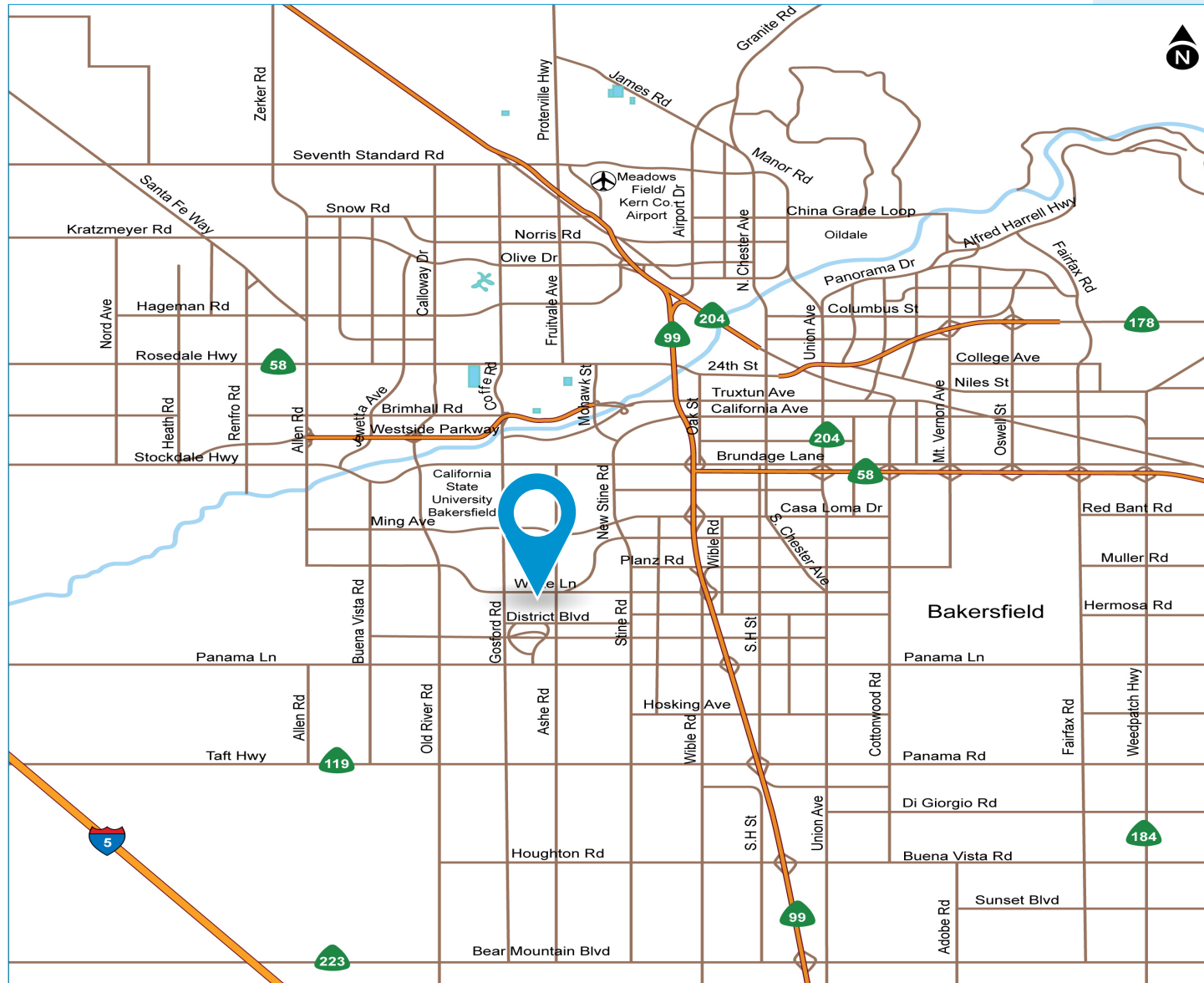


RETAIL SPACE FOR LEASE EXCELLENT SOUTHWEST LOCATION VICINITY MAP

7701 WHITE LANE, BAKERSFIELD, CA 93313

baskin
robbins

baskin
robbins



CONTACT US

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