

# NILES CENTER / VALLARTA SUPERMARKET

6025 NILES BAKERSFIELD, CA 93306  
RETAIL SHOP SPACE FOR LEASE



## TENANTS



## AVAILABILITIES

### SPACE AVAILABLE

- 1,280– 9,900 Sq. Ft. / Available

### NOW OPEN



## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	18,006	98,913	161,230
Households:	5,131	27,590	44,884
Hispanic Pop:	14,115	34,623	75,149
Average Income: (Claritas 2005)	\$50,819	\$46,657	\$41,583



## HIGHLIGHTS

- Grocery Anchored
- Signalized Intersection
- Excellent Visibility
- Easy Ingress / Egress

## NEIGHBORING TENANTS

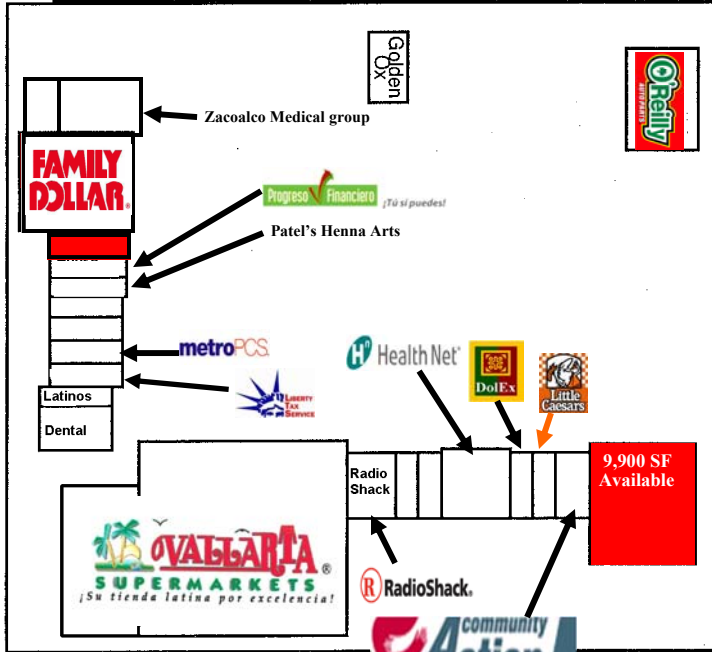


For more information contact

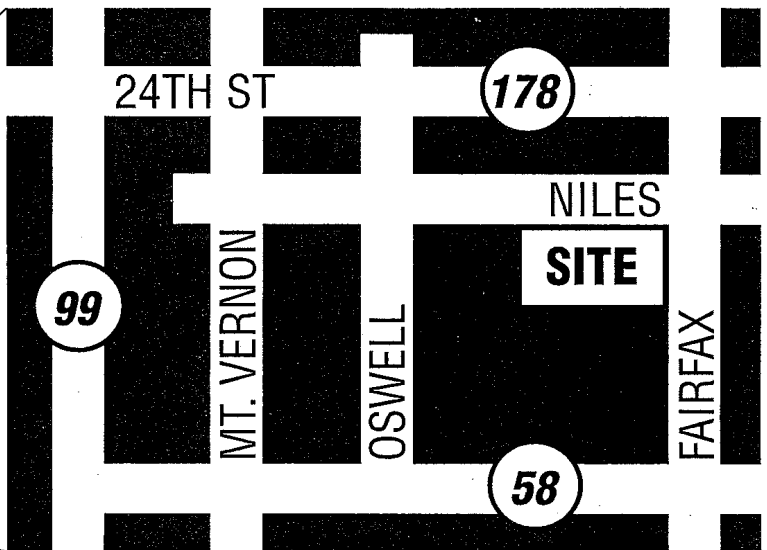
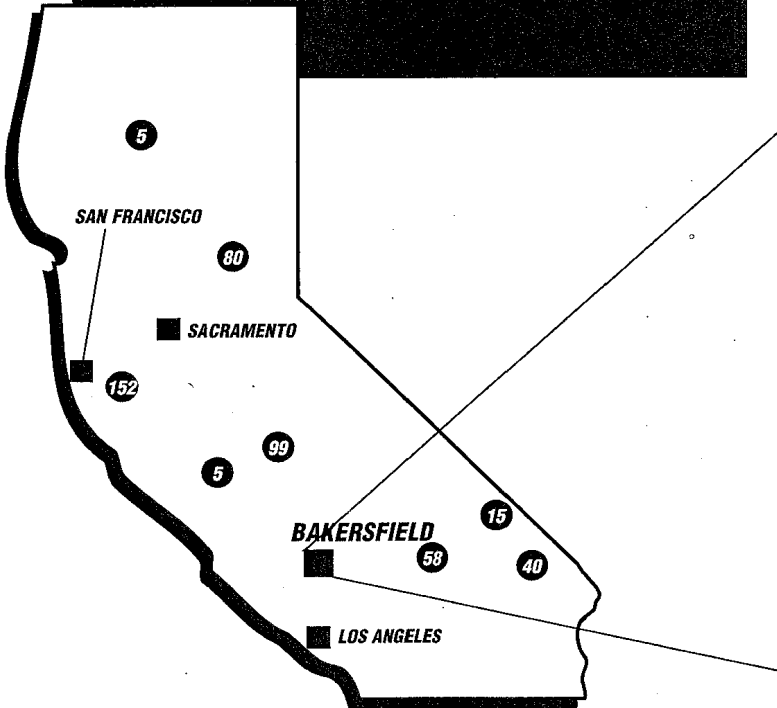
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# NILES CENTER



*The Niles Center is part of one of East Bakersfield's largest shopping centers.*



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. The value of this investment is dependent upon these and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE, AND OTHER INFORMATION CONTAINED HEREIN.



East Hill Mall

DOLLAR GENERAL  
FAMILY DOLLAR

CVS Pharmacy

market  
BIG LOTS  
Target

McDonald's

Family Dollar  
RadioShack  
Action

Walgreens  
AutoZone  
Dunkin'

FoodMaxx  
Dollar Tree  
F. Pillsbury

CVS Pharmacy