

For Lease

Eagle Oaks Shopping Center

NEC Stockdale & Allen Rd | Bakersfield, CA

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Garret Tuckness, CLS
Senior Vice President | Principal
License No. 01323185
+1 661 631 3811
garret.tuckness@colliers.com

JJ Woods, CLS
Senior Vice President | Principal
License No. 01420570
+1 661 631 3807
jj.woods@colliers.com

Colliers International
Central California
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
colliers.com/bakersfield



Property Information

Eagle Oaks is located at the northeast corner of Stockdale Highway and Allen Road in West Bakersfield. Eagle Oaks offers easy access to the newly completed Westside Parkway in Bakersfield's fastest growing residential area, located near high schools, parks and sports fields. Eagle Oaks is a prime location for retailers and shoppers alike.

- 88,620 SF neighborhood shopping center
- Anchors, shops, pads (with drive-thru) space available
- Option to ground lease or build-to-suit
- Adjacent to Valley Children's Specialty Medical Care Center
- Located directly before Allen Road on-ramp to Westside Parkway
- Existing and neighboring tenants include:

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

Available Space

	Square Feet	Space Type	Rent Range
Building 1 (now)	+/- 6,346 sq ft	Restaurant/Shops	Contact Broker
Building A (future)	+/- 6,146 sq ft	Shops	Contact Broker
Building B (future)	+/- 4,661 sq ft	Shops	Contact Broker
Building C (future)	+/- 14,353 sq ft	Anchor	Contact Broker
Building D (future)	+/- 20,177 sq ft	Anchor	Contact Broker
Suite 600 (now)	+/-1,064 sq ft	Shops	Contact Broker
Suite 700 (now)	+/- 13,084 sq ft	Shops	Contact Broker
Pad 6 (now)	+/- 6,000 sq ft	Retail/Shops	Contact Broker

Call broker for reservations, pricing and incentives.
Suites available from +/- 1,200 sq ft





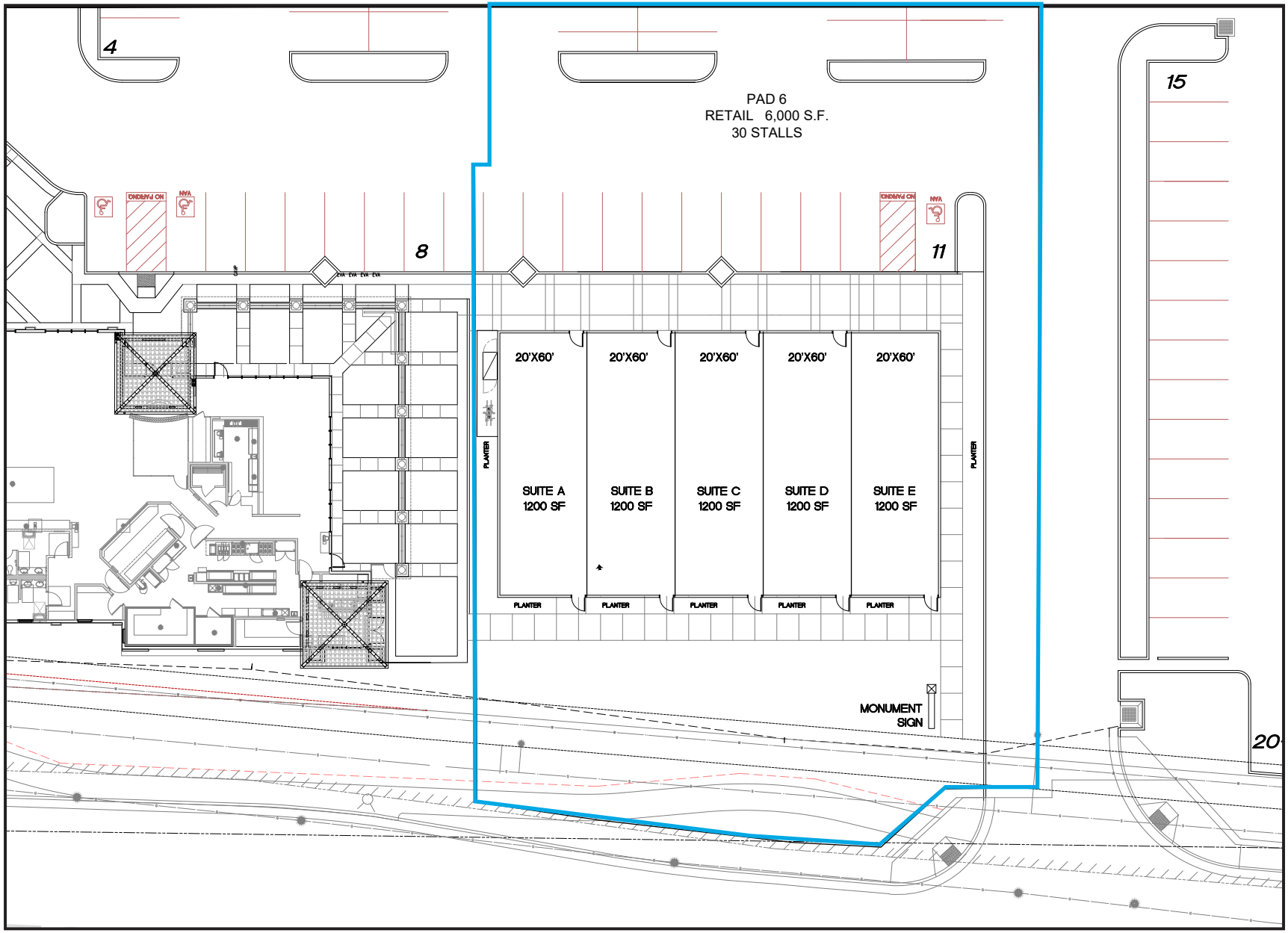
Approved Construction







Proposed Site Plan - Pad 6



Bakersfield

The "Southern Gateway to the Central Valley". Bakersfield is the 9th largest city in California, with the "City" population of 379,879 according to the U.S. Census Bureau. Bakersfield is one of the fastest growing regions in the nation. It is the focal point of the larger Bakersfield-Delano Metropolitan Statistical Area (MSA), which is coexistent with Kern County. According to the U.S. Census Bureau, Kern County's population was estimated to be 909,235, making it the 62nd largest metropolitan area in the United States. Bakersfield also boasts an impressive collection of locally-owned authentic restaurants including more Basque eateries than another other city in the nation.

Economy

Bakersfield is the seat of the most productive oil producing county with approximately 10% of the nation's domestic production and the fourth most productive agricultural county (by value) in the United States. Other industries include: natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing. Bakersfield boasts business friendly policies, such as having no local utility or inventory taxes.

Kern County

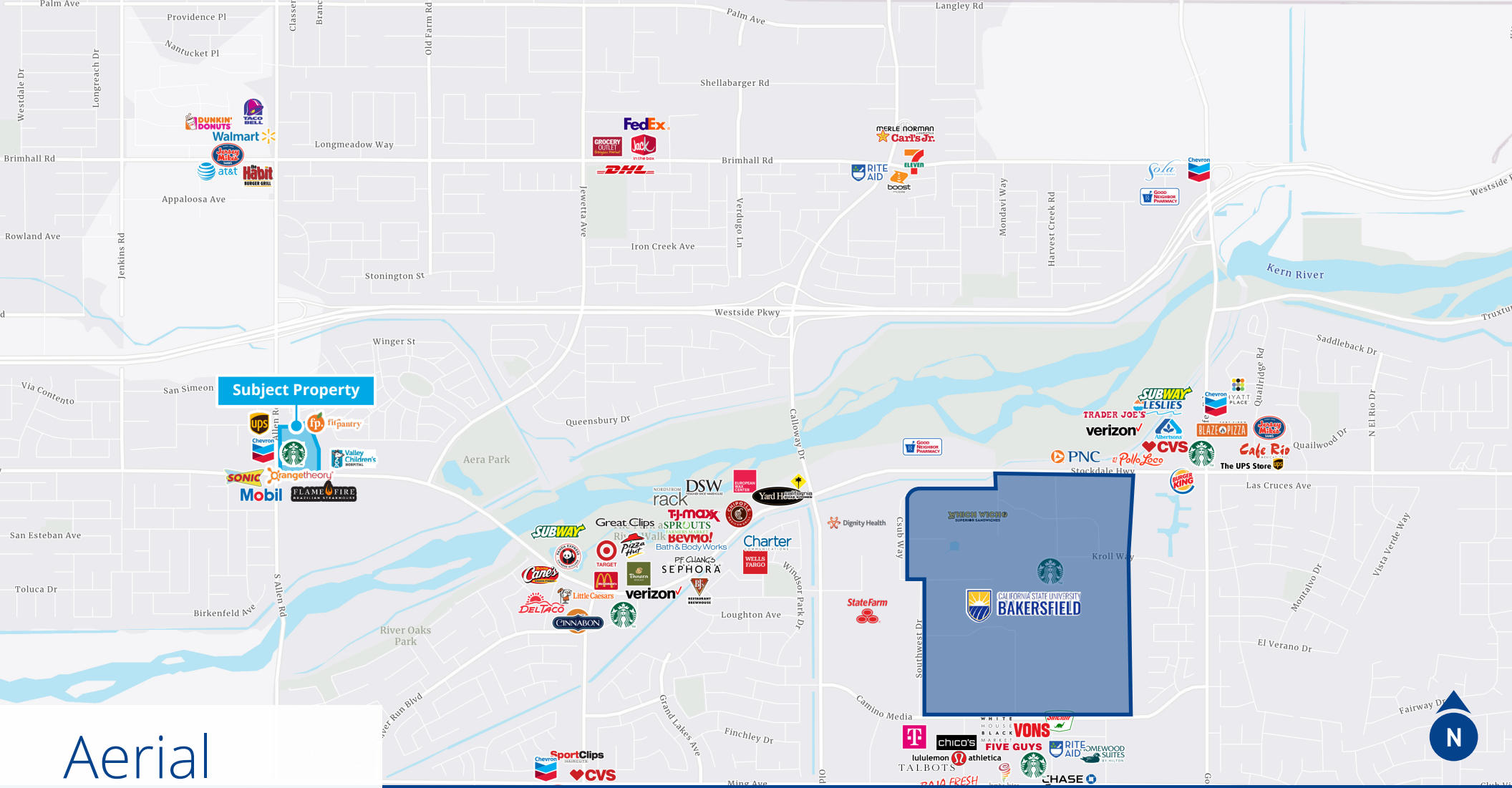
Kern County is strategically located in Central California and is the gateway to Southern California, the Mojave Desert, the Sierra Nevada and the San Joaquin Valley. It is equidistant between Fresno and Los Angeles (110 miles). Because of it's strategic location, Kern County is within easy reach of Los Angeles, San Francisco, Las Vegas, the Pacific Ocean or Yosemite. Kern County is California's third largest county and is one of the fastest growing areas in the U.S. in terms of population growth.

Economy

Kern County's top two industries are energy and agriculture, and Kern is California's top oil producing county with 81% of the active wells in the state located here. Kern County is also home to two military installations, Edwards Air Force Base and China Lake Naval Weapons Center, which comprise a strong aviation, space and military presence.

Top Employers - Kern County	Number Employed
Edwards Air Force Base	9,353
County of Kern	9,300
China Lake Naval Weapons Center	7,000
Grimmway Farms	3,700
Dignity Health	3,296
Adventist Health Bakersfield	2,300
Bolthouse Farms	2,250
Kern Medical	1,600
City of Bakersfield	1,600
Chevron	1,000
Source: Kern Economic Development Center	

Kern County Demographics	2021 Estimates
Population Estimates - July 2021	909,235
Population % Change 2010-2020	8.2%
Households - 2021	301,009
Persons per Household - 2021	3.14
Median Households - 2021	$58,217
Per Capita Income - 2021	$23,855
Business & Economy - 2021	13,447
Employment - 2021	51.8%
Population per Square Mile - 2021	111.8
Land Area in Square Miles - 2021	8,132.2
Source: Kern Economic Development Center	



Aerial

Demographics

Population
1 Mile: 9,178
3 Mile: 64,201
5 Mile: 178,011

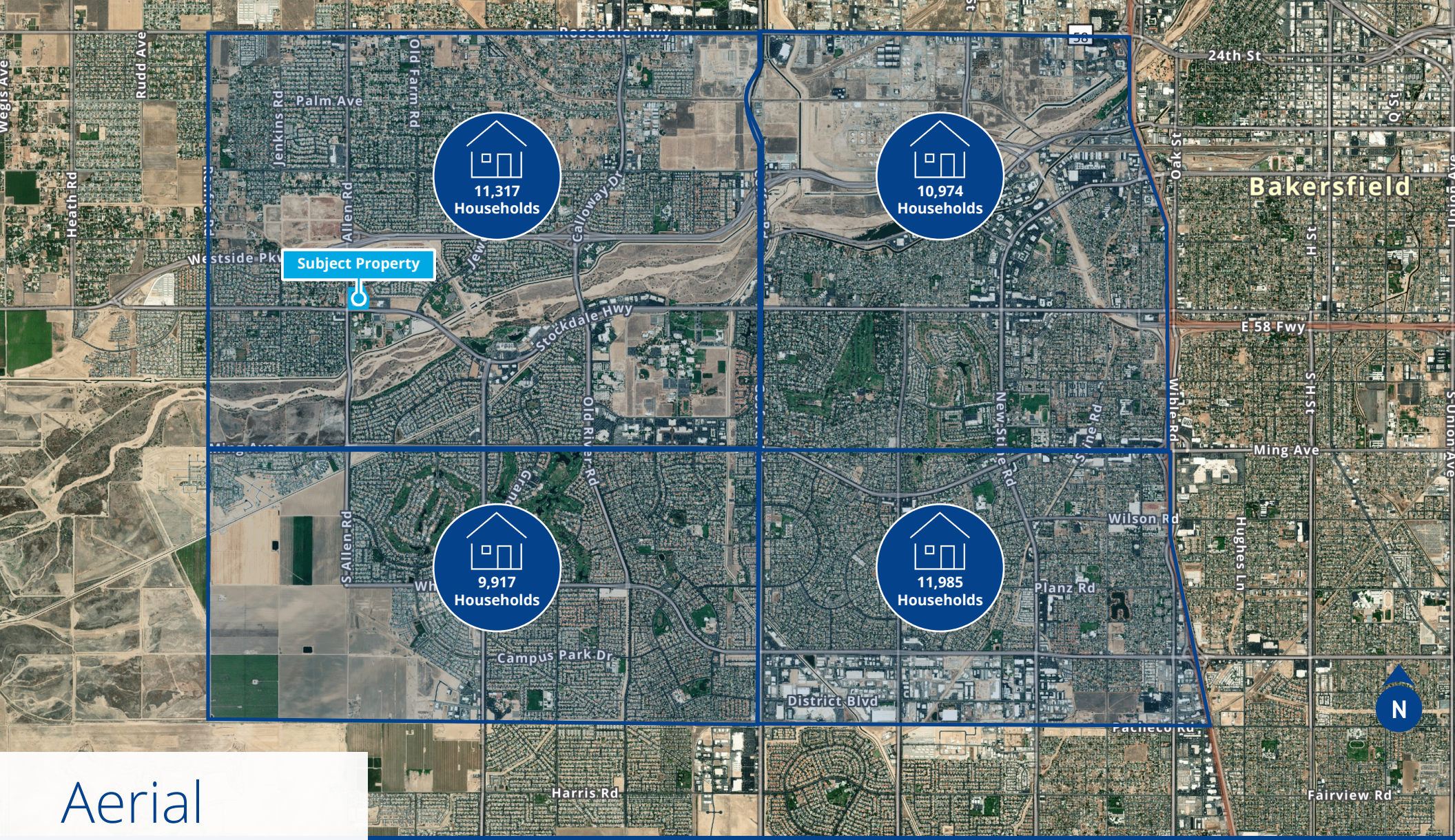
Daytime Population
1 Mile: 6,792
3 Mile: 60,038
5 Mile: 170,157

Employees
1 Mile: 1,084
3 Mile: 18,762
5 Mile: 53,684

Median Age
1 Mile: 36.4
3 Mile: 36.9
5 Mile: 34.9

Households
1 Mile: 3,139
3 Mile: 21,871
5 Mile: 60,170

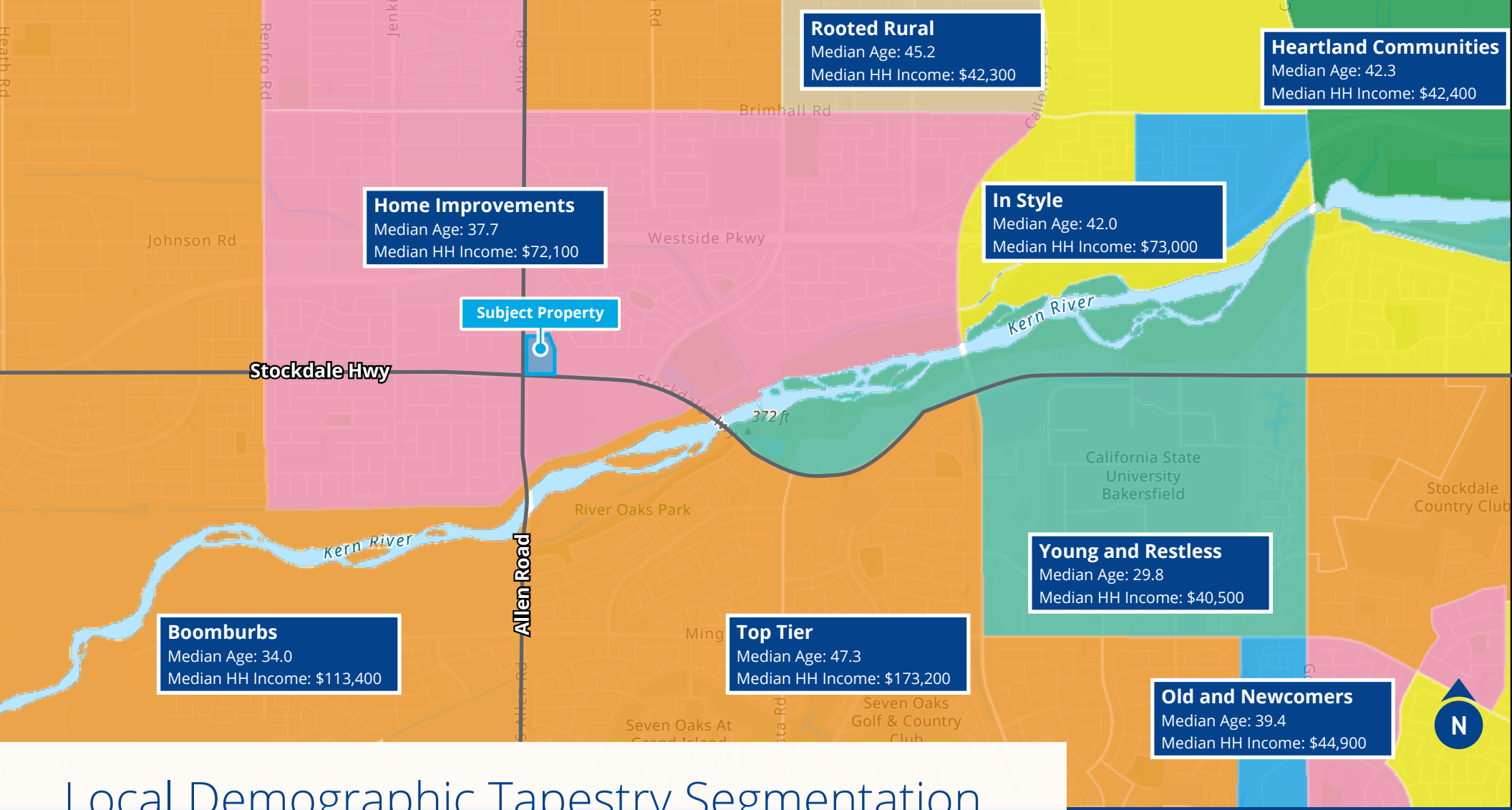
Average HH Income
1 Mile: $158,561
3 Mile: $156,704
5 Mile: $134,333



Aerial

Stockdale Highway Commercial Corridor

Stockdale Highway is known as one of the most prominent and heavily traveled arterials in Northwest Bakersfield. It is home to the trade area's only regional mall, with an additional 1.5 million square feet of retail and office projects in the immediate area. Ming Avenue spans latitudinally across Bakersfield, connecting Hwy 99 to high-growth areas in West Bakersfield. Colonial Square benefits from being among the first retail centers met by consumers as they approach the corridor from these affluent, high-density residential areas.



Local Demographic Tapestry Segmentation

The areas to the west of the Eagle Oaks Shopping Center are comprised of high-density residential neighborhoods. The segmentation map above comments upon the day-to-day lifestyle, values, and incomes of these communitites; which align strongly with the family, financial, educational, and similar service-oriented tenants currently in place at Eagle Oaks.

The map above displays the dominant LifeMode Summary Group of the neighborhoods surround the NEC of Stockdale Hwy & Allen Road based on Esri's Tapestry Segmentation This geodemographic market segmentation system classifies U.S. neighborhoods into 67 segments based on their socioeconomic and demographic composition. Variables accounted for include population, age, income, sex, race, home value, and marital status.

For a broader view of markets, segments are grouped into 14 LifeMode Summary Groups that reflect lifestyles/life stages and 6 Urbanization Summary Groups that show levels of affluence and population density.

Property Photos











Property Photos







David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

JJ Woods, CLS
Senior Vice President | Principal
License No. 01420570
+1 661 631 3807
jj.woods@colliers.com

Garret Tuckness, CLS
Senior Vice President | Principal
License No. 01323185
+1 661 631 3811
garret.tuckness@colliers.com

Colliers International
Central California
License No. 00452468
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the inf ormation including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement