

**90,959 SF
Building
AVAILABLE**

2204
Coffee Road
Bakersfield, CA



Under Construction

- #1 Retail Intersection in Kern County
- Major Tenant Energy Unsurpassed
- Highway Traffic Counts in Bakersfield
- Visibility to Market Unmatched
- Within 1/4 mile: Walmart, Target, Home Dept, Lowe's ... all the big boys!

PROJECT BY



RETAIL / SHOWROOM New Construction

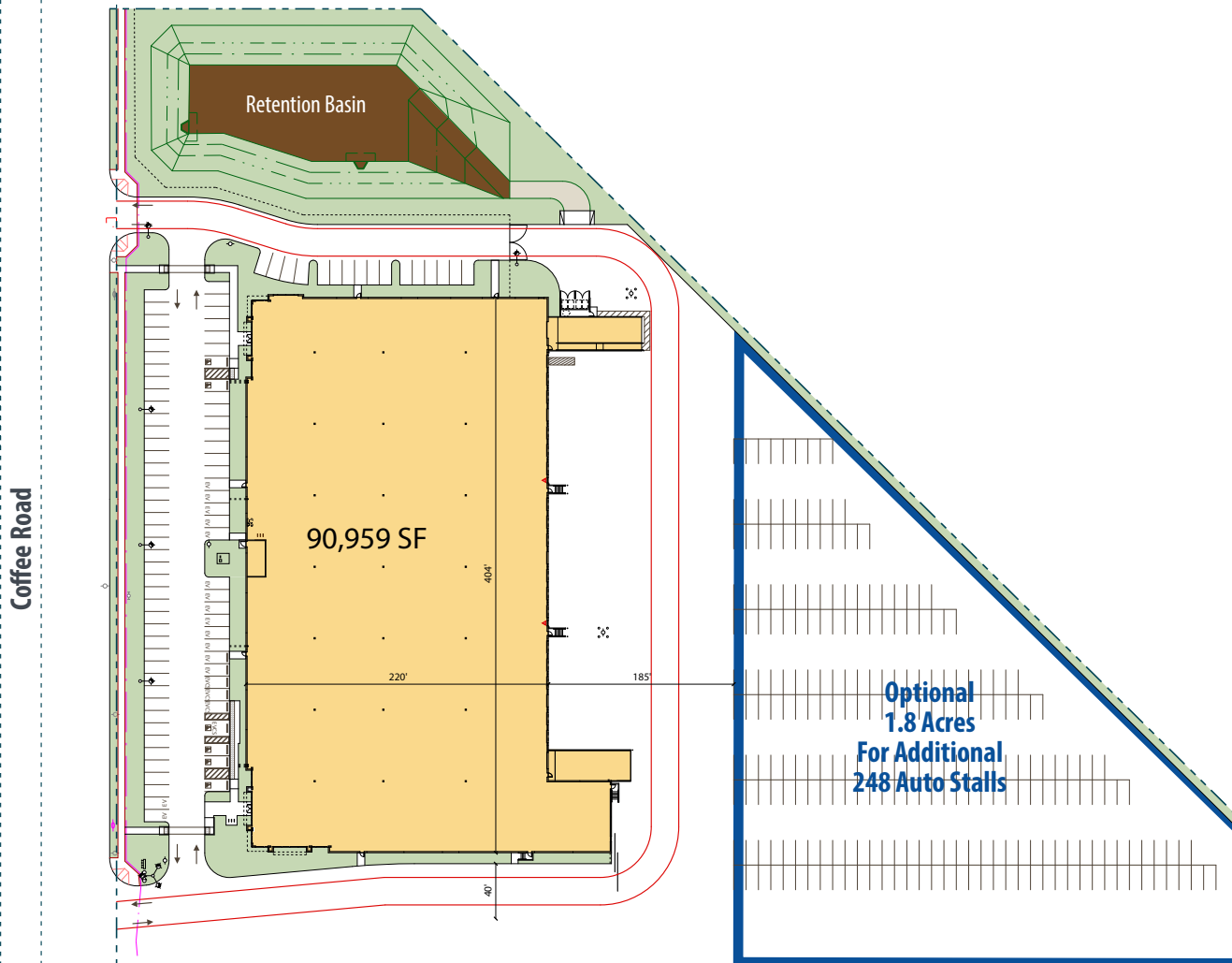


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AVAILABLE Project Details

2204 Coffee Road ▪ Bakersfield, CA



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

Property Details

▪ Total Available Size	90,959 SF
▪ Total Parking Stalls	94 Auto Stalls
▪ Additional Yard Area	Optional 1.8 Acres For Additional 248 Auto Stalls
▪ Signage	Potential pylon signage visible to Coffee Road
▪ Zoning	M-1 (Light Industrial), City of Bakersfield
▪ Clear Height	32'
▪ Lighting	LED
▪ Construction Type	Concrete Tilt-Up
▪ Fire Sprinklers	ESFR
▪ Column Spacing	60' x 52'
▪ Zoning	M-1 (Light Manufacturing), City of Bakersfield

Project Highlights

- Project is accessible to over 570,000 consumers within a 10-mile radius. Nearly 68% of the population of Bakersfield lives within a 5-mile radius
- Located ½ mile south of the largest retail power center in Bakersfield with major tenants highlighted by Best Buy, Wal-Mart, Target, Home Depot, Office Depot, Target, Dick's Sporting Goods, Petco, Ross Dress for Less & Kohl's. A new 375,000 SF retail power center is planned immediately west of the site, further solidifying demand for retail shopping.
- Potential pylon signage with frontage on Coffee Road, one of West Bakersfield's primary North/South arterials, providing unmatched visibility compared to similar last-mile facilities.
- Part of the larger and highly anticipated Bakersfield Commons Mixed Use Development

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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Building Photos

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AVAILABLE Demographic Aerial

2204 Coffee Road ■ Bakersfield, CA

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,257	76,860	271,149
Total Households	1,604	28,235	95,073
Average Household Income	\$118,514	\$123,051	\$112,305
Median Household Income	\$87,029	\$90,757	\$79,573
Total Businesses	647	5,305	13,015
Employees	6,892	61,693	136,436



2204 Coffee Road



AVAILABLE Location Aerial

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Distances From Site

Rosedale Highway/Old Highway 58 (West)	.4 Miles (North)
Westside Parkway/Highway 58	.7 Miles (South)
Highway 99	2.6 Miles (East)