

Colliers

Wonderful Logistics Center

Lennar Homes
Under Construction

Proposed
Major Retail
Development

Subject Property

Rosedale Ranch
Trade & Transportation
Center
1,650 AC

Home Development
Under Construction

For Ground Lease or Sale | +/- 6 AC - 17 AC
C1 Land Ready for
Development

SEC 7th Standard & Zerker Rd | Shafter, CA

Contact Us:

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

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



Property Information

The subject site consist of C1 land located at the highly traveled regional intersection of 7th Standard and Zerker Road.

Property Highlights:

- Fast food pads and gas pads available.
- Approx $\pm$ 6 AC - $\pm$ 17 AC
- Highly traveled intersection (approx. 28,828 AADT).
- Benefits from daily regional traffic between Bakersfield, Shafter and major arterial between Hwy 99 and I-5.
- Proximity to Northwest Bakersfield home growth as well as Shafter home growth.

Asking Rate:

Contact agent for details

Demographics



Daytime Population

1 Mile: 4,568
3 Mile: 37,167
5 Mile: 96,568



Population

1 Mile: 6,367
3 Mile: 53,761
5 Mile: 21,080



Businesses

1 Mile: 71
3 Mile: 885
5 Mile: 3,415



Households

1 Mile: 1,812
3 Mile: 16,663
5 Mile: 34,953



Median Age

1 Mile: 33.5
3 Mile: 35.4
5 Mile: 37.3



Average HH Income

1 Mile: \$166,717
3 Mile: \$149,983
5 Mile: \$166,005

Conceptual Site Plan

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