



Colliers

For Lease | +/- 770 - 6,000 SF
Restaurant/Retail Space
Available at Aguel Plaza

2401 White Ln | Bakersfield, CA 93309

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Property Overview

Aguel Plaza is located at the southeast corner of White Lane and Hughes Lane just east of one of California's major North/South arterials, Highway 99.

Property Highlights:

- Rare restaurant space available in SE Bakersfield
- Located at hard corner of White Ln & Hughes Ln
- Easy ingress/egress at signalized intersection
- Tenant Improvements negotiable



Available:

Suite B	+/- 6,000 SF	\$1.50 SF, NNN
Suite C	+/- 1,040 SF	\$1.50 SF, NNN
Suite E	+/- 770 SF	\$1.50 SF, NNN

Trade Area Highlights:



Population

1 Mile: 20,917
3 Mile: 163,979
5 Mile: 284,504



Average HH Income

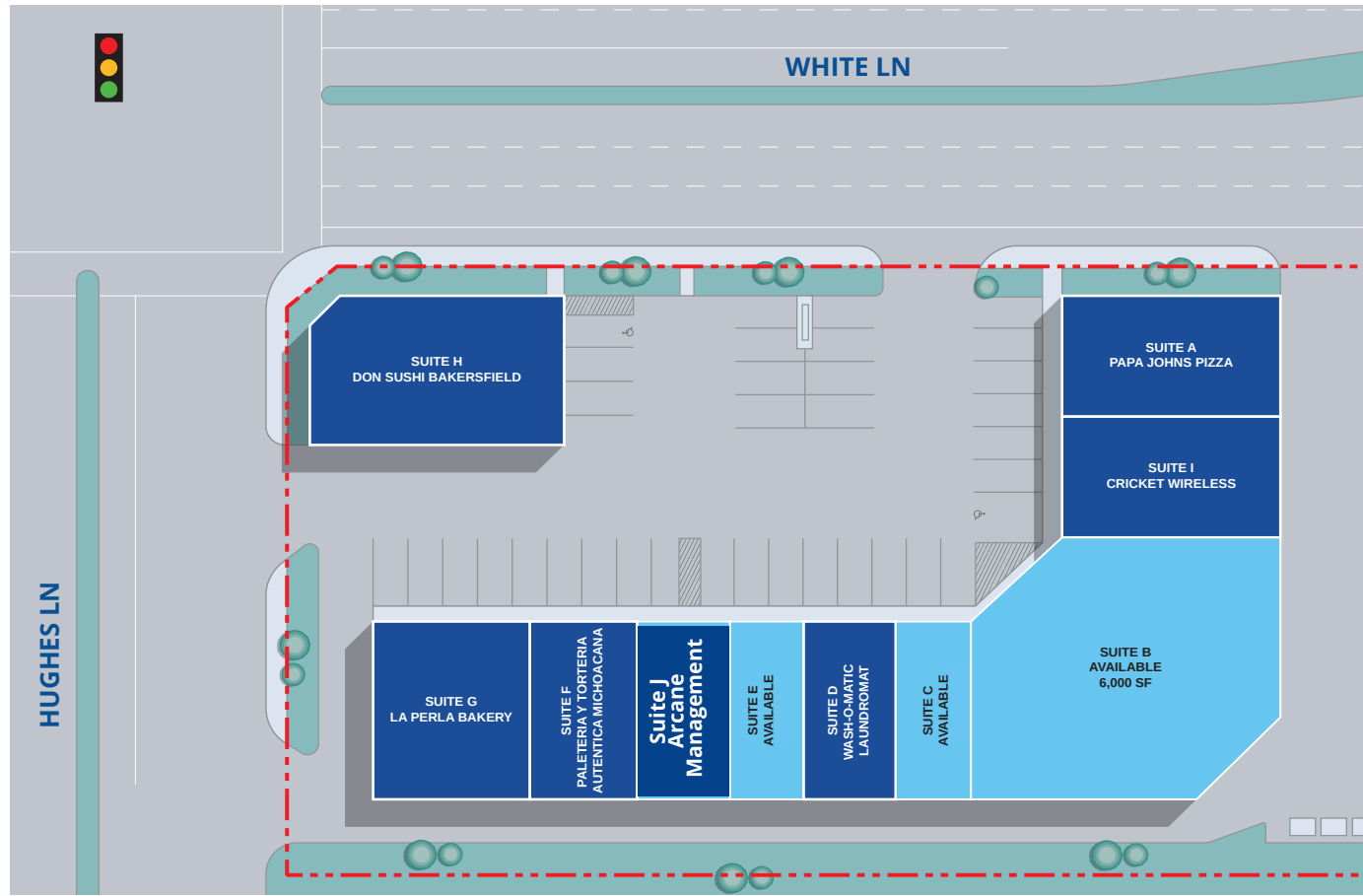
1 Mile: \$77,220
3 Mile: \$82,571
5 Mile: \$88,704



Households

1 Mile: 6,582
3 Mile: 50,225
5 Mile: 89,918

Site Plan



Suite	Tenant
2401-A	Papa Johns
2401-I	Cricket
2401-B	Available (+/- 6,000 SF)
2401-C	Available (+/- 1,040 SF)
2401- D	Wash-o-matic Landromat
2401-E	Available (+/- 770 SF)
2401-J	Arcane Management
2401F	Paleteria Y Torteria Autentica Michoacana
2401-G	La Perla Bakery
2401-H	Don Sushi

Photos - Suite B



Photos - Suite C



Photos - Suite E



Retailers in the Area



Demographics



Population

1 Mile: 20,917
3 Mile: 163,979
5 Mile: 284,504



Total Employees

1 Mile: 4,227
3 Mile: 33,520
5 Mile: 133,637



Average HH Income

1 Mile: \$77,220
3 Mile: \$82,571
5 Mile: \$88,704



Median Age

1 Mile: 31.6
3 Mile: 31.6
5 Mile: 32.4



Households

1 Mile: 6,582
3 Mile: 50,225
5 Mile: 89,918



Businesses

1 Mile: 430
3 Mile: 4,210
5 Mile: 11,102

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Restaurant/Retail Space Available at Aguel Plaza

2401 White Ln | Bakersfield, CA 93304

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