

Colliers

N.A.P.

Planned Space

Building 1



The Yeero Project



Valle Flavors of Mexico

Clear Point Optometrist

Stretch Zone

Imperial Aura Nail Salon



American Family Urgent Care

Building 6, Suite 6A
+/- 1,200 - 2,400 SF

Allen Rd - 19,796 AADT

Stockdale Hwy - 15,811 AADT

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). © 2025. 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)	± 6,290 sq ft	Restaurant/ Shops	Contact Broker
Building A (future)	± 6,146 sq ft	Shops	Contact Broker
Building B (future)	± 4,716 sq ft	Shops	Contact Broker
Building C (future)	± 14,353 sq ft	Anchor	Contact Broker
Building D (future)	± 20,204 sq ft	Anchor	Contact Broker
Building 6, Suite 6A (now)	± 1,200 - 2400 sq ft	Retail/Shops	Contact Broker

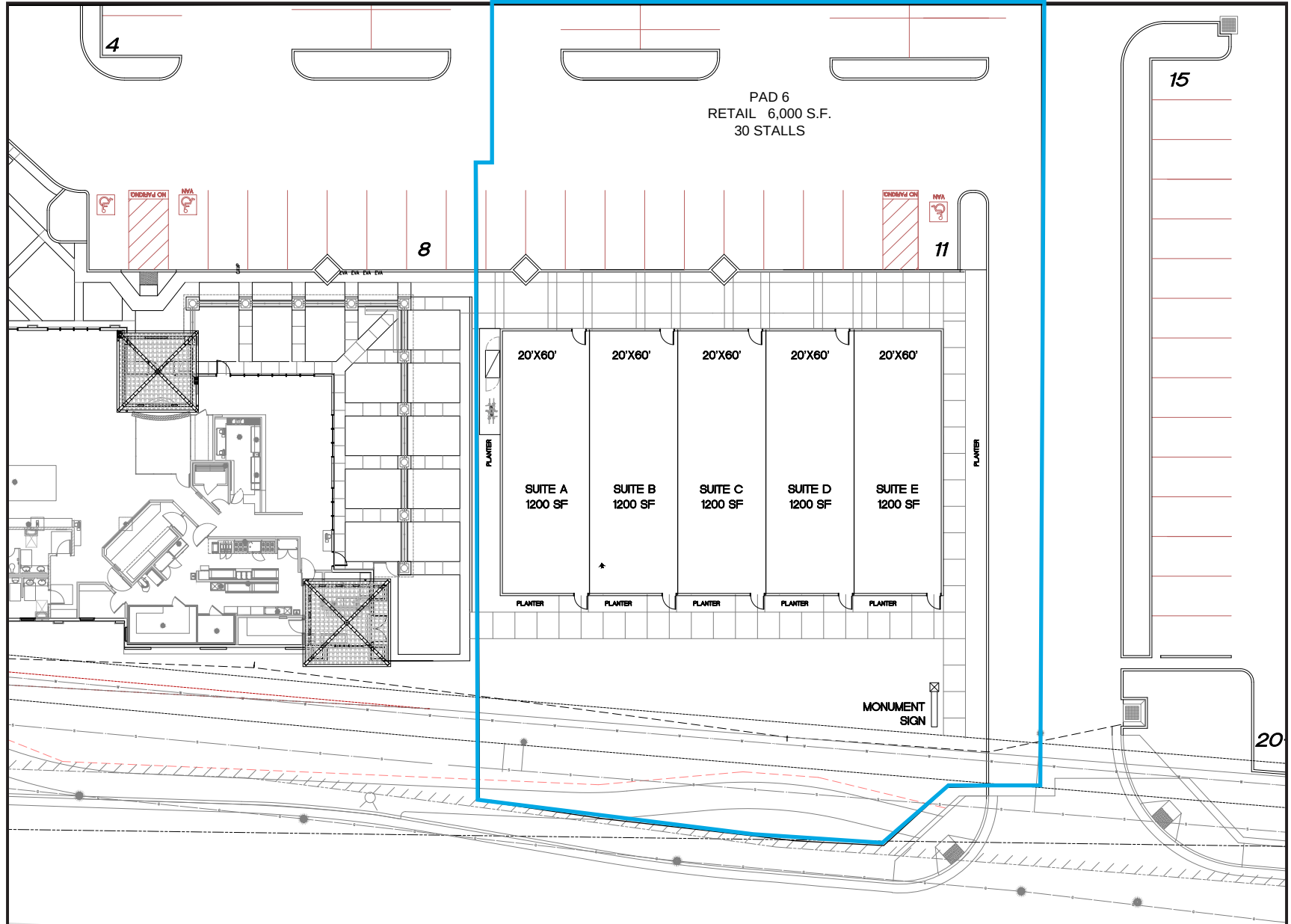
Call broker for reservations, pricing and incentives.
Suites available from ± 2,000 sq ft



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 419,238 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 923,961, 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

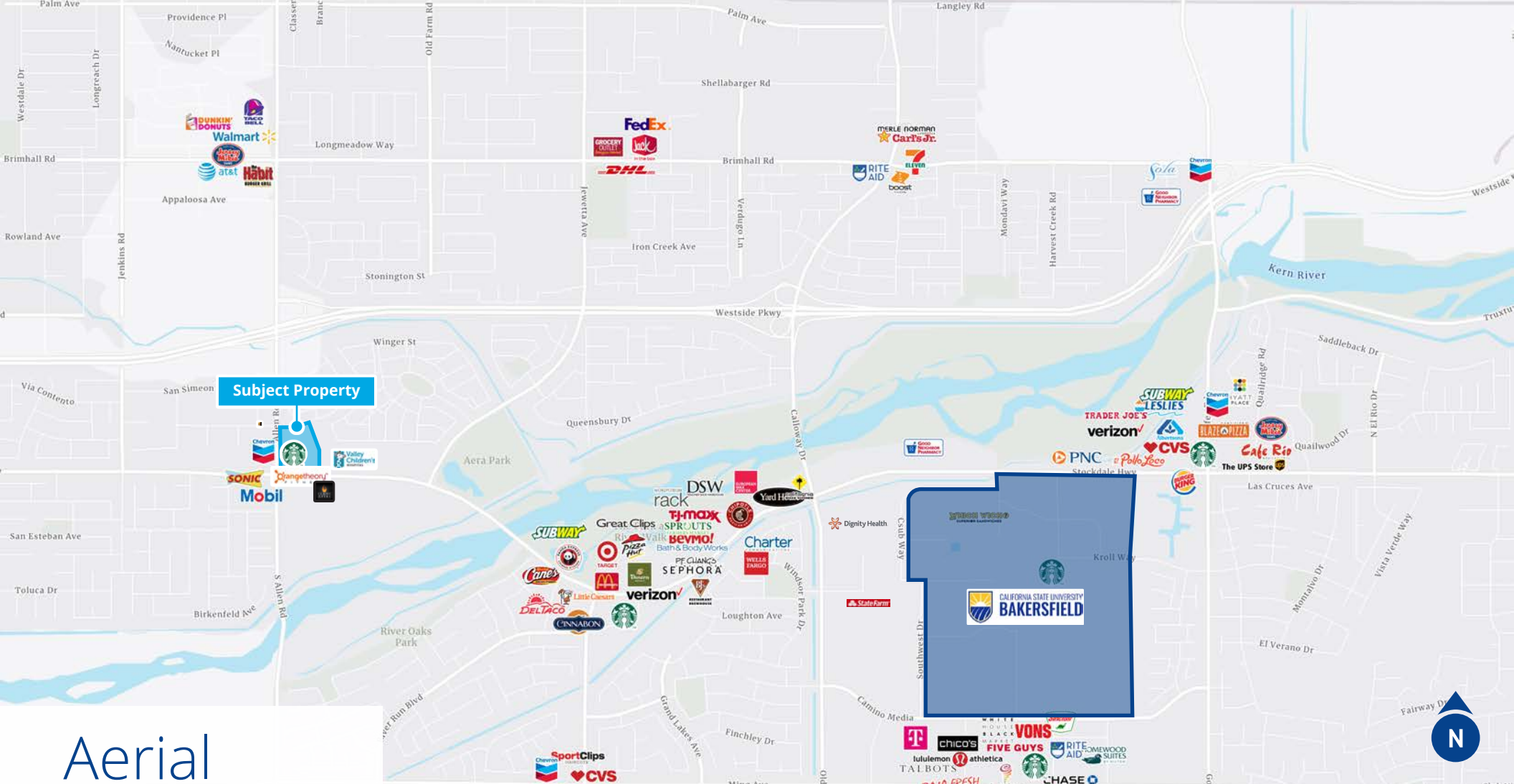
Kern County is strategically located in Central California and is the gateway to Southern California, the Mojave Desert, the Sierra Nevada and the San Joaquin Valley. It is equidistant between Fresno and Los Angeles (110 miles). Because of it’s strategic location, Kern County is within easy reach of 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 70% 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	9,862
County of Kern	9,584
China Lake Naval Weapons Center	10,359
Grimmway Farms	3,700
Dignity Health	3,826
Adventist Health Bakersfield	3,784
Bolthouse Farms	2,250
Kern Medical	2,400
City of Bakersfield	2,238
Chevron	1,000
Source: Kern Economic Development Center	

Kern County Demographics	2026 Estimates
Population Estimates	927,061
Population % Change 2000-2026	40.1%
Households	297,005
Persons per Household	3.12
Median Household Income	\$74,717
Per Capita Income	\$32,254
Total Employees	317,130
Employment Rate	53.6%
Population per Square Mile	111.8
Land Area in Square Miles	8,134.65
Source: Kern Economic Development Center	



Aerial

Demographics



Population

1 Mile: 8,654
3 Mile: 66,225
5 Mile: 180,701



Daytime Population

1 Mile: 5,908
3 Mile: 61,396
5 Mile: 174,504



Employees

1 Mile: 914
3 Mile: 21,383
5 Mile: 60,922



Median Age

1 Mile: 41.4
3 Mile: 39.6
5 Mile: 36.8



Households

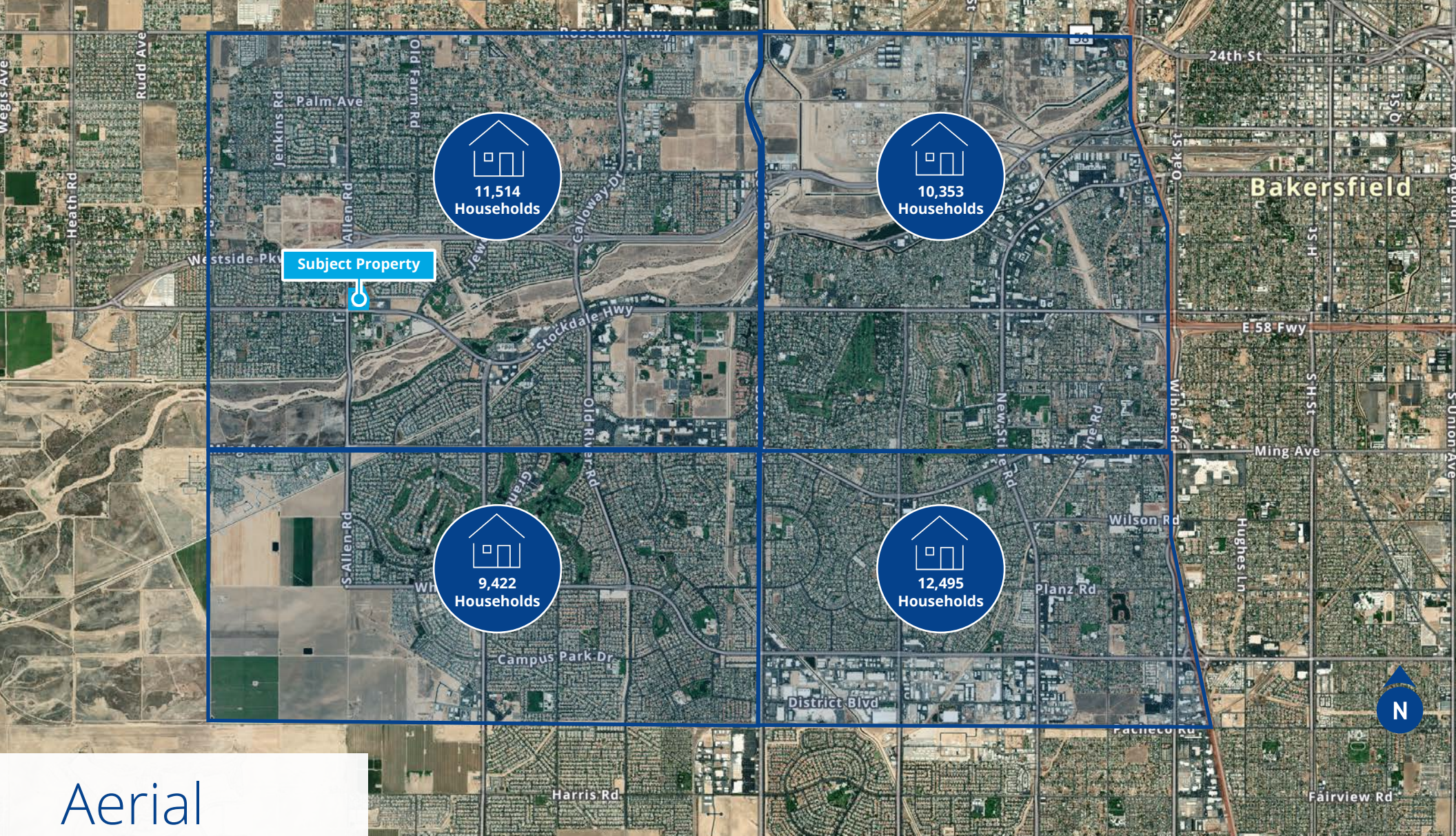
1 Mile: 3,066
3 Mile: 23,161
5 Mile: 62,410



Average HH Income

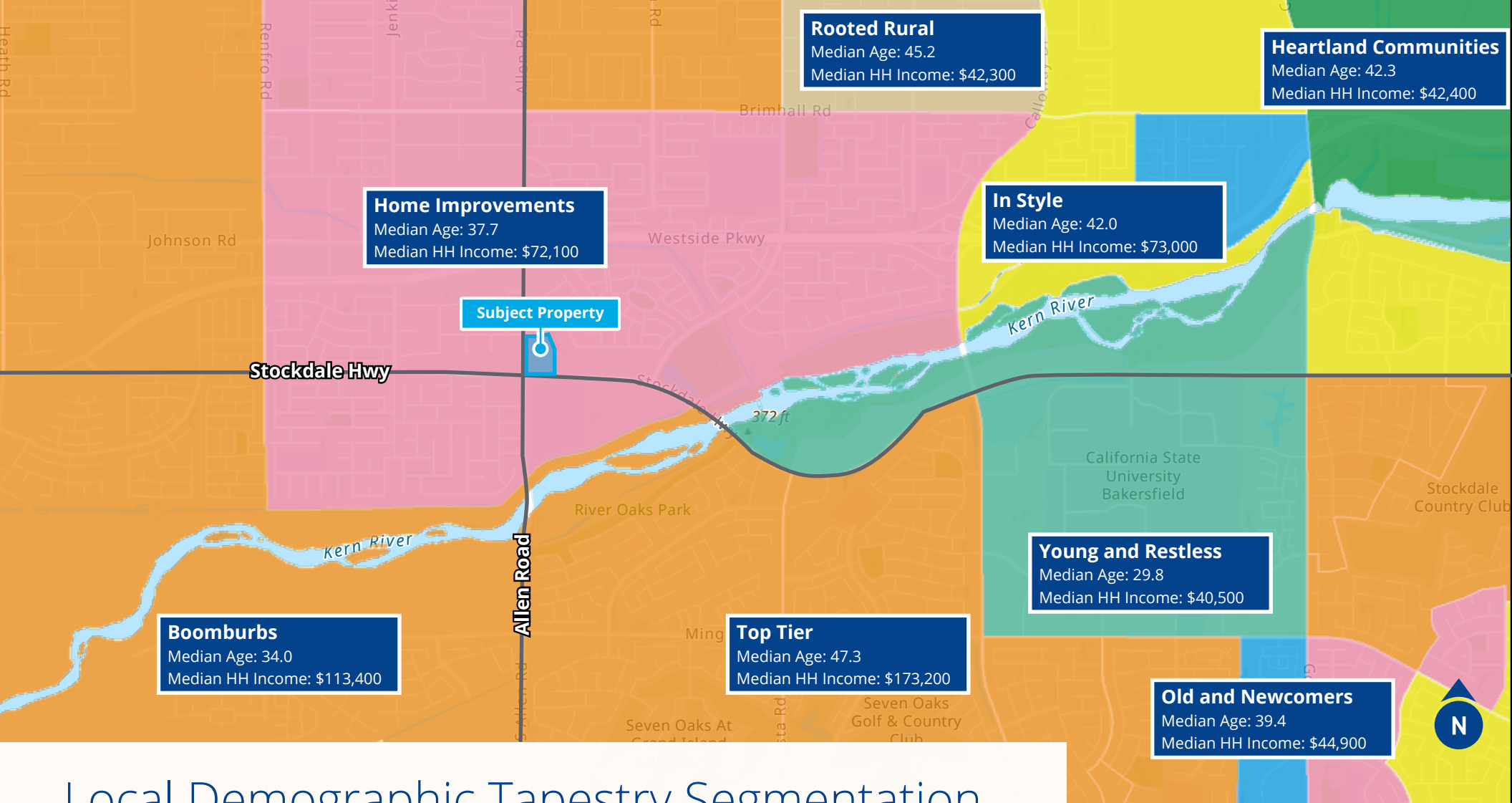
1 Mile: \$149,307
3 Mile: \$172,917
5 Mile: \$145,629

Accelerating success.



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 communities; 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 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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement