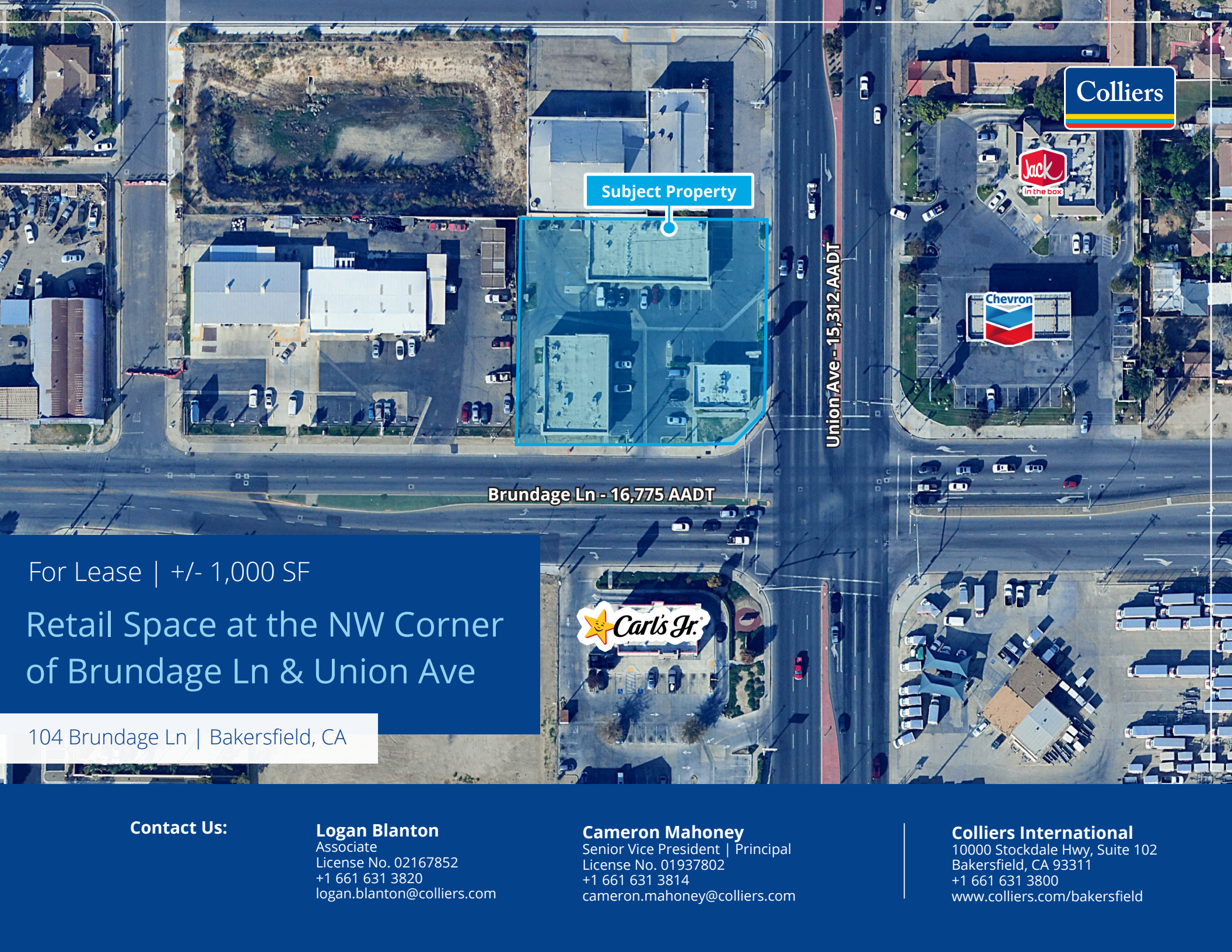




Colliers

Subject Property

Union Ave - 15,312 AADT

Brundage Ln - 16,775 AADT

For Lease | +/- 1,000 SF

Retail Space at the NW Corner
of Brundage Ln & Union Ave

104 Brundage Ln | Bakersfield, CA

Contact Us:

Logan Blanton

Associate
License No. 02167852
+1 661 631 3820
logan.blanton@colliers.com

Cameron Mahoney

Senior Vice President | Principal
License No. 01937802
+1 661 631 3814
cameron.mahoney@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Property Overview

104 Brundage Ln is located on the northwest corner of Brundage Ln and Union Ave just north of on/off ramps for Hwy 58, one of the major east/west arterials in California.

Property Highlights:

- Centrally located within Bakersfield
- Strong daily traffic (32,087 AADT Total)
- Great visibility
- Signalized intersection
- Close proximity to Hwy 58 & Hwy 204

Lease Rate:

Suite 104 +/- 1,000 SF \$1,500/Mo.

Trade Area Highlights:



Population

1 Mile: 18,170
3 Mile: 140,212
5 Mile: 317,814



Average HH Income

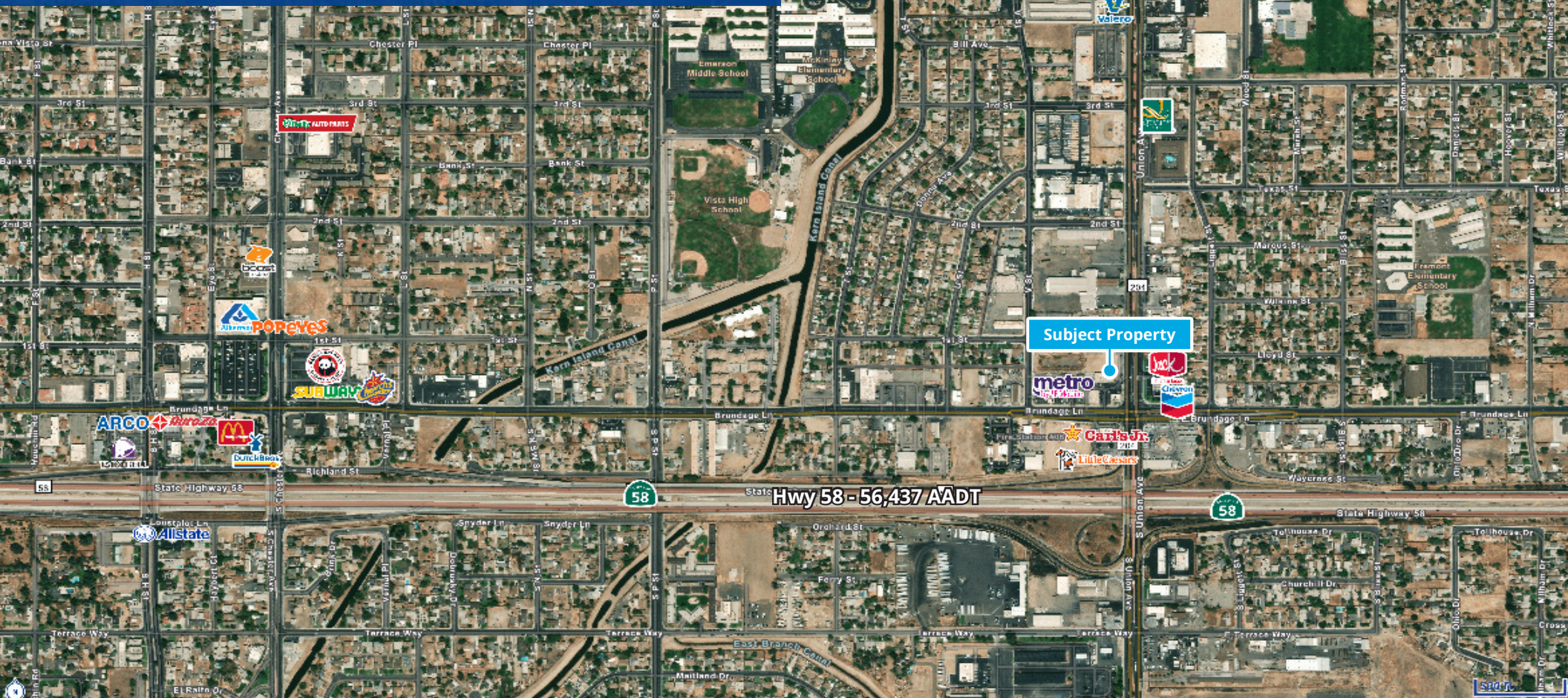
1 Mile: \$50,642
3 Mile: \$47,695
5 Mile: \$62,730



Households

1 Mile: 5,433
3 Mile: 44,524
5 Mile: 101,115

Retailers in the Area



Demographics



Population

1 Mile: 18,170
3 Mile: 140,212
5 Mile: 317,814



Total Employees

1 Mile: 3,494
3 Mile: 72,510
5 Mile: 131,501



Average HH Income

1 Mile: \$50,642
3 Mile: \$47,695
5 Mile: \$62,730



Median Age

1 Mile: 29.6
3 Mile: 30.8
5 Mile: 31.8



Households

1 Mile: 5,433
3 Mile: 44,524
5 Mile: 101,115



Businesses

1 Mile: 511
3 Mile: 6,833
5 Mile: 12,182

For Lease | +/- 1,000 SF

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