



Colliers

Available

New Stine Rd - 20,900 AADT

Wilson Rd -
11,989 AADT

For Lease | +/- 1,900 SF

Prime Retail Space in Southside Center

2500 New Stine Rd | Bakersfield, CA 93309

Contact Us:

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Colliers International

10000 Stockdale Hwy, Suite 102
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Suite 304

Property Overview

2500 New Stine Rd is located on the southeast corner of Wilson Rd and New Stine Rd in close proximity to two schools and a large amount of housing.

Property Highlights:

- Easy ingress/egress into center
- Strong surrounding demographic numbers
- Low vacancy rate in the area
- 4-way signalized intersection of New Stine Rd and Wilson Rd
- Hard to find mid-size retail space in Southwest Bakersfield



Available:

Suite 304 +/- 1,900 SF \$3,300/SF
Modified Gross

Trade Area Highlights:



Population

1 Mile: 24,344
3 Mile: 153,718
5 Mile: 320,097



Average HH Income

1 Mile: \$73,529
3 Mile: \$89,388
5 Mile: \$98,958



Households

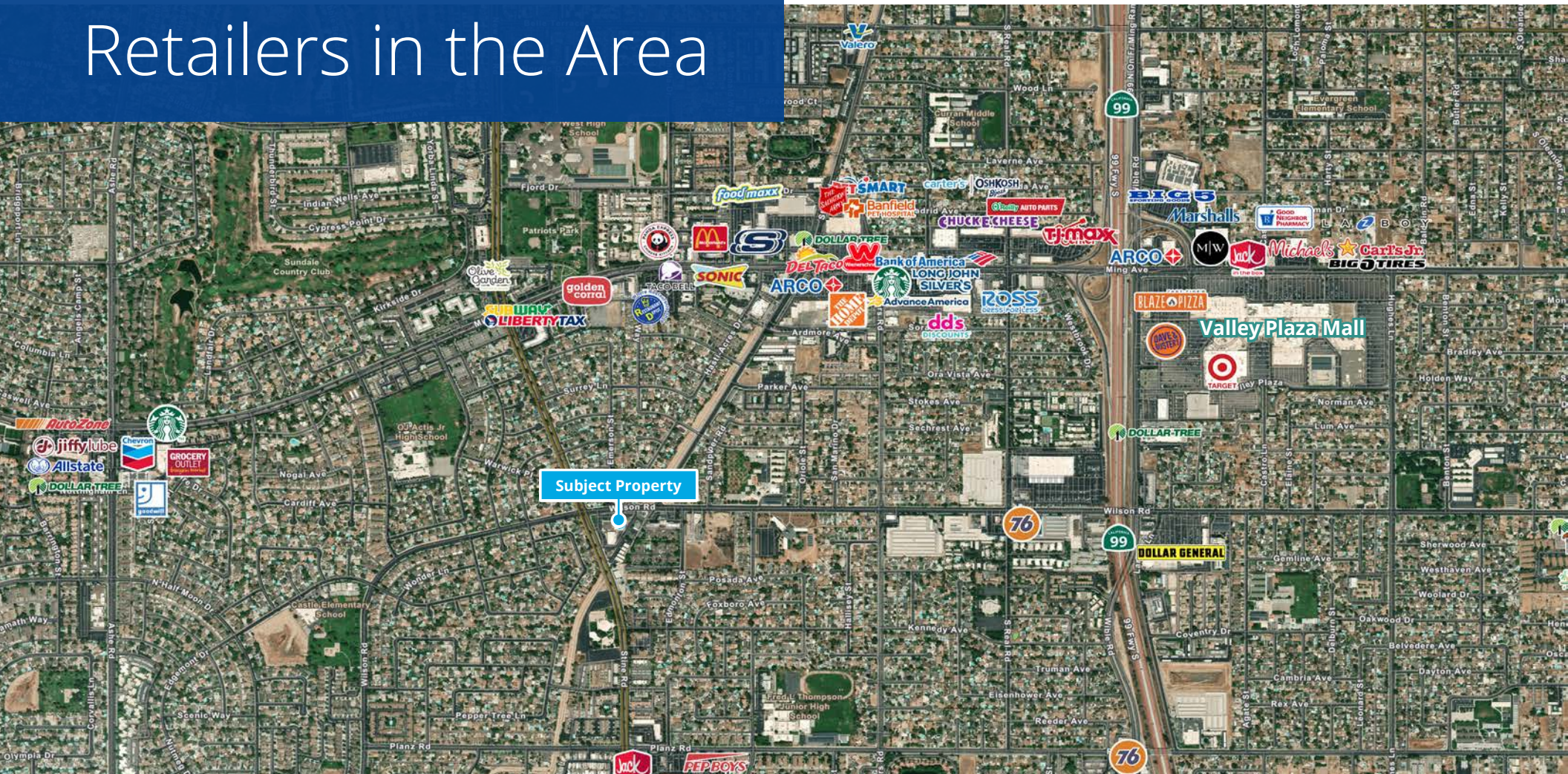
1 Mile: 8,851
3 Mile: 52,424
5 Mile: 102,142

Site Plan



Suite	Tenant
101	Quick Choice Foods & More
102	Buena Vida Restaurant
200	West Coast Tattoo
201-204	Get Faded Barber & Beauty College
205	Leased
301	Nailed Beauty Lounge
302-303	Fun Zone
304	Available (+/- 1,900 SF)
305	Tao Spa
306	Beauty Connections
307	Smoke Bros
401	No Vacancy Cocktails
501	Queen Liquor

Retailers in the Area



Demographics



Population

1 Mile: 24,344
3 Mile: 153,718
5 Mile: 320,097



Total Employees

1 Mile: 4,971
3 Mile: 59,193
5 Mile: 136,978



Average HH Income

1 Mile: \$73,529
3 Mile: \$89,388
5 Mile: \$98,958



Median Age

1 Mile: 32.7
3 Mile: 33.6
5 Mile: 33.1



Households

1 Mile: 8,851
3 Mile: 52,424
5 Mile: 102,142



Businesses

1 Mile: 633
3 Mile: 5,942
5 Mile: 13,201

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