

For Lease

Fountain Plaza

Prime Retail Space Available

600 Coffee Road | Bakersfield, CA 93309

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Availability

Fountain Plaza is ideally located at the intersection of Truxtun Ave and Coffee Road. Coffee Road is the primary North/South arterial connecting North and Southwest Bakersfield with easy access to the new Westside Parkway and Northwest Promenade. With traffic counts of 38,243 AADT cars per day and all shop spaces that front Coffee Rd, the shopping center offers unmatched visibility and exposure for retailers and restaurants.

Lease Rate:

Contact agent for details

Available:

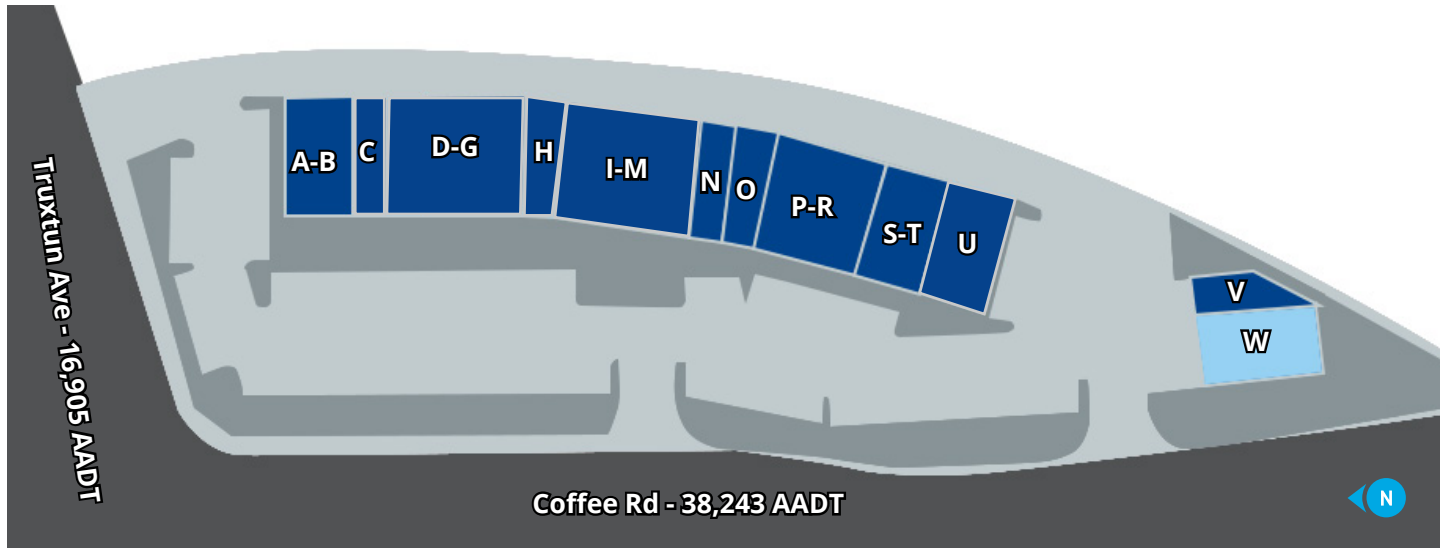
Suite W: $\pm$ 2,086 SF

Highlights:

- Primary North/South arterial connection to North and Southwest Bakersfield
- Excellent street exposure and visibility!
- High traffic intersection!
- Signalized hard corner intersection at Coffee Rd and Truxtun Ave.
- Newly Remodeled Exterior
- Strong Neighboring Co-Tenants:



Site Plan



Tenant	Suite	Square Footage
Friar Tux Shop	A-B	2,160
Leased	C	960
Brazilian Wax Boutique	D-G	3,332
Mokha Cafe	H	1,042
Que Pasa	I-M	4,461
Nails Elite	N	750

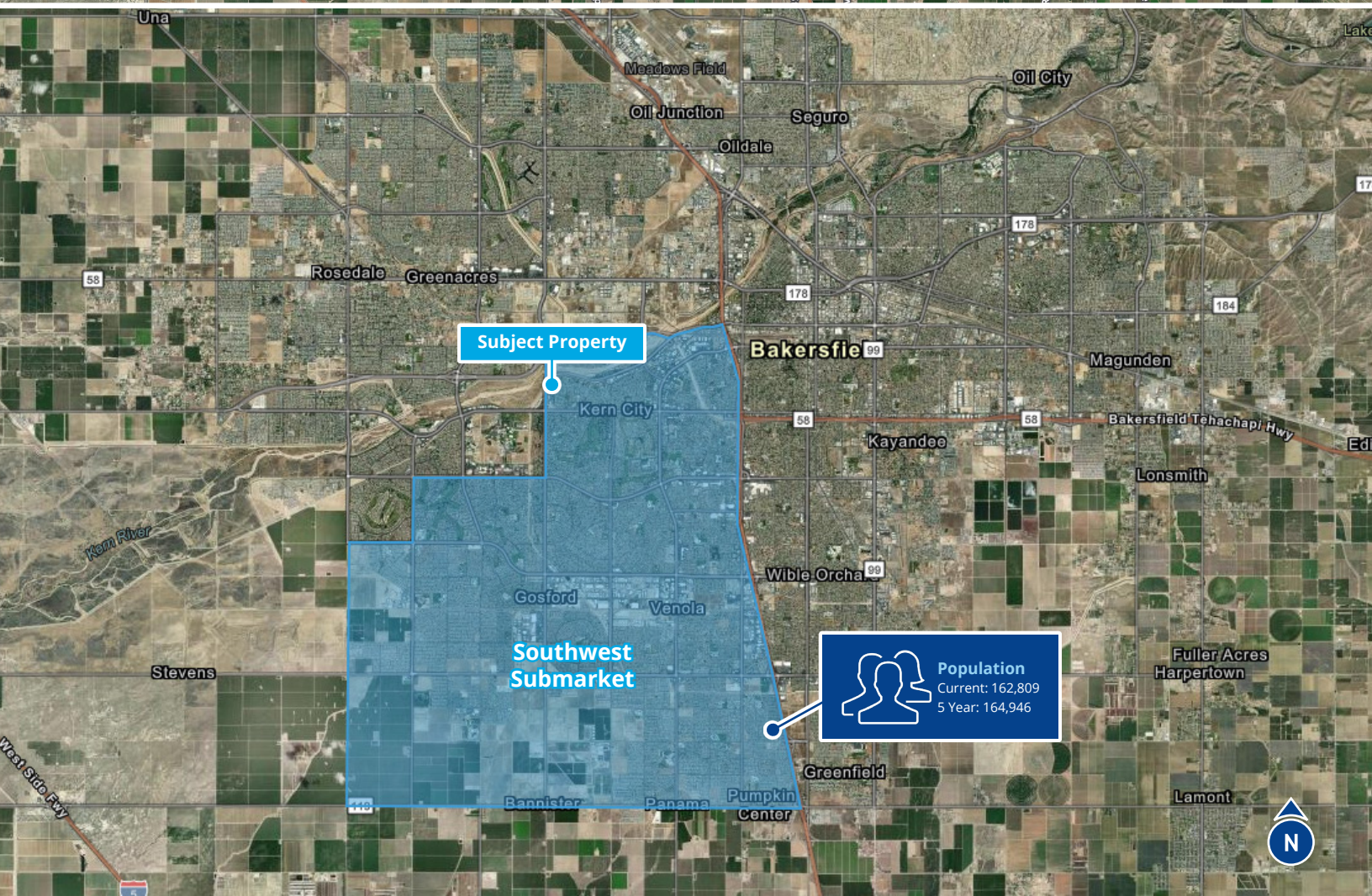
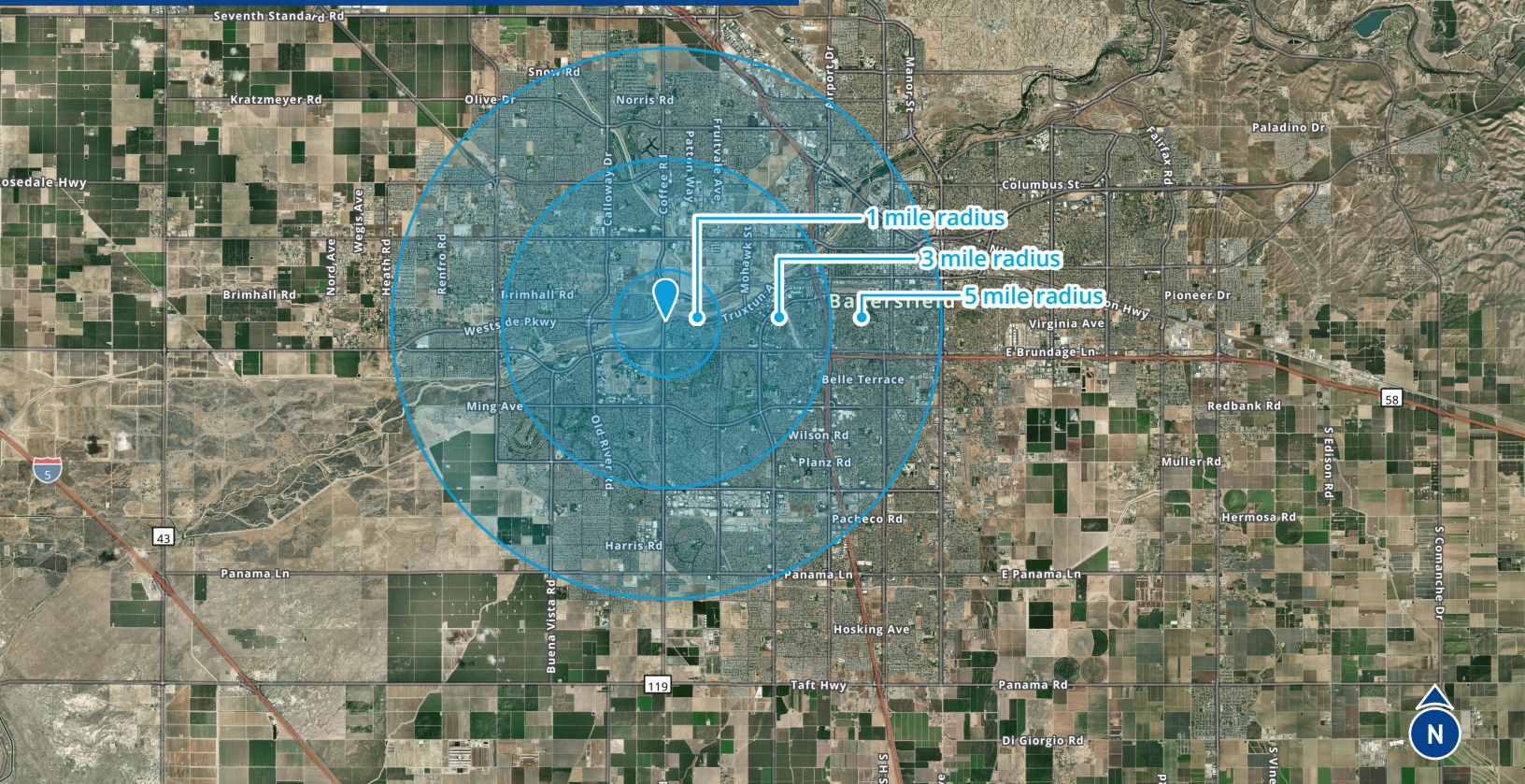
Tenant	Suite	Square Footage
New City Cleaners	O	1,177
Affordable Dental	P-R	3,226
Nothing Bundt Cakes	S-T	2,040
Mochido	U	2,160
The Pet Styling Co.	V	1,066
Available	W	2,086

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Property Photos



Location Aerial



Tenant Aerial



Population

1 Mile: 8,094
3 Mile: 95,192
5 Mile: 293,238



Daytime Population

1 Mile: 8,787
3 Mile: 114,485
5 Mile: 314,894



Average HH Income

1 Mile: \$110,073
3 Mile: \$115,316
5 Mile: \$107,966



Households

1 Mile: 3,055
3 Mile: 35,374
5 Mile: 99,226

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