

RIVERLAKES VILLAGE

BAKERSFIELD, CA



SIZE

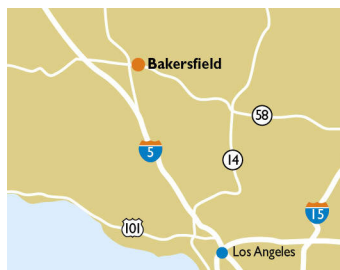
94,012 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,211	71,042	203,539
Households		
4,351	24,290	72,980
Median HH Income (\$)		
82,003	87,865	70,825

MAJOR TENANT(S)

Vons
Nekter Juice Bar
CVS



LOCATION

4420-4580 Coffee Road | Bakersfield, CA 93308

PROPERTY HIGHLIGHTS

- Anchored by Vons
- Other national tenants include Chipotle, Starbucks, Nekter Juice Bar, US Bank Supercuts and Wingstop
- The center is located at the intersection of Hageman Road (22,800 VPD) and Coffee Road (21,200 VPD)
- Population exceeds 71,000 in a three-mile radius with an average household income greater than \$105,000

LEASING CONTACT

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MORE INFO

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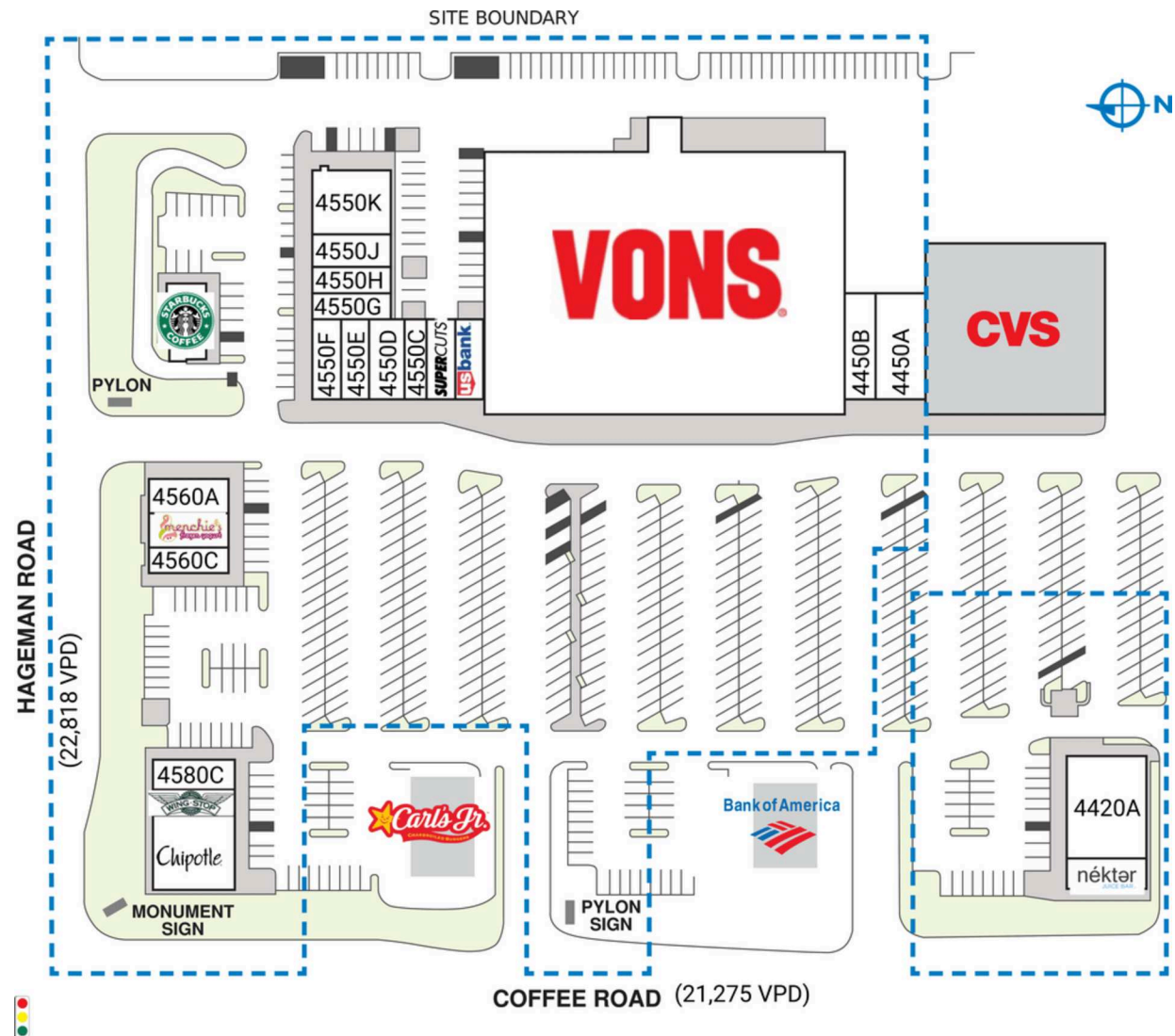
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SPACE	TENANT	SQ. FT.		
BOA	Bank of America		4550G All American Barber Shoppe	1,200 SF
BTSI	Starbucks	1,800 SF	4550H Old Skool Clothing Co.	1,200 SF
CARL	Carl's Jr.		4550J Bakersfield Skateboard Company	900 SF
CVS	CVS		4550K Me-N-Eds Pizza Parlor	3,600 SF
4420A	1st Choice Urgent Care	4,500 SF	4560A Fabrie Jewelers	1,500 SF
4420B	Nekter Juice Bar	1,500 SF	4560B Menchie's Frozen Yogurt	1,500 SF
4450A	Dr. Seung Han Dental Group	2,800 SF	4560C Too Fat Sandwiches and Catering	1,200 SF
4450B	Zio Nails and Spa	2,000 SF	4580A Chipotle Mexican Grill	2,500 SF
4500	Vons	56,525 SF	4580B Wingstop	1,600 SF
4550A	US Bank	1,336 SF	4580C Flame & Skewers	1,900 SF
4550B	Supercuts	1,300 SF		
4550C	Cigar & More	944 SF		
4550D	Ten Gu Ramen	1,647 SF		
4550E	Blue Star Spa	1,300 SF		
4550F	Blue Table	1,260 SF		
			TOTAL SQ. FT.	94,012

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Riverlakes Village Bakersfield, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	12,211	71,042	203,539
	2027 Projected Population	12,998	76,590	223,863
	2010 Census Population	12,153	67,795	189,294
	2000 Census Population	8,363	43,029	145,475
	1990 Census Population	3,236	22,672	112,277
	Historical Annual Growth 1990 to 2000	9.96%	6.62%	2.62%
	Historical Annual Growth 2000 to 2010	3.81%	4.65%	2.67%
	Estimated Annual Growth 2010 to 2022	0.04%	0.37%	0.57%
	Projected Annual Growth 2022 to 2027	1.26%	1.52%	1.92%
	Median Age	37.5	36.7	36.5
Households	Q2 2022 Estimated Households	4,351	24,290	72,980
	2027 Projected Households	4,630	26,187	80,197
	2010 Census Households	4,337	23,185	68,142
	2000 Census Households	2,803	14,717	53,831
	1990 Census Households	1,014	7,900	42,756
	Historical Annual Growth 1990 to 2000	10.70%	6.42%	2.33%
	Historical Annual Growth 2000 to 2010	4.46%	4.65%	2.39%
	Estimated Annual Growth 2010 to 2022	0.02%	0.37%	0.54%
	Projected Annual Growth 2022 to 2027	1.25%	1.51%	1.90%
	Population per Household	2.80	2.92	2.77
Population by Race	White	60.6%	62.1%	55.9%
	Black or African American	3.4%	2.7%	4.6%
	Asian & Pacific Islander	7.1%	5.1%	5.1%
	Other Races	6.3%	4.5%	4.3%
	Hispanic Population	22.6%	25.6%	30.1%
Income	Average Household Income	\$102,802	\$105,065	\$93,773
	Median Household Income	\$82,003	\$87,865	\$70,825
	Per Capita Income	\$36,698	\$35,997	\$33,840
Education (Age 25+)	Elementary	2.7%	3.0%	4.4%
	Some High School	3.9%	3.7%	7.3%
	High School Graduate	17.7%	23.9%	24.9%
	Some College	28.2%	28.6%	27.3%
	Associates Degree Only	11.7%	10.8%	9.7%
	Bachelors Degree Only	22.4%	19.2%	16.6%
	Graduate Degree	13.3%	10.8%	9.9%
Business	Number of Businesses	369	2,115	6,618
	Total Number of Employees	5,697	30,898	95,972
	Employees per Business	15.44	14.61	14.50
	Residential Population per Business	33.09	33.59	30.75

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.