

# Bakersfield Plaza

4200 California Ave | Bakersfield, CA 93309

Kern County    Bakersfield-Delano, CA    240,068 Sq Ft

35.3685, -119.0505



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 7,933    | 102,540  | 328,924  |
| Daytime Pop. | 19,045   | 157,109  | 360,721  |
| Households   | 2,990    | 36,954   | 109,580  |
| Income       | \$82,285 | \$83,517 | \$92,396 |

Source: Synergos Technologies, Inc. 2024

Well-located neighborhood center with national and regional retailers including Burlington, Ross Dress for Less, Panera Bread, Hobby Lobby, In-Shape, and Lassens Natural Foods & Vitamins, draws an estimated 4.3M+ annual visits (Placer.ai 2025)

Top ranked Hobby Lobby in the state in terms of annual visits (Placer 2025)

Surrounded by a dense population of 102K+ within 3-miles that swells to a strong daytime population of 157K+

High visibility from 37k+ VPD on California Ave with convenient accessibility to Route 99 with 150K+ VPD (Kalibrate 2025)



# Bakersfield Plaza

4200 California Ave | Bakersfield, CA 93309

Kern County Bakersfield-Delano, CA 240,068 Sq Ft

35.3685, -119.0505



### Current Tenants

Space size listed in square feet

|       |                                    |        |
|-------|------------------------------------|--------|
| 01    | Burlington                         | 71,209 |
| 03    | Five Below                         | 11,978 |
| 04    | Lassens Natural Foods and Vitamins | 17,160 |
| 05    | Ross Dress for Less                | 28,563 |
| 06    | El Capitan Mexican Grill           | 3,375  |
| 07    | In-Shape Health Clubs              | 35,122 |
| 08    | Kids Empire                        | 10,000 |
| 09    | AMC Theatres                       | 17,000 |
| 10    | Organic Nails & Spa                | 1,400  |
| 11    | Coconut Joe's                      | 3,115  |
| 12A   | Bag O' Crab                        | 1,925  |
| 12B   | Bag O' Crab                        | 1,925  |
| 14    | Spectrum                           | 5,400  |
| 15    | Max's Restaurant                   | 3,500  |
| 16    | See's Candies                      | 1,400  |
| 17    | Subway                             | 1,400  |
| 18    | Golden One Credit Union            | 3,010  |
| 19    | Panera Bread                       | 4,200  |
| FS1   | United Way of Central Eastern      | 6,000  |
| FS2   | Black Bear Diner                   | 6,950  |
| FS3   | Comfort Dental                     | 5,436  |
| NAP01 | NAP                                | 0      |
| NAP02 | Hobby Lobby                        | 0      |
| NAP03 | Spectrum                           | 0      |
| NAP04 | Shell Oil                          | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1316

