

2800 MALL VIEW ROAD FORMER MERVYNS REGIONAL MALL LOCATION

BAKERSFIELD, CA

AVAILABLE
74,424 SF



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- VENTURA

For information, contact:

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Bakersfield, CA 93309

661.633.3816
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www.cbre.com

Retail 24/7.



DESCRIPTION:

Single story Mervyns building, part of a 414,665sf mall in Northeast Bakersfield. Neighboring tenants include Target, Wal-Mart, United Artists Cinema, Home Depot, Office Depot and Big 5.

LOCATION:

2800 Mall View Road
Bakersfield, California

BUILDING:

74,424sf (1 level building)

DEMOGRAPHIC SUMMARY			
2008 ESTIMATES	1 MILE	2 MILES	5 MILES
2008 POPULATION	19,313	112,122	193,544
2008 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$37,025	\$32,696	\$32,400

TRAFFIC COUNTS: Mt. Vernon, from Bernard to Hwy. 178: 29,000
Oswell Street, from Bernard to Hwy. 178: 19,711
Bernard Street, from Oswell & Mt. Vernon: 13,776

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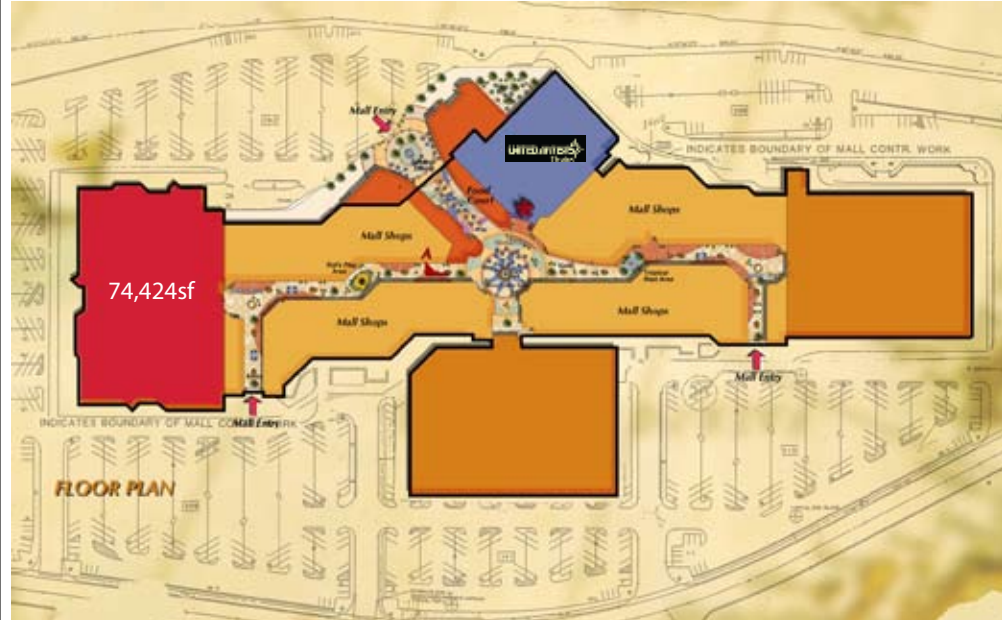
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SITE PLAN WITH HIGHLIGHT OF MERVYNS BUILDING



AERIAL AND COMPETITION RETAIL



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