



SIZE

94,012 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,568	73,900	214,775
Households		
4,347	25,089	75,917
Median HH Income (\$)		
85,946	97,148	76,927

MAJOR TENANT(S)

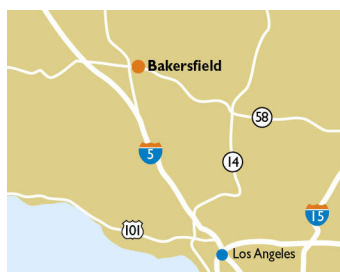
Vons
Nekter Juice Bar
Jimmy John's
CVS

LEASING CONTACT

Marissa Visconsi
Mobile (303) 547-4386
mvisconsi@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

4420-4580 Coffee Road | Bakersfield, CA 93308

PROPERTY HIGHLIGHTS

- Anchored by Vons
- Other national tenants include Jimmy Johns, 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 73,900 in a three-mile radius with an average household income greater than \$114,900



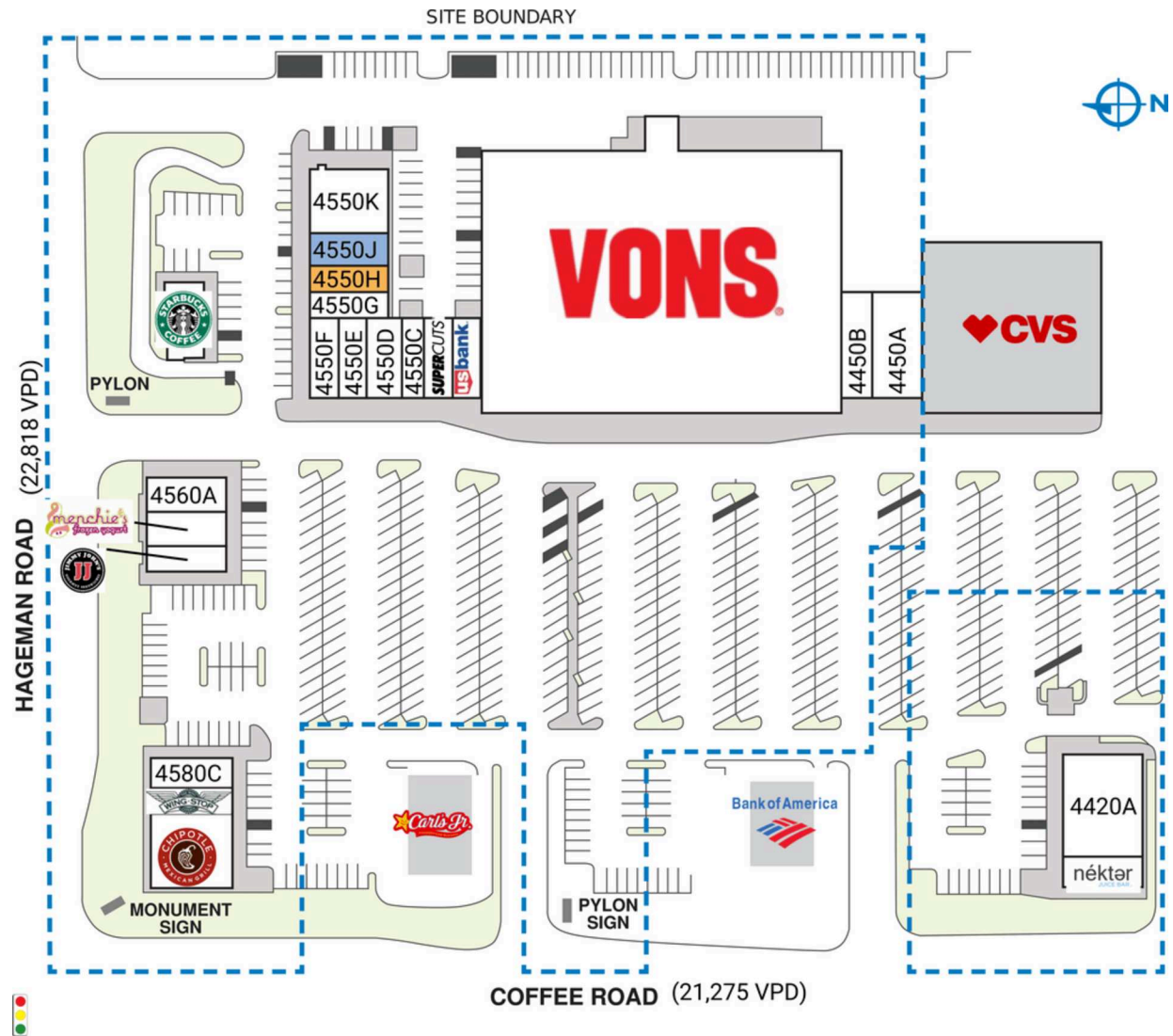
RIVERLAKES VILLAGE

4420-4580 Coffee Road | Bakersfield, CA 93308

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

SITE LEGEND

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



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

RIVERLAKES VILLAGE

4420-4580 Coffee Road | Bakersfield, CA 93308



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.400163

Longitude: -119.090235

Riverlakes Village Bakersfield, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,568	73,900	214,775
	2028 Projected Population	12,323	79,407	233,977
	2010 Census Population	11,806	68,437	193,387
	2000 Census Population	8,840	42,968	146,804
	1990 Census Population	3,282	21,956	112,832
	Historical Annual Growth 1990 to 2000	10.41%	6.94%	2.67%
	Historical Annual Growth 2000 to 2010	2.94%	4.76%	2.79%
	Estimated Annual Growth 2010 to 2023	-0.15%	0.56%	0.77%
	Projected Annual Growth 2023 to 2028	1.27%	1.45%	1.73%
	Median Age	39.3	37.8	36.7
Households	Q4 2023 Estimated Households	4,347	25,089	75,917
	2028 Projected Households	4,634	26,947	82,746
	2010 Census Households	4,294	23,378	69,501
	2000 Census Households	2,971	14,724	54,368
	1990 Census Households	1,033	7,554	42,780
	Historical Annual Growth 1990 to 2000	11.14%	6.90%	2.43%
	Historical Annual Growth 2000 to 2010	3.75%	4.73%	2.49%
	Estimated Annual Growth 2010 to 2023	0.09%	0.51%	0.64%
	Projected Annual Growth 2023 to 2028	1.28%	1.44%	1.74%
	Population per Household	2.65	2.92	2.79
Population by Race	White	57.2%	55.6%	49.4%
	Black or African American	2.9%	2.6%	4.5%
	Asian & Pacific Islander	7.8%	5.6%	5.3%
	Other Races	6.6%	5.7%	5.5%
	Hispanic Population	25.5%	30.4%	35.3%
Income	Average Household Income	\$107,741	\$114,982	\$102,015
	Median Household Income	\$85,946	\$97,148	\$76,927
	Per Capita Income	\$40,561	\$39,212	\$36,348
Education (Age 25+)	Elementary	2.2%	4.1%	4.7%
	Some High School	4.3%	3.9%	7.3%
	High School Graduate	19.5%	22.3%	24.0%
	Some College	27.7%	28.8%	27.8%
	Associates Degree Only	11.7%	10.3%	9.4%
	Bachelors Degree Only	21.4%	19.7%	17.2%
	Graduate Degree	13.2%	10.9%	9.7%
Business	Number of Businesses	577	2,936	9,559
	Total Number of Employees	6,574	32,840	108,378
	Employees per Business	11.40	11.19	11.34
	Residential Population per Business	20.06	25.17	22.47

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