

CLOSE TO RITE AID, DOLLAR GENERAL, FIESTA MARKET, & AUTO ZONE
3,175± SF RETAIL ENDCAP W/DRIVE-THRU FOR SUBLEASE
8929 PANAMA ROAD · LAMONT, CA 93241 · SEC PANAMA RD & HABECKER RD



- **3,175± SF Retail Endcap w/Drive-thru For Sublease**
- **Close to Rite Aid, Burger King, and Jack in the Box**
- **Half-mile from Myrtle Avenue High School Campus**

- **47,315± Avg Cars per Day at Main St & Panama Rd**
- **\$56,868 Avg Household Income in a 3 Mile Radius**
- **19,715 Daytime Population within a 5 Mile Radius**



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Description: The subject property is an endcap space with existing drive-thru located on Panama Lane in Lamont, CA. Panama Lane is the primary east/west corridor connecting Lamont to the city of Bakersfield.

Nearby retailers in the area include Rite Aid, Fiesta Market, Dollar General, Dollar Tree, Family Dollar, Auto Zone, and Car Quest Auto Parts.

Available Space: 3,175± SF Hard Corner endcap with drive-thru for sublease.

Lease Rate: Please contact agent Nick Frechou for more information at (559)447-6266.

2022 Demographics:

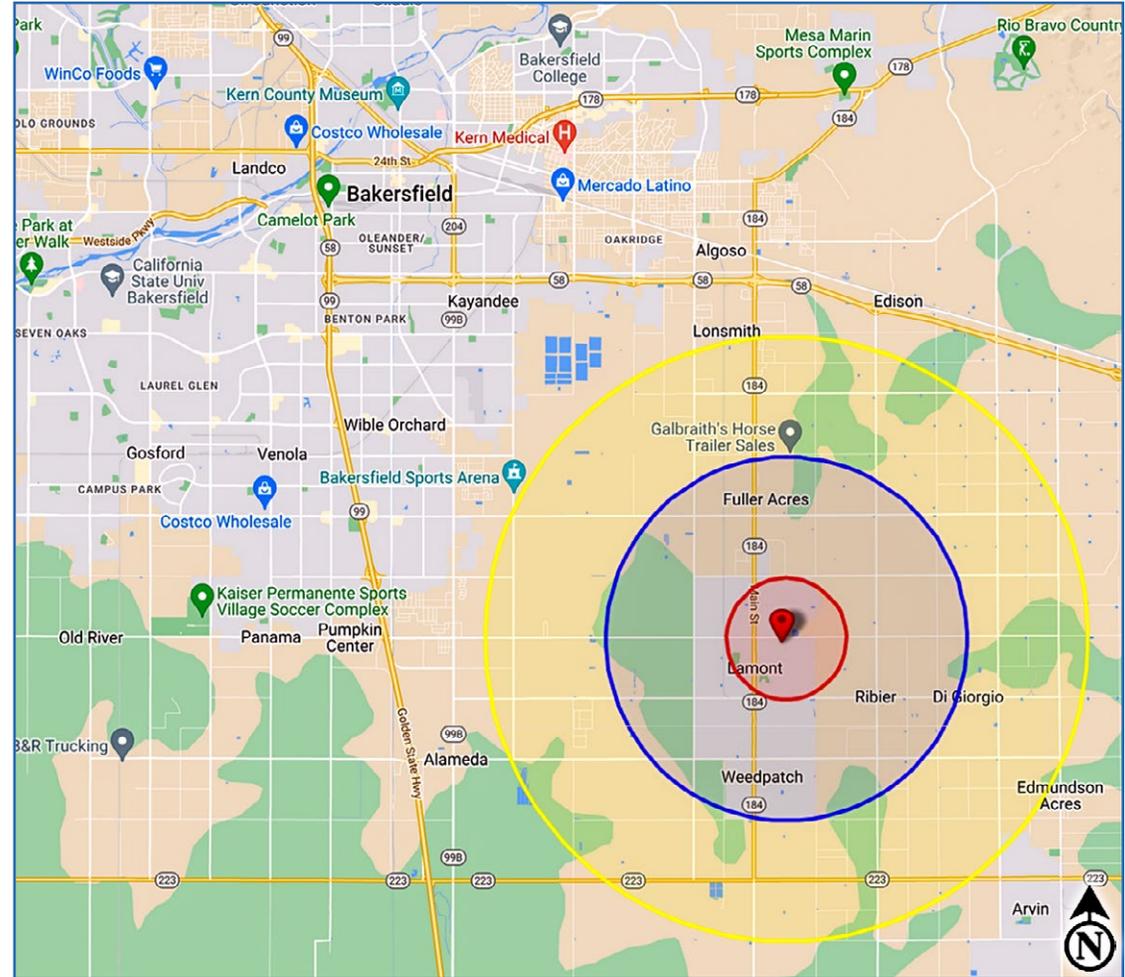
	1 Mile	3 Miles	5 Miles
Total Population:	11,935	20,508	24,592
Total Households:	2,575	4,499	5,497
Avg. HH Income:	\$56,236	\$55,316	\$56,868
Total Daytime Pop:	8,965	14,474	19,715

Source: Claritas, LLC

2022 Traffic Counts:

Panama Road:	13,727 ADT
Main Street:	33,588 ADT
Traffic Total:	47,315 Average Daily Traffic

Source: Kalibrate TrafficMetrix



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NORTHWEST ELEVATION



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2023 by Retail California & Pearson Realty. All rights reserved. No reproduction, modification, or unauthorized use of graphical materials in whole or in part.