

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

New rough-graded prime retail pads with utilities stubbed to each pad available in Taft, California. Pre-leasing and built-to-suit options are available for future tenants to join Dollar General and Grocery Outlet. The strategic location offers convenient freeway access and is only 32 miles away from Bakersfield, CA.

PROPERTY HIGHLIGHTS

- Seeking outparcel and shop tenants
- $\pm 4,214$ square feet and $\pm .55$ acre stubbed pads available
- Pylon signage available
- Co-Tenancy includes Grocery Outlet and Dollar General

OFFERING SUMMARY

Price: Negotiable

Available SF: ±4,214 - 23,958 square feet

Property Type: Build-to-suit or ground lease

Total Lot Size: ±2 acres



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LOCATION SUMMARY



AREA OVERVIEW

- Located in the Heart of Downtown Taft: The property is located within one mile from Taft College (6,200 students), Taft City Hall, Taft Union High School (1,000 students), Taft Transit Center and Community Center (0.4 miles), and Taft Hills Plaza Shopping Center.
- **Supply Row Mercantile Building:** Planned 10,000 square-foot building at the northeast corner of Tenth and Supply Row that could host up to five retail or service businesses, including one with a drive-through window.
- Proposed Residential Development: Up to 600 affordable and safe residential units in the downtown area between Front Street and Kern Street and Second Street and Tenth Street.
- **Central Valley Location:** California's Central Valley has one of the world's largest economies and is located within four hours of 90% of the state's population.
 - Close proximity to Highway 33, which connects Taft to Northern California, and Highway 119, a major east/west arterial that connects Taft to the Interstate 5 Freeway and Bakersfield.
 - Taft is less than a two-hour drive to Los Angeles and less than four hours to San Diego, Sacramento, and Bay Area markets.
 - Taft is uniquely situated on the western side of Kern County within a close drive of sports of all kind like boating, fishing, and hiking.

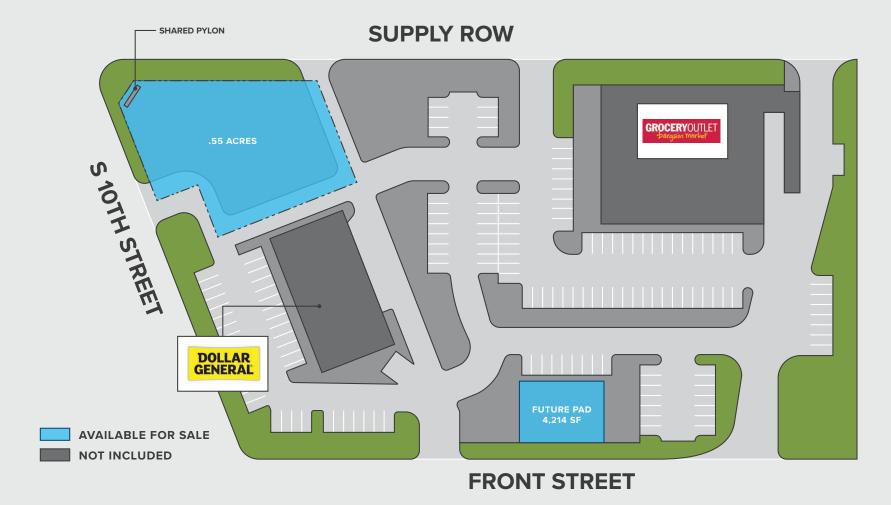


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SITE PLAN & AVAILABILITY

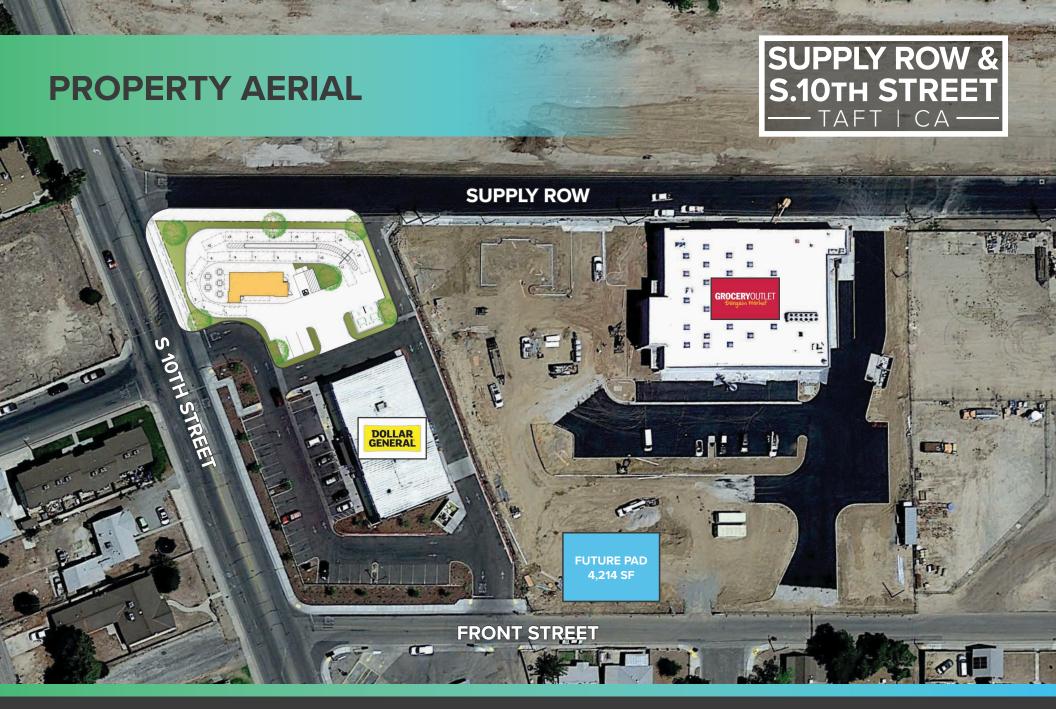




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COMMUNITY OVERVIEW



TAFT. CA

Taft is situated in a major petroleum and natural gas production region in California, and is one of the few remaining towns in the United States which exist exclusively because of nearby oil reserves.

The discovery of oil in the region occurred in the late 19th century near Maricopa, seven miles (11.27 km) south of Taft. Many other oil and gas accumulations were discovered around Taft during the early-to-mid-20th century, notably the Midway field (near Fellows, California), Sunset field (later found to be part of the same trend, accounting for the modern combined name of Midway-Sunset), and the Buena Vista.

The town is built directly between these two huge fields. The operational activities within these fields, as well as California Resources Corporation's Elk Hills Oil Field north of Taft, have been the economic lifeblood of the town for over 100 years.









COMMUNITY OVERVIEW

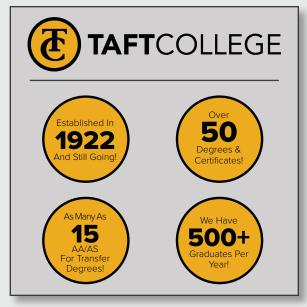


TAFT COLLEGE

Established in 1922, Taft College is one of the oldest California Community Colleges. Located in Western Kern County, Taft College provides continuous learning opportunities for over 12,000 students through more than 50 vocational and professional degrees, transfer programs, and certificates. These innovative programs are made available at a fraction of the cost of state and private colleges. Proud to transform the lives of highly-diverse students and adult learners, Taft College delivers vital pathways to advanced education and enhanced employment. In 2019, Taft College was ranked 5th best Community College in California by Niche.com. In 2022, Taft College will celebrate its 100th anniversary of student success.

In FY 2017-18 alone, Taft College's total economic impact was a \$42.9 million contribution to the regional economy, the equivalent of supporting 422 regional jobs. Taft College supported one out of every 28 regional jobs in FY 2017-18. Contributing to the local economy in FY 2017-18, Taft College paid over \$45,000 to local caterers for local events, over \$500,000 to local vendors for services, and over \$100,000 in no-cost student internships in local businesses, as well as contributed over \$225,000 in dental hygiene services to local community members.

The Emsi report concludes that Taft College is a strong investment for all three major stakeholder groups—students, taxpayers, and society. Students receive a return of \$5.10 for their investment of every dollar in a Taft College Education. Taxpayers' investment in Taft College returns more to state and local government budgets than it costs. Taft College benefits society as a whole in California by creating a more prosperous economy and generating a variety of savings through improved student lifestyles.

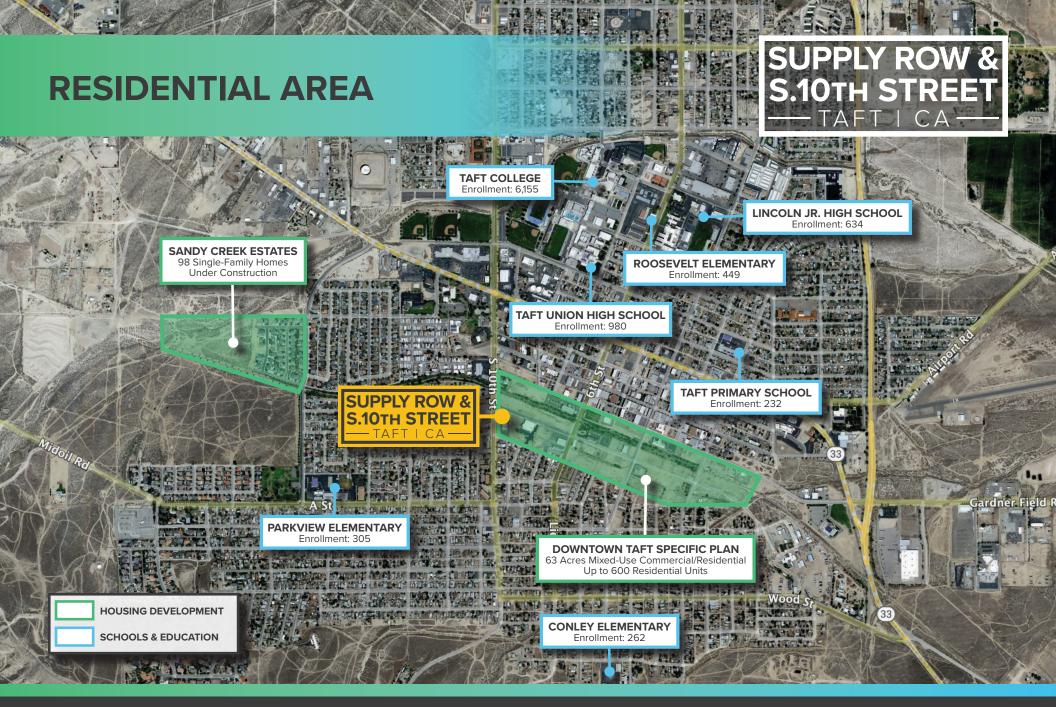




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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Estimated Population	11,188	16,555	17,550
2027 Projected Population	11,333	16,811	17,801
2020 Census Population	10,957	16,181	17,158
2010 Census Population	10,957	16,039	17,865
2022 Median Age	30.1	29.7	30.1
HOUSEHOLDS			
2022 Estimated Households	3,535	5,170	5,214
2027 Projected Households	3,653	5,345	5,390
2020 Census Households	3,432	5,018	5,057
2010 Census Households	3,322	4,890	4,957
INCOME			
2022 Estimated Average Household Income	\$79,225	\$75,803	\$75,628
2022 Estimated Median Household Income	\$48,442	\$48,938	\$49,090
2022 Estimated Per Capita Income	\$25,737	\$24,147	\$23,676
BUSINESS			
2022 Estimated Total Businesses	310	348	354
2022 Estimated Total Employees	3,114	3,455	3,613



Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RS1



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