



New Master-Planned | Mixed-Use Development

FOR SALE OR LEASE

Merle Haggard Drive & Wings Way • Bakersfield, CA

Property Highlights

- 115 Acre Master Planned Mixed Development
- Industrial, Office and Retail Space Available
- Adjacent to Meadows Field Airport



661.862.5454
11601 Bolthouse Dr.
Suite 110
Bakersfield, CA 93311
Independently Owned & Operated

BARRY G. HIBBARD
Senior Vice President
D 661.616.3590
C 661.333.0331
CA RA Lic.#01054317

BOYD B. BINNINGER
Senior Vice President
D 661.616.3559
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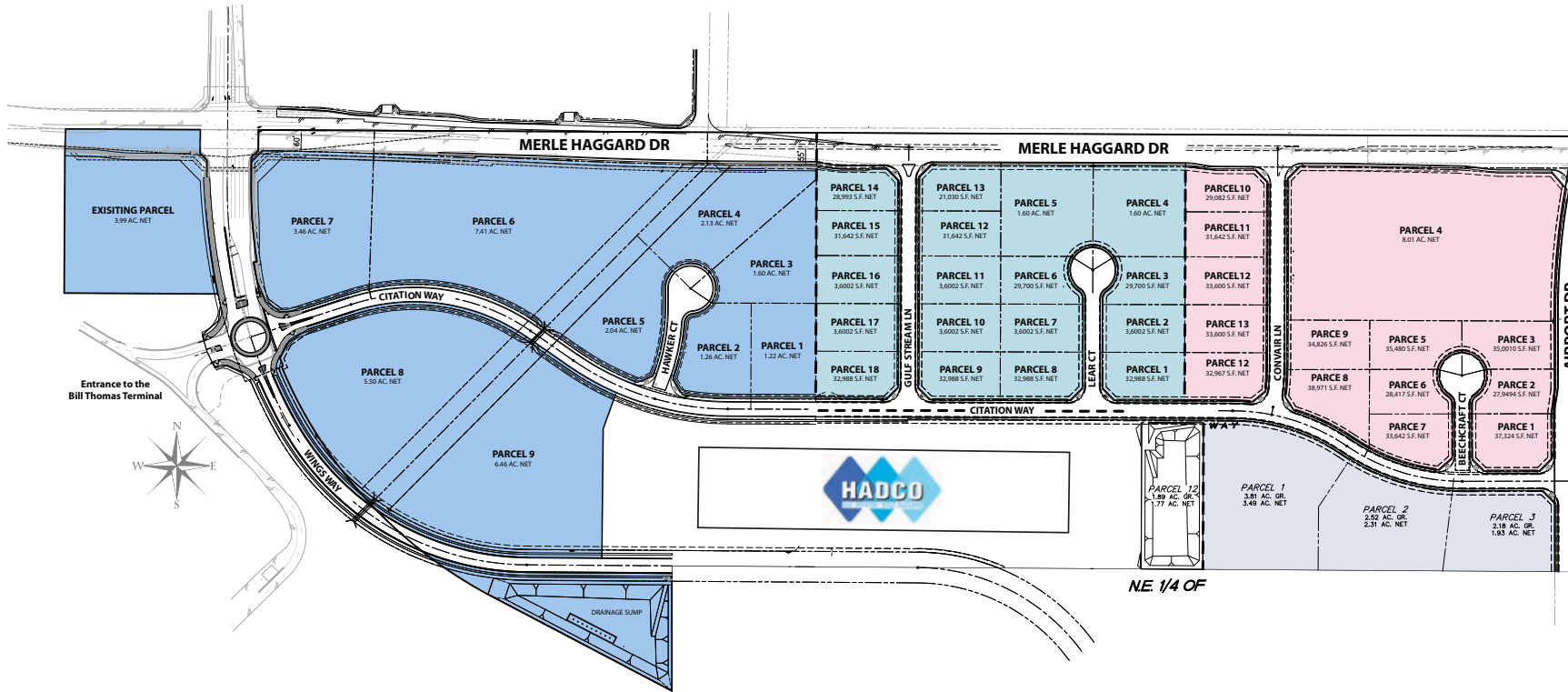
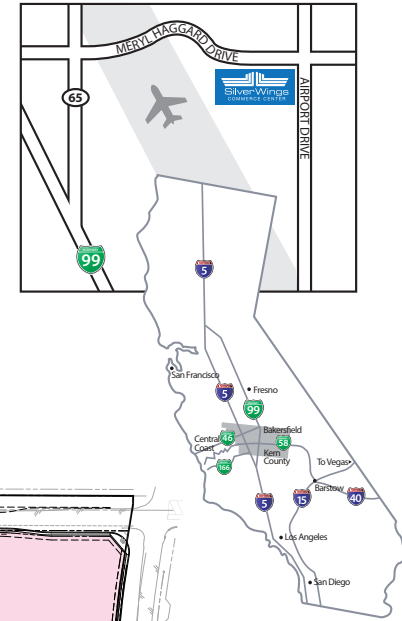
MARK J. SMITH, SIOR
Principal
D 661.616.3561
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PHIL FONTES
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DYLAN J. LYM
Associate
D 661.885.6949
C 307.679.1292
CA RE Lic.#02103385



Silver Wings Commerce Center, developed by San Joaquin Refinery, is a 115-acre master-planned mixed use development located in north Bakersfield adjacent to the Bill Thomas Terminal at Meadows Field. Silver Wings Commerce Center offers a variety of commercial real estate options, including new industrial, office and retail space. Positioned in the fastest growing industrial submarket in the Greater Bakersfield area with immediate access to Kern County's primary commercial airport. Silver Wings Commerce Center will provide an amazing opportunity for your business. At build out there will be approximately 1.2 million square feet creating approximately 2,700 Jobs.



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



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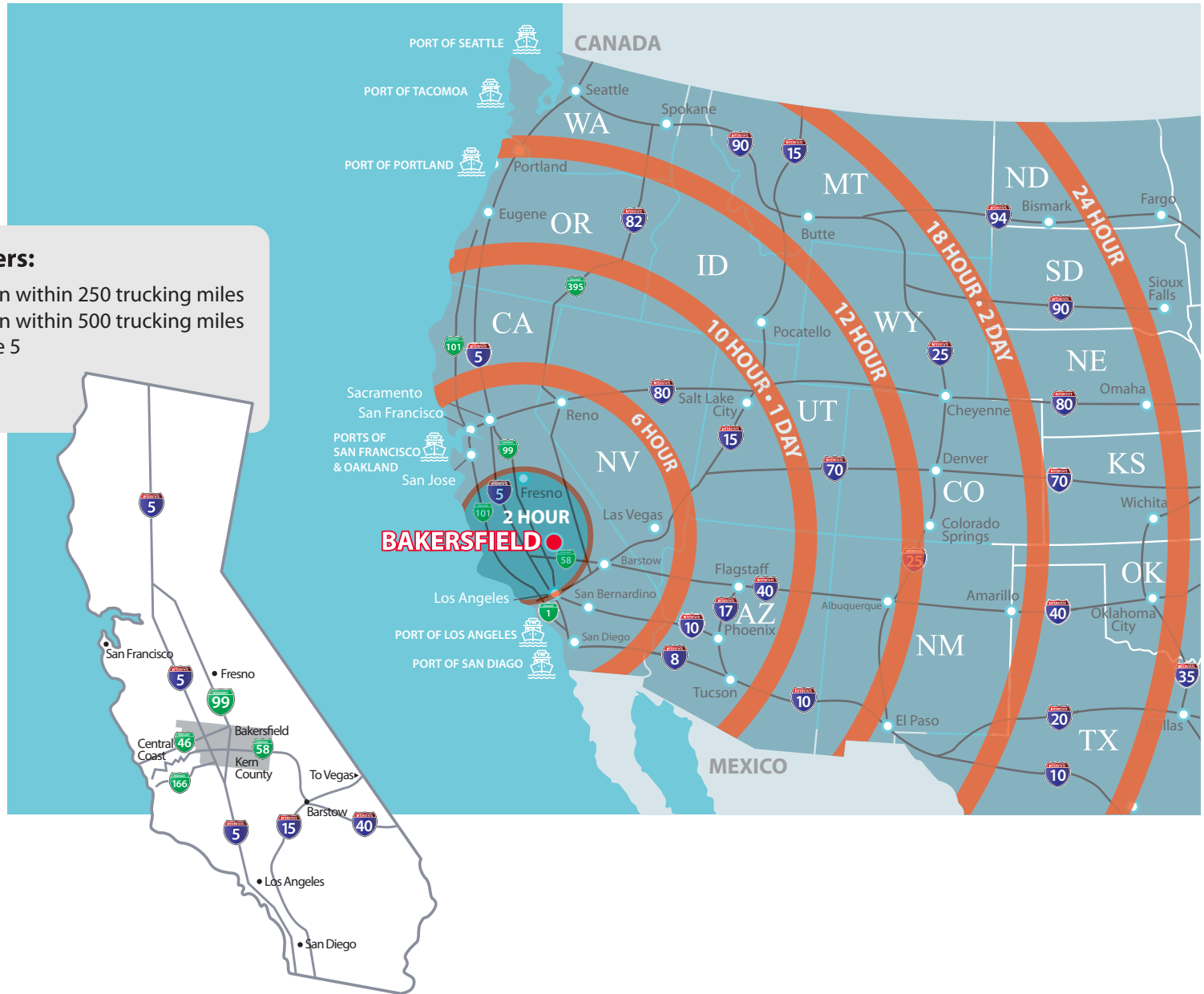


The development's location offers:

- Access to over 35 million US population within 250 trucking miles
- Access to over 48 million US population within 500 trucking miles
- Proximity to Highway 99 and Interstate 5
- FedEx and UPS Ground Hubs
- Meadows Field Airport

The development is located:

- 2 hours north of Los Angeles
- 2 hours south of Fresno
- 4 hours north of San Diego
- 4 hours south of San Francisco
- 6 hours south of Reno
- 7 hours west of Phoenix



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Retail Pads Available
FOR LEASE

Merle Haggard Drive & Wings Way - Bakersfield, CA

Phase 1 & Site Plan Rendering



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Retail Pads Available FOR LEASE

Merle Haggard Drive & Wings Way - Bakersfield, CA

Phase 1 Availability



Pad #	Asking Rent per Year
1	\$125,000.00
2	\$125,000.00
3	\$110,000.00
4	\$110,000.00
5	\$125,000.00
6	\$125,000.00
7	\$125,000.00
8	\$110,000.00
9	\$110,000.00

Development Highlights

- Approval for 1.2 Million Square Feet
- Close proximity to Highway 99 and Highway 65
- FedEx and UPS Ground Hubs located nearby



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AVAILABLE FOR LEASE

Merle Haggard Drive & Wings Way ■ Bakersfield, CA

Aerial Location Map



Area Retail & Employers

- 1 Halliburton
- 2 Camping World
- 3 MD Vacuum Service
- 4 CarQuest
- 5 Bureau of Land Management
- 6 Holiday Inn
- 7 Case Tractor Company
- 8 Burger King
- 9 Harley Davidson
- 10 Panda Express
- 11 McDonalds
- 12 Farm Credit West
- 13 Kern Schools Federal Credit Union
- 14 Del Taco
- 15 Starbucks
- 16 Dennys
- 17 Texaco
- 18 Jack in the Box
- 19 AM/PM
- 20 Chevron
- 21 La Quinta
- 22 Hampton Inn
- 23 Fairfield Marriott
- 24 Toyota of North Bakersfield
- 25 Bakersfield Californian
- 26 US Postal Annex
- 27 Safelite Autoglass
- 28 Schlumberger
- 29 Sherwin Williams Paints
- 30 Quinn Tractor
- 31 Dole
- 32 California Aeronautics University
- 33 Amazon (Under Construction)
- 34 Ken Small Industries
- 35 North High School

Business Summary	2 Mile	3 Mile	5 Mile
Total Businesses	684	1,214	5,096
Total Employees	10,707	16,705	68,028

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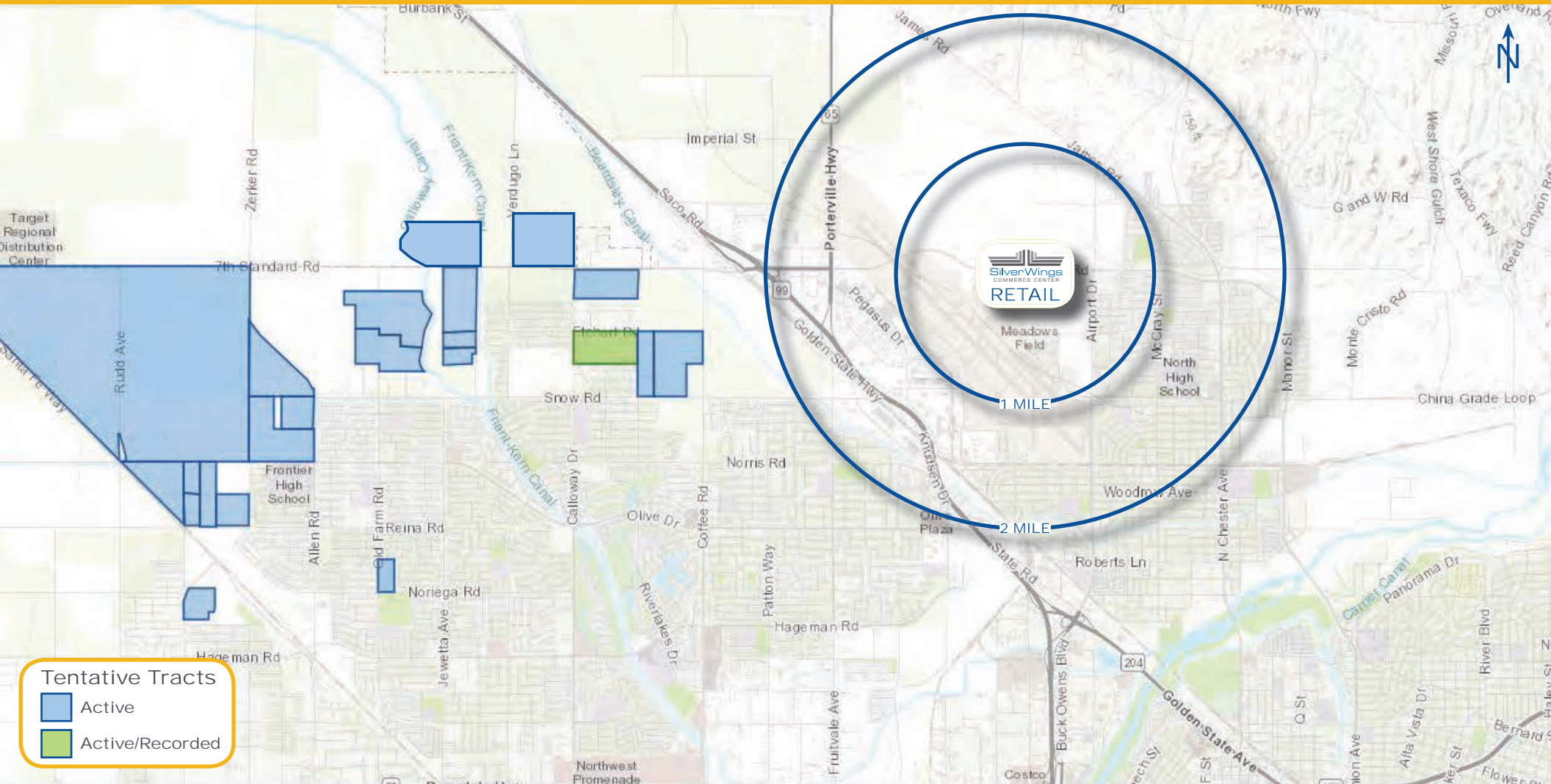
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Trade Area Activity



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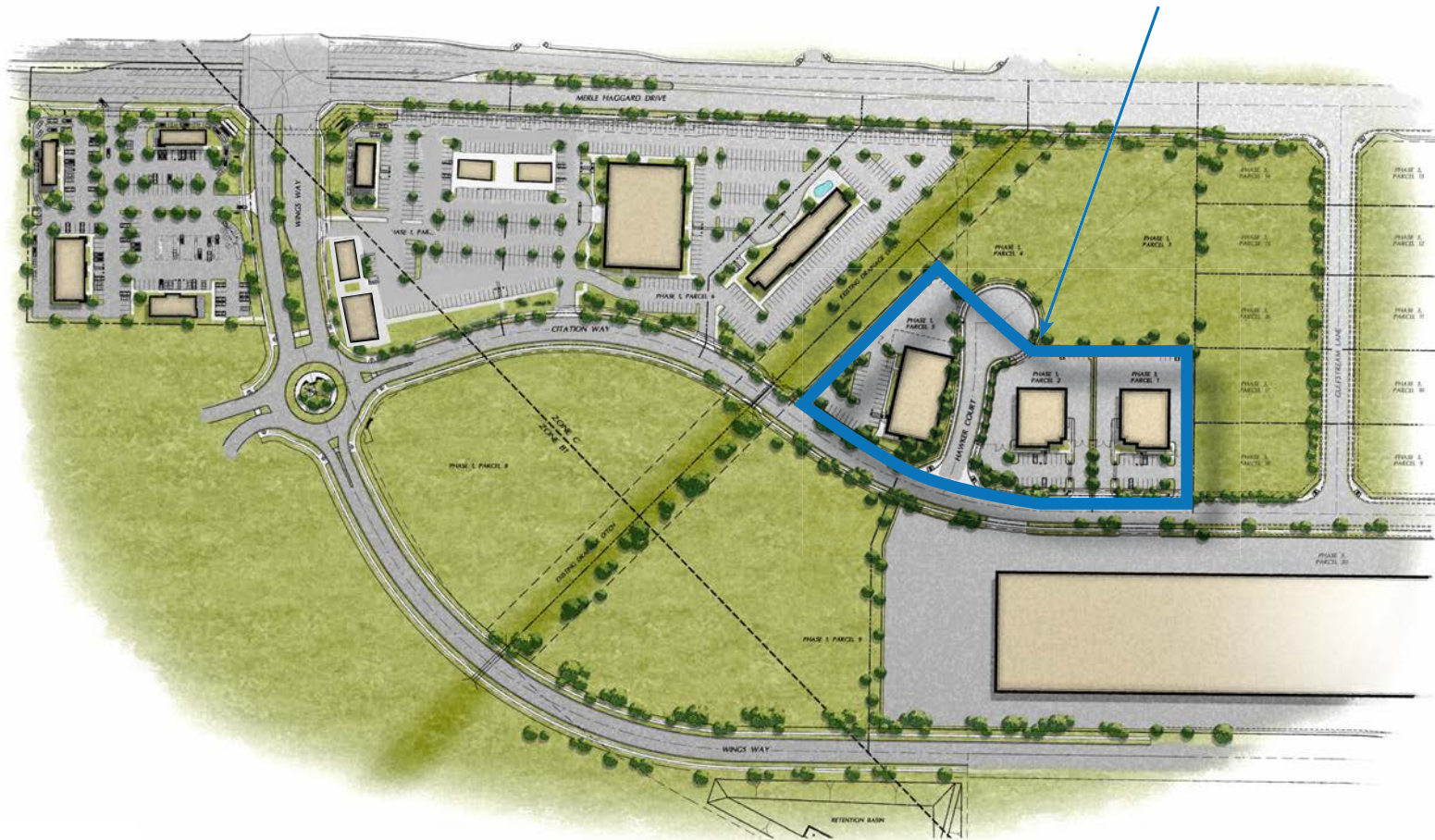
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Office / Industrial Available
LEASE OR BUILD-TO-SUIT

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Phase 1 & Site Plan Rendering

SPEC OFFICE / INDUSTRIAL



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Office / Industrial Available

LEASE OR BUILD-TO-SUIT

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Phase 1 Availability



Parcel #	Net Acres	Spec Bldg	Asking Rent per Month
1	1.22	10,000 SF	\$ 0.90 NNN
2	1.26	10,000 SF	\$ 0.90 NNN
3	1.60	NA	Call
4	2.13	NA	Call
5	2.04	15,000 SF	\$ 0.90 NNN
6	5.50	NA	Call
7	6.46	NA	Call

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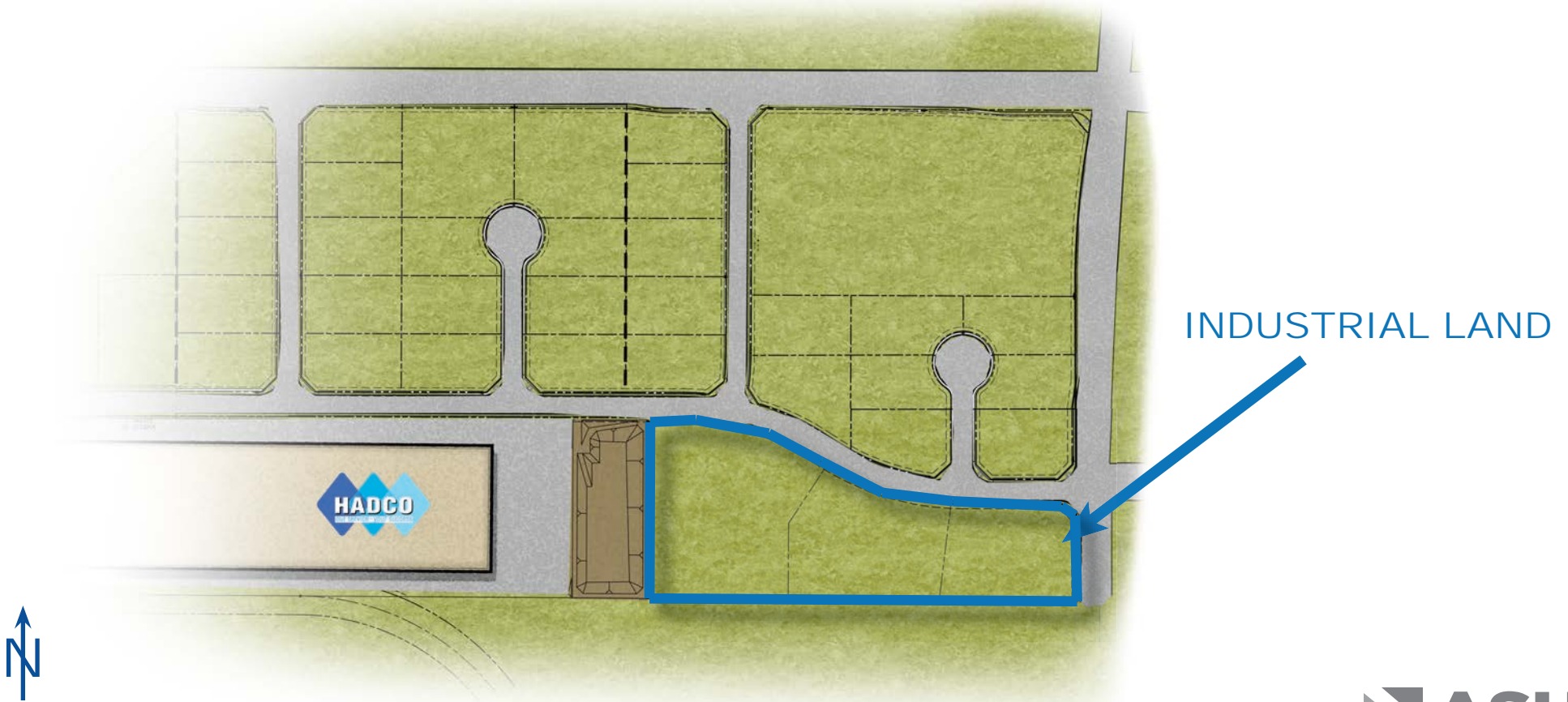
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Industrial Land Available
FOR SALE

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Phase 1 & Site Plan Rendering



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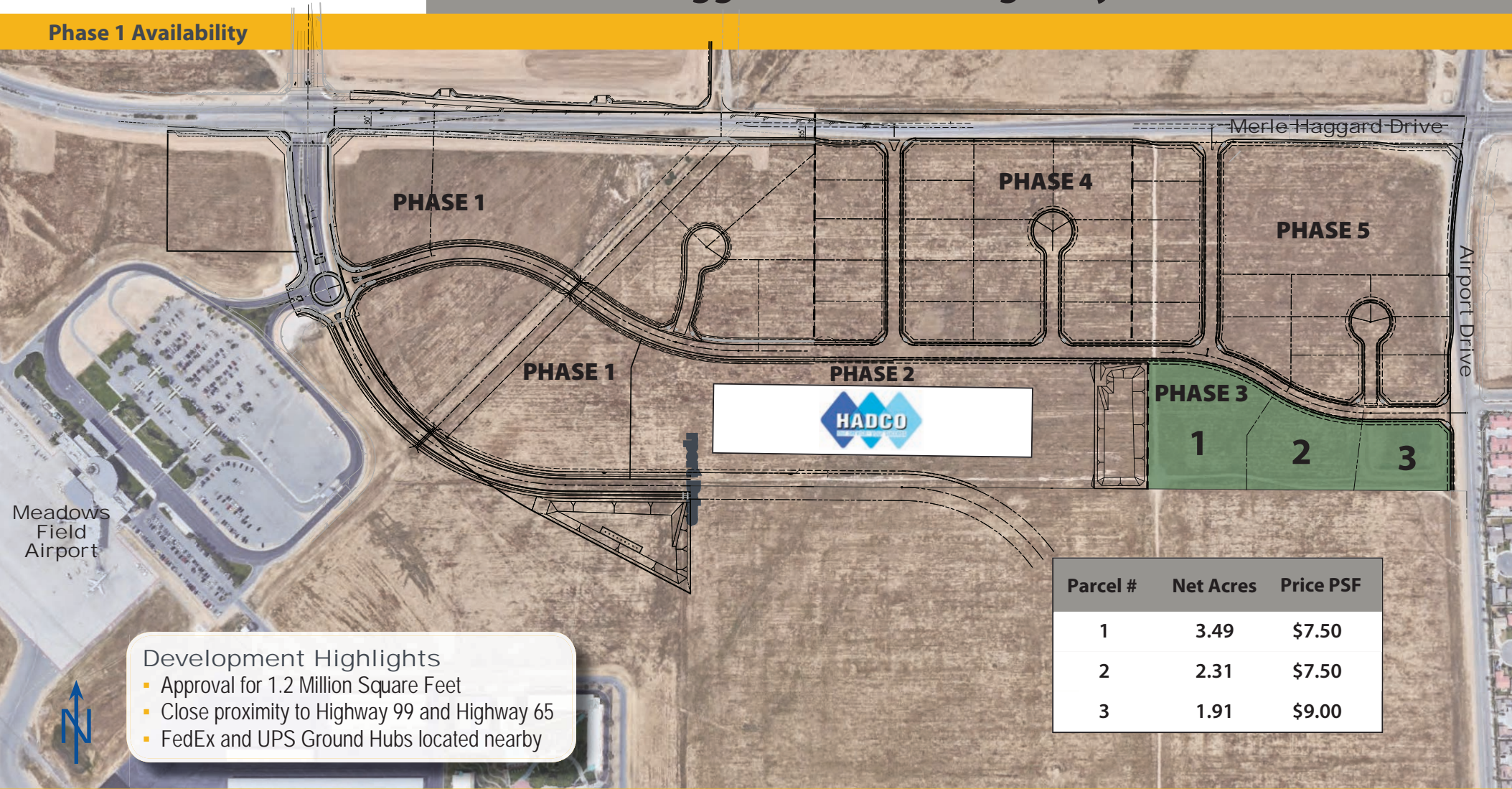
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Industrial Land Available FOR SALE

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Phase 1 Availability



- Development Highlights**
- Approval for 1.2 Million Square Feet
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Parcel #	Net Acres	Price PSF
1	3.49	\$7.50
2	2.31	\$7.50
3	1.91	\$9.00

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Demographic and Income Profile

Wings Way
 Wings Way, Bakersfield, California, 93308
 Ring: 2 mile radius

Prepared by Esri
 Latitude: 35.44110
 Longitude: -119.05227

Summary	Census 2010	2019	2024
Population	20,130	21,158	21,857
Households	7,365	7,650	7,849
Families	5,087	5,245	5,369
Average Household Size	2.71	2.75	2.77
Owner Occupied Housing Units	3,600	3,539	3,646
Renter Occupied Housing Units	3,765	4,111	4,203
Median Age	31.0	32.5	32.9
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.65%	0.67%	0.77%
Households	0.51%	0.62%	0.75%
Families	0.47%	0.62%	0.68%
Owner HHs	0.60%	0.79%	0.92%
Median Household Income	2.34%	2.99%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,084	14.2%	943	12.0%
\$15,000 - \$24,999	813	10.6%	695	8.9%
\$25,000 - \$34,999	937	12.2%	891	11.4%
\$35,000 - \$49,999	1,041	13.6%	952	12.1%
\$50,000 - \$74,999	1,574	20.6%	1,576	20.1%
\$75,000 - \$99,999	995	13.0%	1,137	14.5%
\$100,000 - \$149,999	849	11.1%	1,130	14.4%
\$150,000 - \$199,999	236	3.1%	355	4.5%
\$200,000+	123	1.6%	170	2.2%
Median Household Income	\$49,065		\$55,093	
Average Household Income	\$60,748		\$70,957	
Per Capita Income	\$21,609		\$25,049	

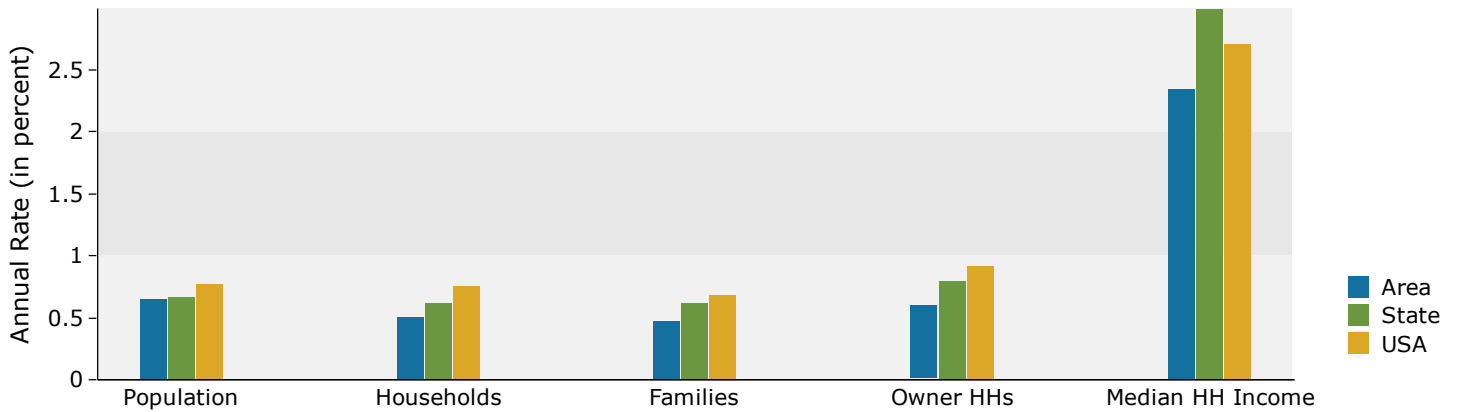
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,859	9.2%	1,852	8.8%	1,962	9.0%
5 - 9	1,533	7.6%	1,752	8.3%	1,836	8.4%
10 - 14	1,439	7.1%	1,583	7.5%	1,740	8.0%
15 - 19	1,606	8.0%	1,250	5.9%	1,442	6.6%
20 - 24	1,605	8.0%	1,282	6.1%	1,183	5.4%
25 - 34	3,175	15.8%	3,772	17.8%	3,622	16.6%
35 - 44	2,403	11.9%	2,770	13.1%	3,307	15.1%
45 - 54	2,583	12.8%	2,165	10.2%	2,102	9.6%
55 - 64	1,895	9.4%	2,216	10.5%	1,983	9.1%
65 - 74	1,193	5.9%	1,518	7.2%	1,601	7.3%
75 - 84	632	3.1%	745	3.5%	828	3.8%
85+	210	1.0%	251	1.2%	252	1.2%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,744	83.2%	16,697	78.9%	16,714	76.5%
Black Alone	278	1.4%	323	1.5%	348	1.6%
American Indian Alone	335	1.7%	360	1.7%	372	1.7%
Asian Alone	439	2.2%	604	2.9%	718	3.3%
Pacific Islander Alone	17	0.1%	22	0.1%	24	0.1%
Some Other Race Alone	1,500	7.5%	2,110	10.0%	2,502	11.4%
Two or More Races	817	4.1%	1,042	4.9%	1,179	5.4%
Hispanic Origin (Any Race)	3,763	18.7%	5,263	24.9%	6,387	29.2%

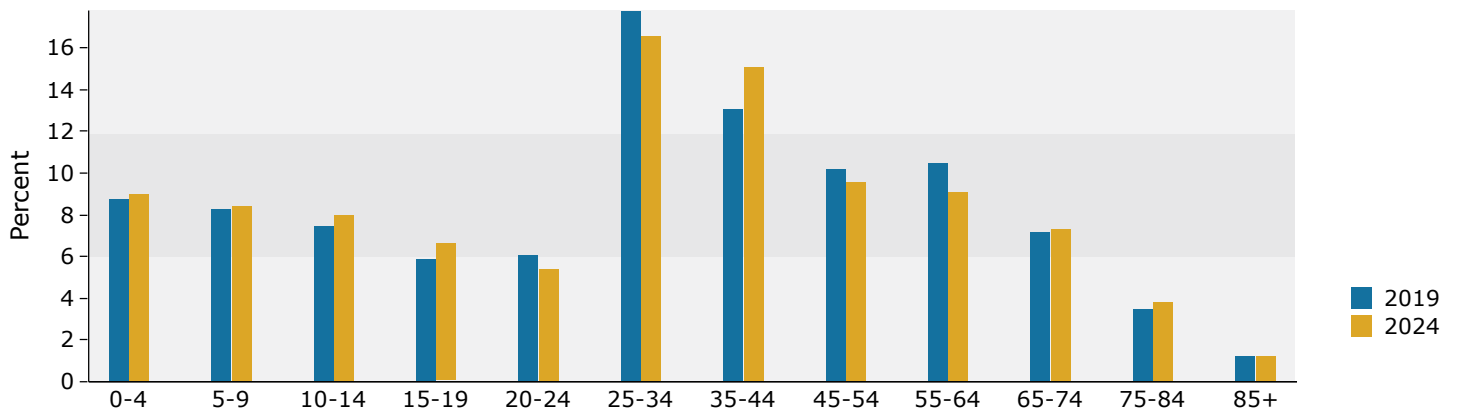
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

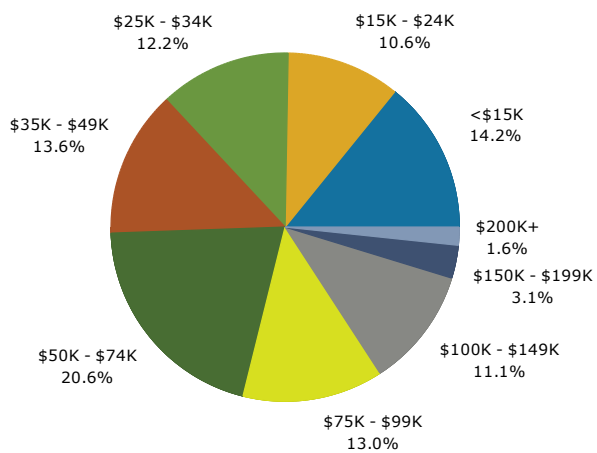
Trends 2019-2024



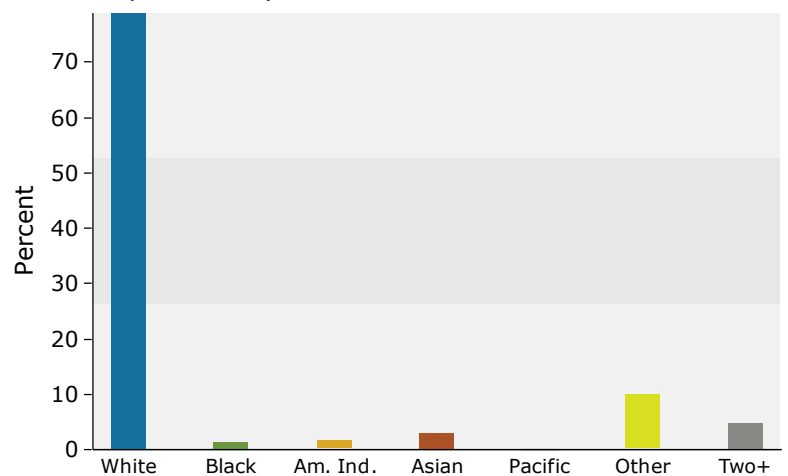
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 24.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Profile

Wings Way
 Wings Way, Bakersfield, California, 93308
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.44110
 Longitude: -119.05227

Summary	Census 2010	2019	2024
Population	44,201	46,394	47,869
Households	16,264	16,890	17,324
Families	11,207	11,581	11,862
Average Household Size	2.70	2.73	2.75
Owner Occupied Housing Units	8,519	8,555	8,838
Renter Occupied Housing Units	7,745	8,335	8,486
Median Age	33.8	34.8	35.4
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.63%	0.67%	0.77%
Households	0.51%	0.62%	0.75%
Families	0.48%	0.62%	0.68%
Owner HHs	0.65%	0.79%	0.92%
Median Household Income	3.04%	2.99%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	2,805	16.6%	2,506	14.5%
\$15,000 - \$24,999	2,009	11.9%	1,764	10.2%
\$25,000 - \$34,999	2,074	12.3%	1,982	11.4%
\$35,000 - \$49,999	2,398	14.2%	2,293	13.2%
\$50,000 - \$74,999	2,844	16.8%	2,902	16.8%
\$75,000 - \$99,999	1,772	10.5%	1,991	11.5%
\$100,000 - \$149,999	1,857	11.0%	2,335	13.5%
\$150,000 - \$199,999	650	3.8%	902	5.2%
\$200,000+	482	2.9%	649	3.7%
Median Household Income	\$43,624		\$50,682	
Average Household Income	\$62,298		\$72,706	
Per Capita Income	\$22,616		\$26,229	

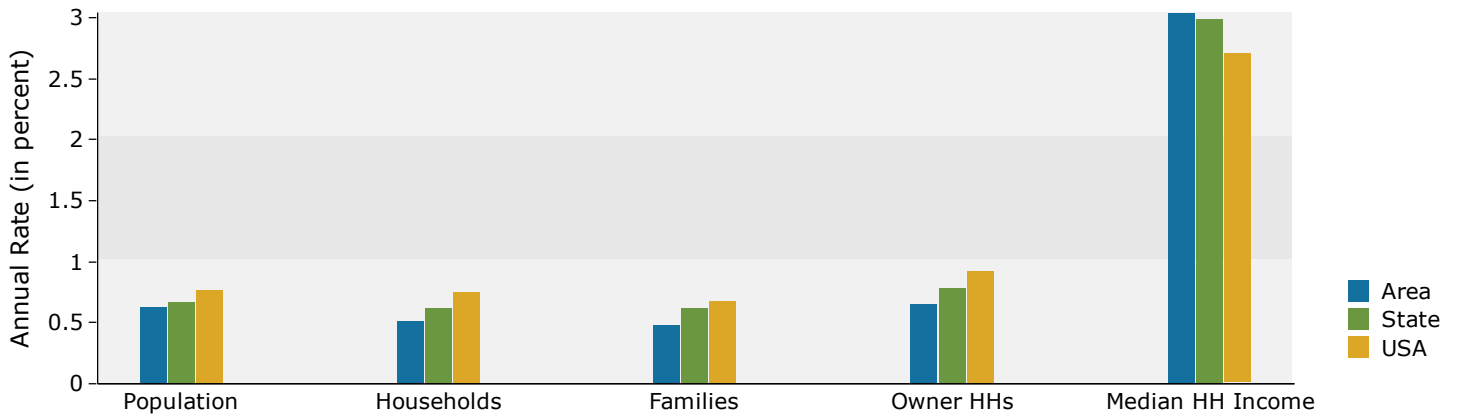
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,694	8.4%	3,608	7.8%	3,781	7.9%
5 - 9	3,229	7.3%	3,482	7.5%	3,598	7.5%
10 - 14	3,063	6.9%	3,267	7.0%	3,513	7.3%
15 - 19	3,504	7.9%	2,801	6.0%	3,076	6.4%
20 - 24	3,230	7.3%	2,849	6.1%	2,602	5.4%
25 - 34	6,088	13.8%	7,322	15.8%	7,088	14.8%
35 - 44	5,360	12.1%	5,651	12.2%	6,624	13.8%
45 - 54	6,244	14.1%	5,176	11.2%	5,021	10.5%
55 - 64	4,833	10.9%	5,604	12.1%	5,147	10.8%
65 - 74	2,997	6.8%	4,071	8.8%	4,455	9.3%
75 - 84	1,486	3.4%	1,955	4.2%	2,305	4.8%
85+	472	1.1%	606	1.3%	658	1.4%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,050	83.8%	37,015	79.8%	37,078	77.5%
Black Alone	499	1.1%	580	1.3%	625	1.3%
American Indian Alone	752	1.7%	799	1.7%	823	1.7%
Asian Alone	703	1.6%	968	2.1%	1,152	2.4%
Pacific Islander Alone	40	0.1%	50	0.1%	52	0.1%
Some Other Race Alone	3,377	7.6%	4,717	10.2%	5,581	11.7%
Two or More Races	1,779	4.0%	2,266	4.9%	2,558	5.3%
Hispanic Origin (Any Race)	8,339	18.9%	11,626	25.1%	14,097	29.4%

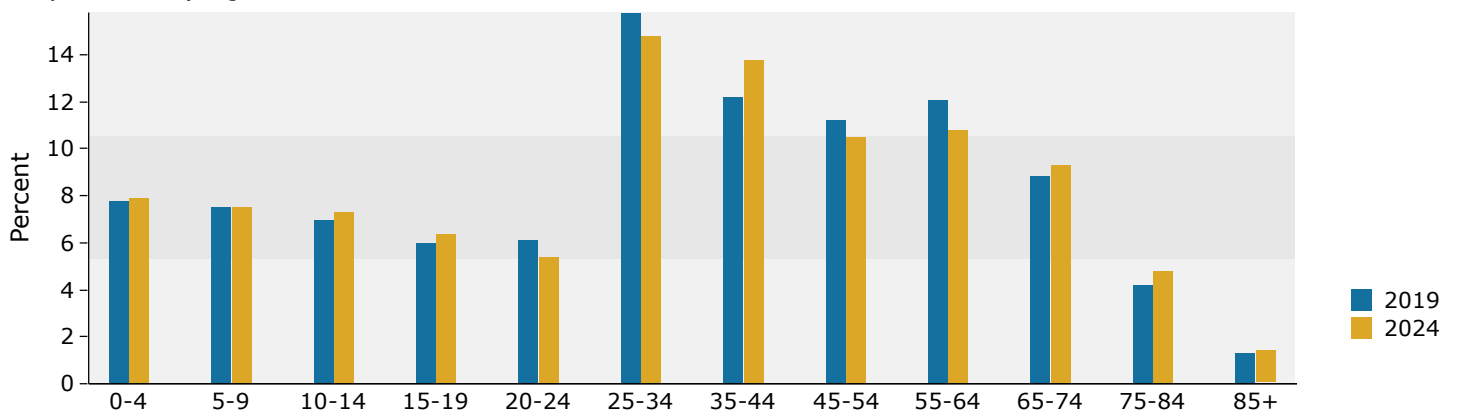
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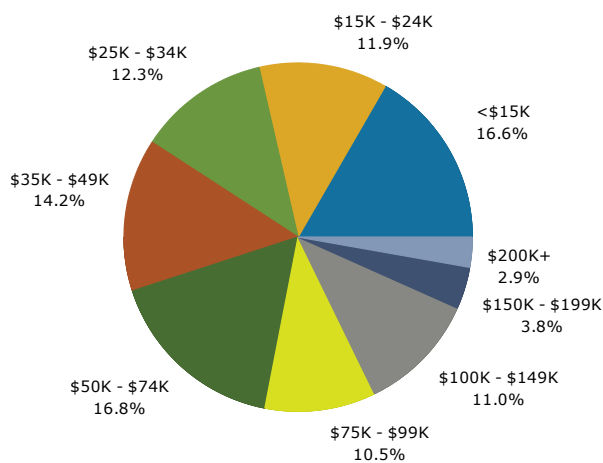
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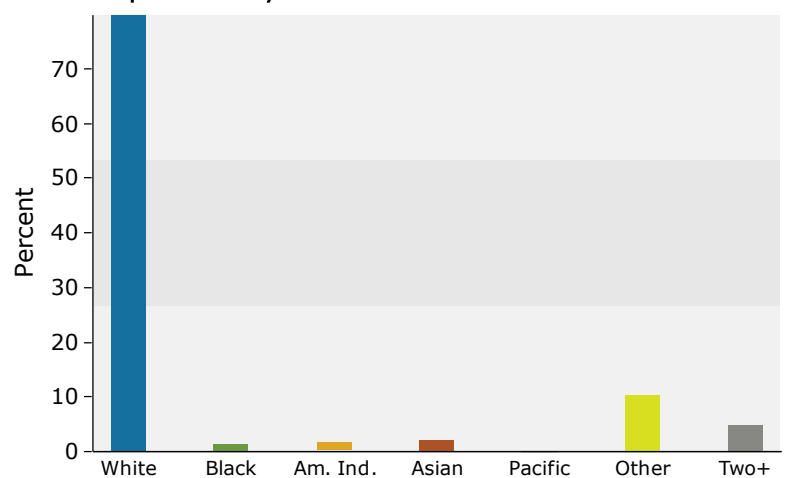
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 25.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Profile

Wings Way
 Wings Way, Bakersfield, California, 93308
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.44110
 Longitude: -119.05227

Summary	Census 2010	2019	2024
Population	100,244	106,800	110,475
Households	35,768	37,680	38,799
Families	25,198	26,533	27,307
Average Household Size	2.78	2.81	2.82
Owner Occupied Housing Units	20,508	21,369	22,264
Renter Occupied Housing Units	15,260	16,310	16,535
Median Age	32.5	33.9	34.5
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.68%	0.67%	0.77%
Households	0.59%	0.62%	0.75%
Families	0.58%	0.62%	0.68%
Owner HHs	0.82%	0.79%	0.92%
Median Household Income	2.49%	2.99%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	4,961	13.2%	4,483	11.6%
\$15,000 - \$24,999	3,690	9.8%	3,264	8.4%
\$25,000 - \$34,999	3,573	9.5%	3,329	8.6%
\$35,000 - \$49,999	5,207	13.8%	4,878	12.6%
\$50,000 - \$74,999	6,477	17.2%	6,472	16.7%
\$75,000 - \$99,999	4,346	11.5%	4,641	12.0%
\$100,000 - \$149,999	5,581	14.8%	6,477	16.7%
\$150,000 - \$199,999	2,240	5.9%	3,040	7.8%
\$200,000+	1,603	4.3%	2,215	5.7%
Median Household Income	\$53,938		\$61,009	
Average Household Income	\$74,362		\$86,497	
Per Capita Income	\$26,126		\$30,212	

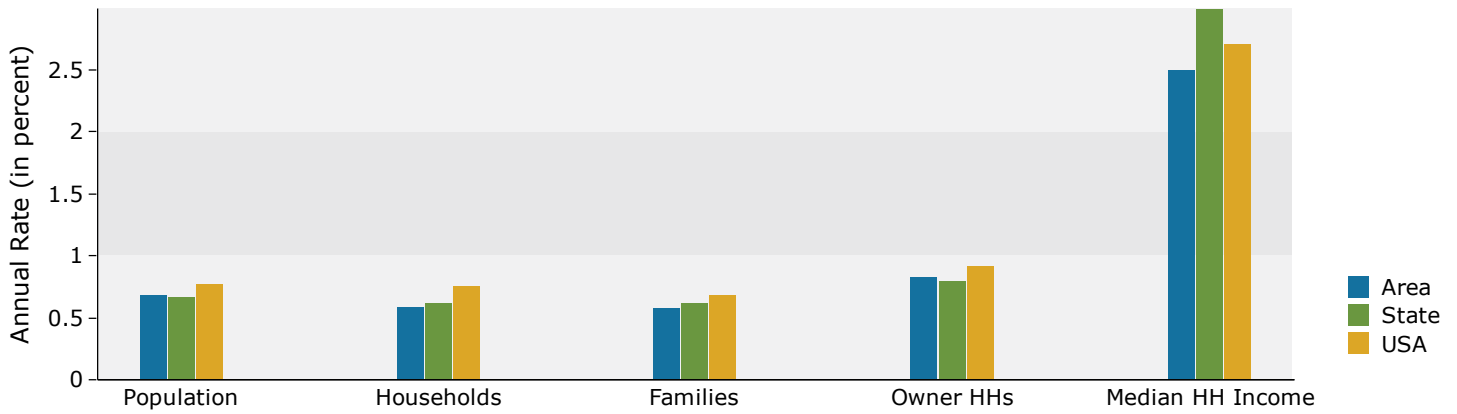
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,589	8.6%	8,458	7.9%	8,851	8.0%
5 - 9	7,933	7.9%	8,350	7.8%	8,500	7.7%
10 - 14	7,715	7.7%	7,985	7.5%	8,316	7.5%
15 - 19	7,917	7.9%	6,891	6.5%	7,306	6.6%
20 - 24	7,003	7.0%	6,731	6.3%	6,159	5.6%
25 - 34	14,328	14.3%	16,789	15.7%	17,006	15.4%
35 - 44	13,298	13.3%	14,091	13.2%	15,850	14.3%
45 - 54	13,647	13.6%	12,320	11.5%	12,246	11.1%
55 - 64	10,085	10.1%	11,867	11.1%	11,108	10.1%
65 - 74	5,723	5.7%	8,324	7.8%	9,160	8.3%
75 - 84	2,941	2.9%	3,723	3.5%	4,623	4.2%
85+	1,064	1.1%	1,268	1.2%	1,349	1.2%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,359	75.2%	75,579	70.8%	75,671	68.5%
Black Alone	3,173	3.2%	3,502	3.3%	3,589	3.2%
American Indian Alone	1,624	1.6%	1,681	1.6%	1,702	1.5%
Asian Alone	3,474	3.5%	4,578	4.3%	5,317	4.8%
Pacific Islander Alone	144	0.1%	170	0.2%	180	0.2%
Some Other Race Alone	12,040	12.0%	15,830	14.8%	17,981	16.3%
Two or More Races	4,429	4.4%	5,461	5.1%	6,034	5.5%
Hispanic Origin (Any Race)	27,077	27.0%	35,824	33.5%	41,756	37.8%

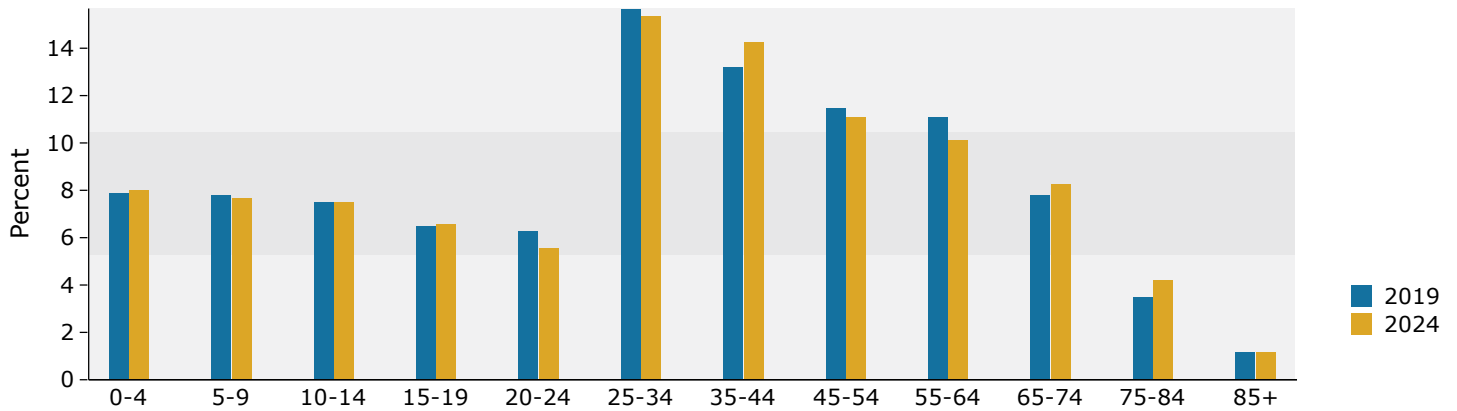
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

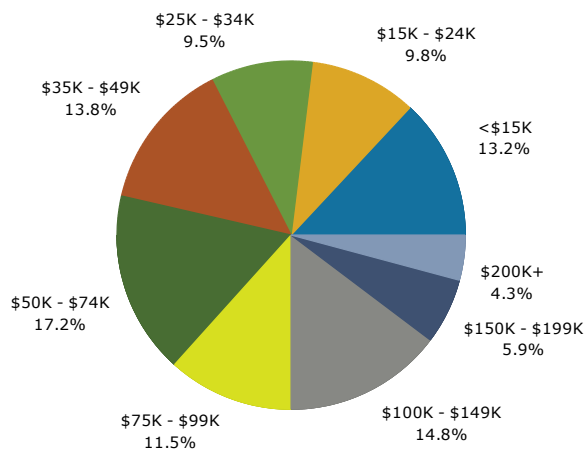
Trends 2019-2024



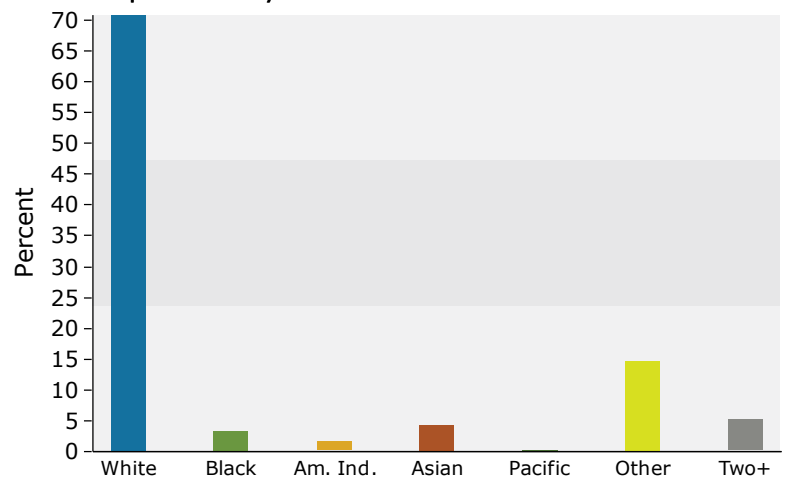
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 33.5%