



Shafter, California

Growth Opportunities

SCAN ME



**10-Mile Area
(incl. Wasco, McFarland)**

Population
66,900

Households
17,300

Avg HH Income
\$75,300

The City of Shafter started as a farming community, and today has evolved into a **diverse economic engine** – leading the Central Valley in offering competitive locations for companies and families to plant their roots.

One of the fastest growing California cities over the past ten years, Shafter is located just 12 miles north-west of the City of Bakersfield and is the **safest community in Kern County**.

Major developers ready to develop residential neighborhoods and industrial distribution facilities, driving **future household / employment growth** and new demand for commercial and retail development.



2023 City Demographics

Population

21,700 – 2023 City Est.
7,000 – (est. next 5 years)*

Households

5,800 – 2023 Est.
1,500 – (est. next 5 years)*

Avg. Household Income

\$80,600

Median Home Sale Price

\$332,500
(12-month rolling avg.)

Average Household Size

3.6

Median Age

29

Bachelor's Degree +

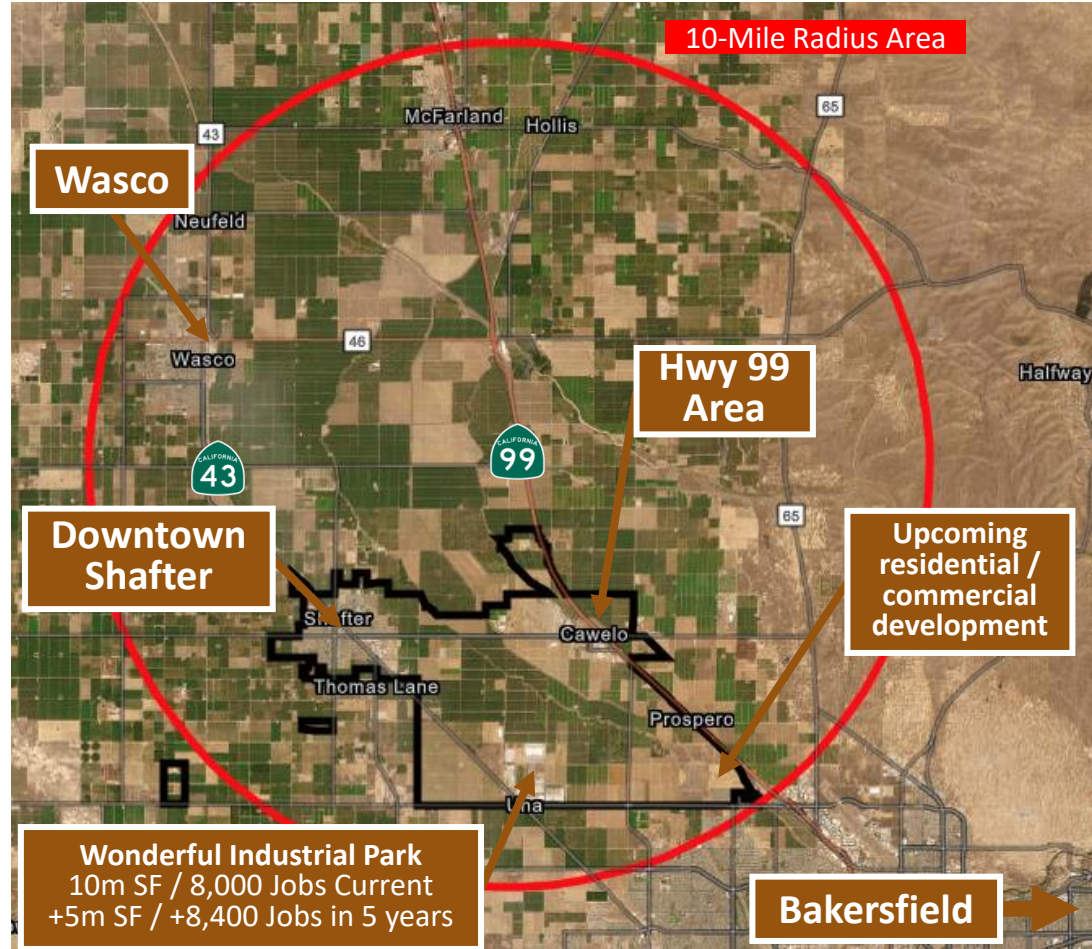
15%

Hispanic Population

79%

Jobs

12,400



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<p>Growing area with new housing and new jobs.</p> <p>Opportunities for retail, restaurant, hospitality, residential, and industrial.</p>	<p>For a trade area tour, please contact:</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>Ken K. Hira President Kosmont Companies (949) 226-0288 khira@kosmont.com</p> </td> <td style="vertical-align: top;"> <p>Gabriel Gonzalez City Manager City of Shafter (661) 746-5005 ggonzalez@shafter.com</p> </td> </tr> </table>	<p>Ken K. Hira President Kosmont Companies (949) 226-0288 khira@kosmont.com</p>	<p>Gabriel Gonzalez City Manager City of Shafter (661) 746-5005 ggonzalez@shafter.com</p>
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Retail / Hotel Opportunity Sites

Shafter, California

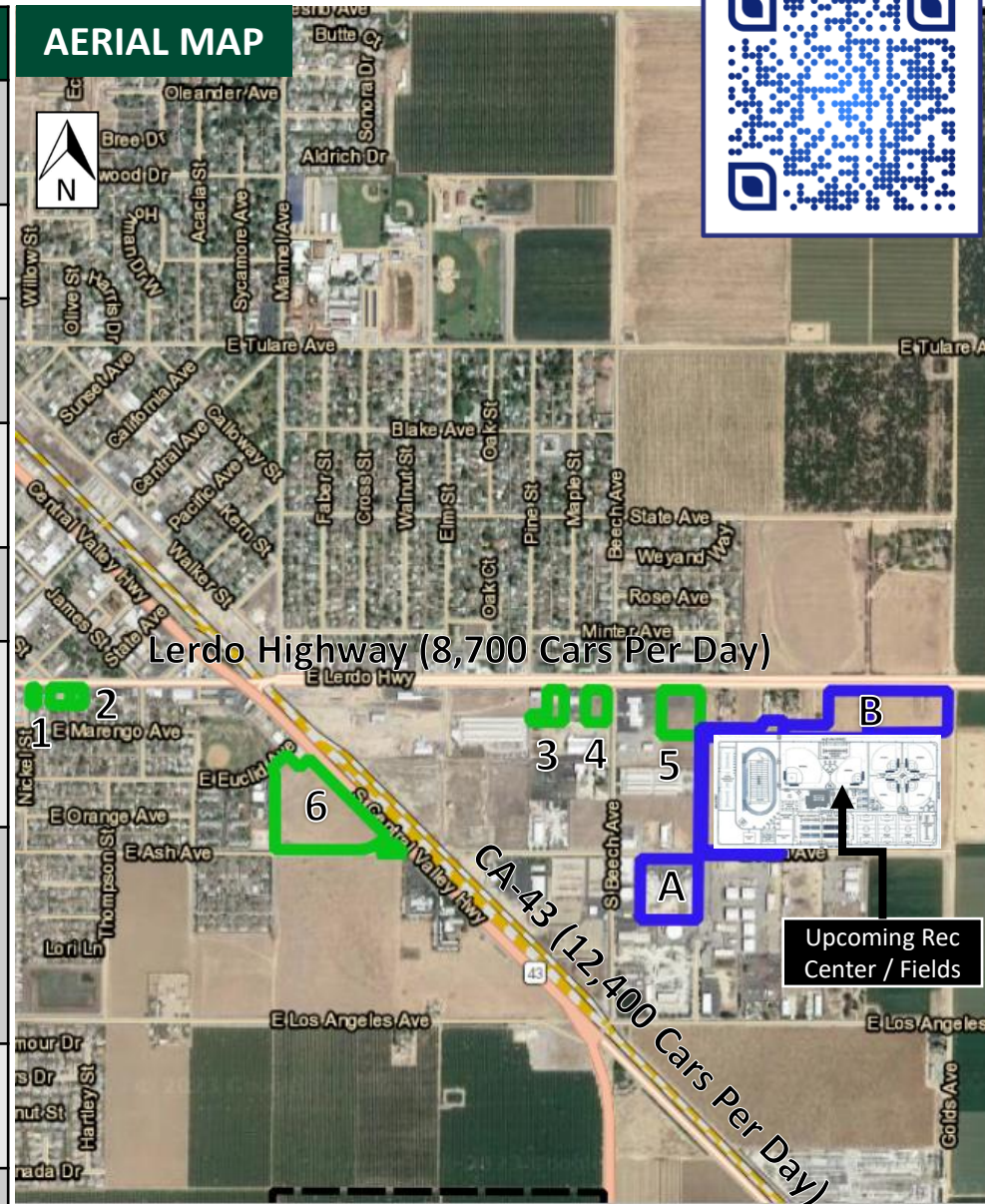
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OPPORTUNITY SITE INFORMATION

1	<u>201 E. Lerdo Highway</u> 0.17 AC corner General Commercial site, seeking new opportunities
2	<u>241 – 269 E. Lerdo Highway</u> 0.85 AC General Commercial Site
3	<u>843 E. Lerdo Highway</u> 0.96 AC Business Park site for sale / lease
4	<u>955 E. Lerdo Highway</u> 0.98 AC Business Park site for sale / lease
5	<u>E. Lerdo Highway</u> 2.48 AC Business Park site (\$540k)
6	<u>501 Santa Fe Way</u> 10 AC General Commercial site, future downtown core shopping center planned for grocery, retail; new homes in progress
7	<u>7th Standard/Gossamer (Not on Map)</u> 10.6 AC Specific Plan site, future shopping center anchored by grocery, retail, medical; seeking tenants / working on site plans
A	<u>1150 E Ash Ave</u> City-owned; 4.96 AC Business Park site, former prison
B	<u>1451 Lerdo Hwy</u> City-owned; 7.4 AC Business Park Site, borders future sports fields, retail opportunity
C	<u>5821 E Lerdo Hwy (Not on Map)</u> City-owned; 12.34 AC Business Park site, proximity to Highway 99, freeway retail opportunity
D	<u>250 Carver St (Not on Map)</u> City-owned; 4.15 AC Industrial site, proximity to Highway 99

AERIAL MAP



CONTACT US FOR A TOUR



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