



CUSHMAN &  
WAKEFIELD

3000 MALL VIEW ROAD, BAKERSFIELD, CA

# City Lights

OPENING Q1 2027

Northeast Bakersfield's  
Newest Regional Shopping Hub



# illuminating

EVERYDAY LIVING

## City Lights

This new regional retail destination is designed to brighten daily life for families across Northeast Bakersfield. For years, residents have traveled across town to reach many of their favorite stores and restaurants, but now this 350,000 SF open-air center brings those everyday essentials right into their community. City Lights offers a friendly, close-to-home place to gather, dine, and get things done.

350,000 SF  
NEW OPEN-AIR RETAIL CENTER

15K – 33K SF  
RETAIL SPACE AVAILABLE

1M+ SF  
ESTABLISHED NATIONAL  
RETAILERS NEARBY

HIGHWAY 178  
IMMEDIATELY ADJACENT



# JOIN THE glow up

City Lights is in the middle of an exciting glow-up, already coming together with an impressive mix of nationally recognized brands, everyday essentials, and favorite dining destinations. Thoughtfully curated for Northeast Bakersfield and surrounding areas, this growing lineup brings the stores and restaurants residents have been asking for—now right in their own neighborhood.



## Now Leasing Alongside:



**SALLY BEAUTY**

POSITIONED  
IN THE

# best light



City Lights is strategically positioned among some of Northeast Bakersfield and the surrounding area's most established and high-performing retailers. With major national brands including Target, Walmart Supercenter, Home Depot, Albertsons, and Starbucks nearby, the center benefits from strong daily traffic and a built-in customer base. This prime location places new retailers directly in the path of proven demand.



# FIND SPACE TO shine in

From fresh groceries and fashion to beauty, home, and family-friendly dining, City Lights brings together a thoughtful mix of retail and dining that fits naturally into everyday life in Northeast Bakersfield and surrounding areas. A limited number of spaces remain for retailers looking to join this lineup.

CALIFORNIA STATE ROUTE 178



# under the spotlight:

## BAKERSFIELD, KERN COUNTY

Kern County is anchored by Bakersfield, the region's primary population, employment, and retail hub. As one of California's fastest-growing and most affordable cities, Bakersfield continues to attract residents seeking opportunity, value, and quality of life. This growth drives sustained demand for neighborhood shopping, dining, and services.

Serving nearly 920,000 residents across Kern County, Bakersfield functions as the Central Valley's key shopping and service destination. A young workforce, steady job growth, and an affordable cost of living support frequent consumer spending and make the city an attractive market for retailers.

### WHY RETAILERS THRIVE HERE

- Growing, young, working population
- Affordable lifestyle that supports frequent shopping and dining
- Strong employment base with long-term growth

### BAKERSFIELD AT A GLANCE

215,759

TRADE AREA  
POPULATION (5 MI)

67,390

TRADE AREA  
HOUSEHOLDS (5 MI)

#5 Most Desired U.S. City  
to Move to in 2024 (FORBES)

\$1.8 Billion

IN CONSUMER SPENDING  
WITHIN 5 MILES

31-33

MEDIAN AGE OF  
PRIME SPENDING  
DEMOGRAPHIC

60K+

CARS/DAY  
DAILY TRAFFIC  
EXPOSURE

3rd

MOST AFFORDABLE  
HOUSING MARKET  
IN CALIFORNIA

*click here*

LEARN MORE ABOUT  
KERN COUNTY



# City Lights

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