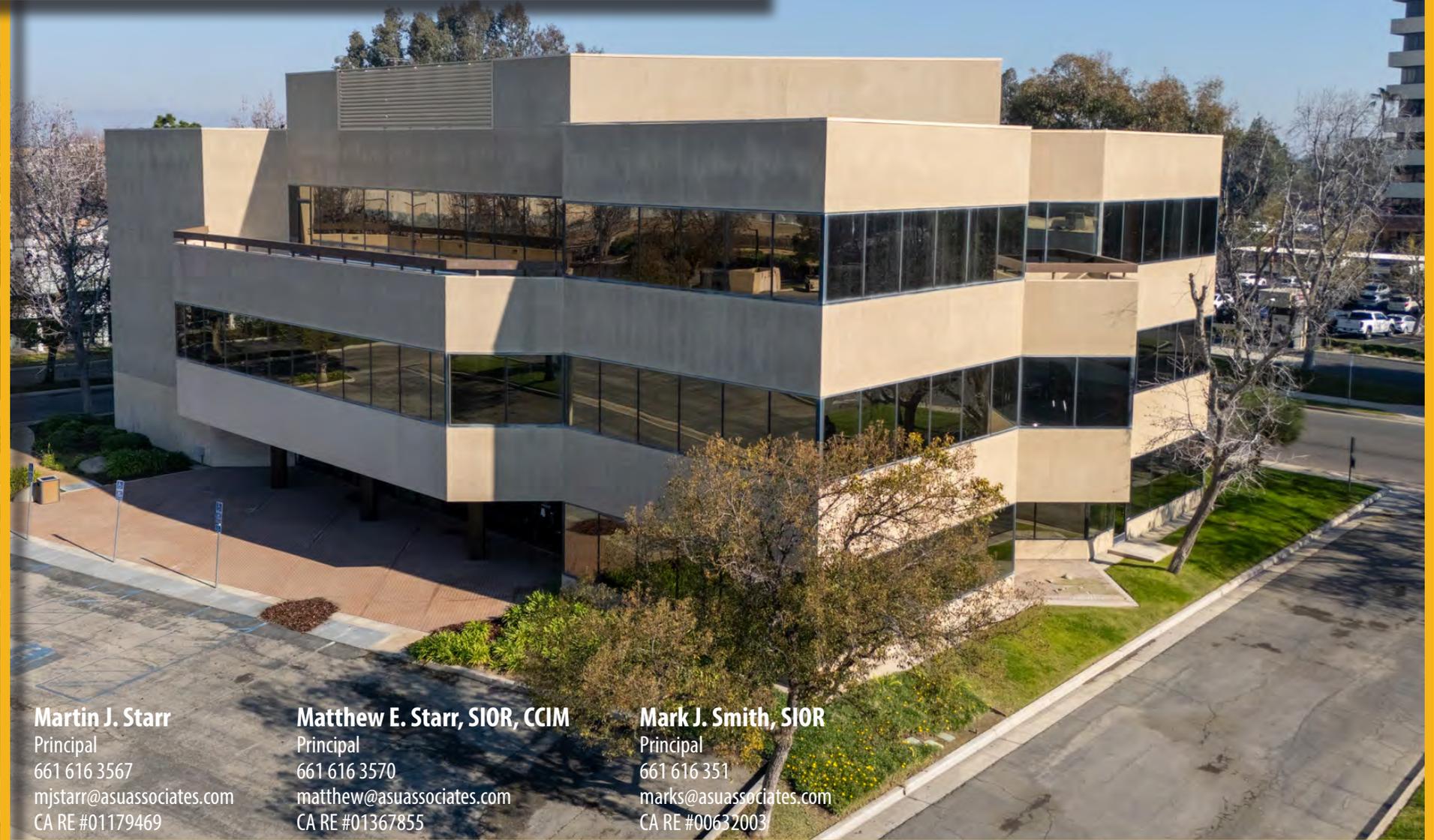


Offering Memorandum

901 Tower Way - Bakersfield, CA
Class A Office Building For Sale



Martin J. Starr

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661 862 5454

- Offering Memorandum Cover Page 1
- Table of Contents 2
- Disclosures & Confidentiality 3
- Property Information 4
- Property Highlights 5
- Building Systems 6
- Market Information 7
- Property Photos 8-9
- Floor Plans 10-12
- Site Plan 13
- Aerial Property Photo 14
- Aerial of California Corridor 15
- Assessor's Parcel Map 16
- Zoning Map 17
- Demographics 18-19
- Bakersfield & Kern County Information 20
- Top 10 Reasons To Do Business In Kern County 21
- Kern County At A Glance 22
- ASU Commercial Brokerage Team 23



Disclosures & Confidentiality

The enclosed Offering Memorandum package has been prepared solely for informational purposes to assist a prospective purchaser in determining whether it wishes to proceed with an in-depth investigation of the property described herein. It is intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of herein the "Property".

Prospective purchasers are expected to review independently all documents related to the Property as to the accuracy and completeness of the information contained herein. All financial projections are provided for general reference purposes only. These projections have been based upon various assumptions relating to the general economy, competition and other factors beyond the reasonable control of ASU Commercial, and, therefore, are subject to material variation.

ASU Commercial, and its respective officers, employees or agent representatives do not make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum package or any of its contents. In this Offering Memorandum package, certain documents, are described in summary form. These summaries do not purport to be complete, nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently such documents.

By receipt of this Offering Memorandum package, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose directly or indirectly this Offering Memorandum package or any of its contents to any other entity (except affiliates or prospective purchasers) without the prior written authorization of the owner and ASU Commercial. You also agree that you will not use this Offering Memorandum package or any of its contents in any manner detrimental to the interest of the Owner and ASU Commercial. Photocopying or other mass duplication of this Offering Memorandum package without the permission of ASU Commercial is prohibited.

The information contained in this Offering Memorandum package was obtained from third parties and/or directly from the owner, and it has not been independently verified by ASU Commercial or its agents. Prospective purchasers should have the experts of their choice inspect the Property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Additional information and an opportunity to inspect the property will be made available to any interested and qualified prospective purchasers.

If prior to or upon your review of this Offering Memorandum package you no longer have any further interest or you do not wish to pursue negotiations leading to this acquisition, please return this Offering Memorandum package in its original form to this submitting agent at:

ASU Commercial • 11601 Bolthouse Drive Suite 110 • Bakersfield, California 93311

The Property described in this Offering Memorandum package may be subject to prior sale, modification and/or withdrawal from the market by the owner at any time without prior notice. Owner and ASU Commercial each expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the Property owner's obligations thereunder have been satisfied or waived. The terms and conditions stated in this "Confidentiality and Disclaimer" page will relate to all of the sections contained in this Offering Memorandum package as if stated independently therein.

Property Summary

ASU Commercial is pleased to present 901 Tower Way for sale, located in the heart of the Southwest Office Market, Bakersfield's largest and most centrally located office submarket. A three-story office building that is fully vacant is an ideal asset for an owner/user of office space. This building is situated near more than 3.2 million square feet of professional office space off of the California Avenue corridor and with its proximity to Truxtun Avenue Extension, the Westside Parkway and Highway 99, is ideally located to access all areas of Greater Bakersfield. Seller is replacing two 50-ton HVAC units and installing a new boiler pump prior to sale.

Property Details

- **Address** 901 Tower Way, Bakersfield, CA 93309
- **APN** 331-023-19
- **Building Size**
Per Owner - 26,602 SF
Per Public Record - 28,411 SF
- **Land Size** 1.85 acres
- **Year Built** 1984
- **Parking** Approximately 119 on-site parking stalls (4.50 stalls per 1,000 SF)
- **Zoning** C-0, Commercial Office, City of Bakersfield
- **Submarket** Southwest/California Avenue Corridor

Offering



Owner/User Opportunity



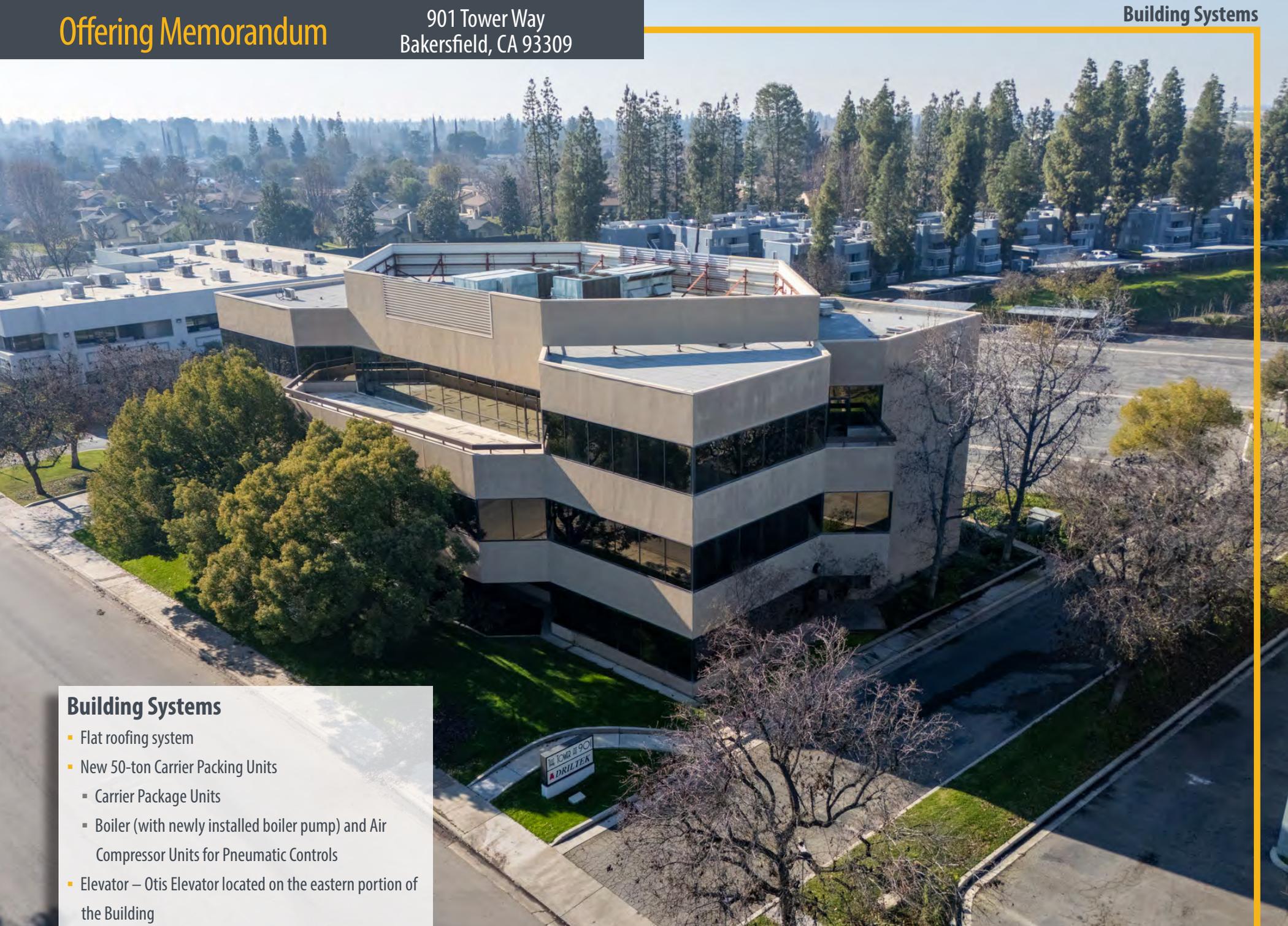
Fee Simple - All Cash



\$4,225,000.00 (\$159 PSF)

- New roof mounted mechanical units (2-50 ton package units) as well as a new boiler pump.
- Located on a secondary roadway with minimal traffic obscuring ingress and egress.
- Hard to find owner/user opportunity priced well below comparable replacement cost.
- Located in the geographic center of Bakersfield in the largest office submarket with more than 3.2 million square feet of rentable office space.
- Close in proximity (less than one mile) to the Mohawk Street on/off ramp to the Westside Parkway / Hwy 58. Just over one mile from the California Avenue on/off ramp to Highway 99.
- Convenient parking field, consisting of approximately 119 stalls.
- Monument signage along the frontage with the possibility of prominent building-top signage for corporate identification.
- Located in close proximity to daily needs including gas, banks, grocery, restaurants, etc.





Building Systems

- Flat roofing system
- New 50-ton Carrier Packing Units
 - Carrier Package Units
 - Boiler (with newly installed boiler pump) and Air Compressor Units for Pneumatic Controls
- Elevator – Otis Elevator located on the eastern portion of the Building

Bakersfield Office Market

- Total market size of approximately 9,250,000 rentable square feet.
- 5055 California Avenue is located within the Southwest Bakersfield / California Corridor submarket. This submarket totals approximately 35% of the Bakersfield office market.
- Current citywide vacancy rate of 7.62%, down 128 basis points from mid-year 2024 with consistent sub10% vacancy market-wide since early 2022.
- Submarket vacancy rate of 10.51% in all classes of space, down 141 basis points year over year.
- Upward pressure on rental rates market-wide due to declining vacancy rates and high construction costs.

Northwest

Size **816,874 SF**
 Vacancy **7.78%**
 12-Mo. Change **↓ 19 basis points**

Central

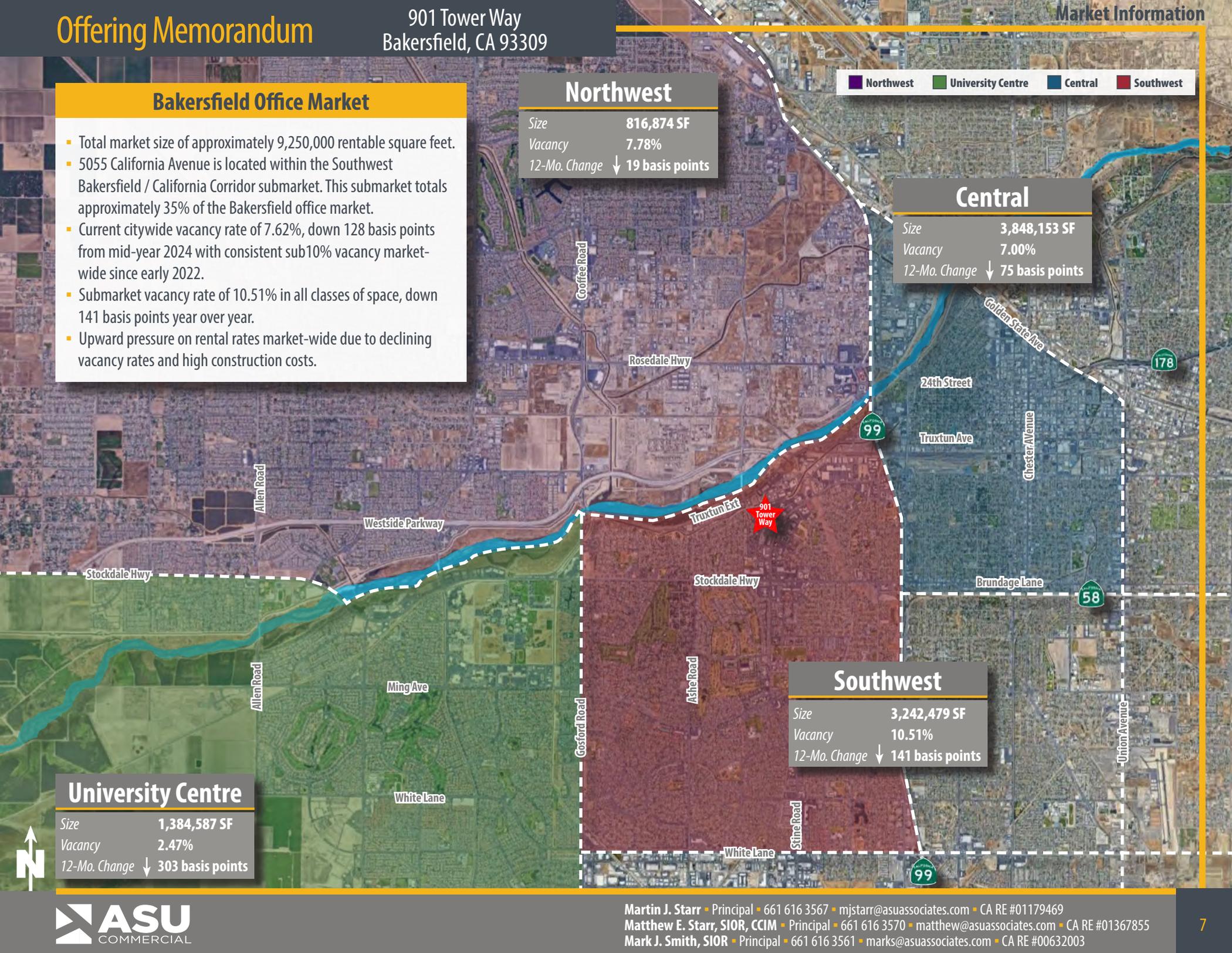
Size **3,848,153 SF**
 Vacancy **7.00%**
 12-Mo. Change **↓ 75 basis points**

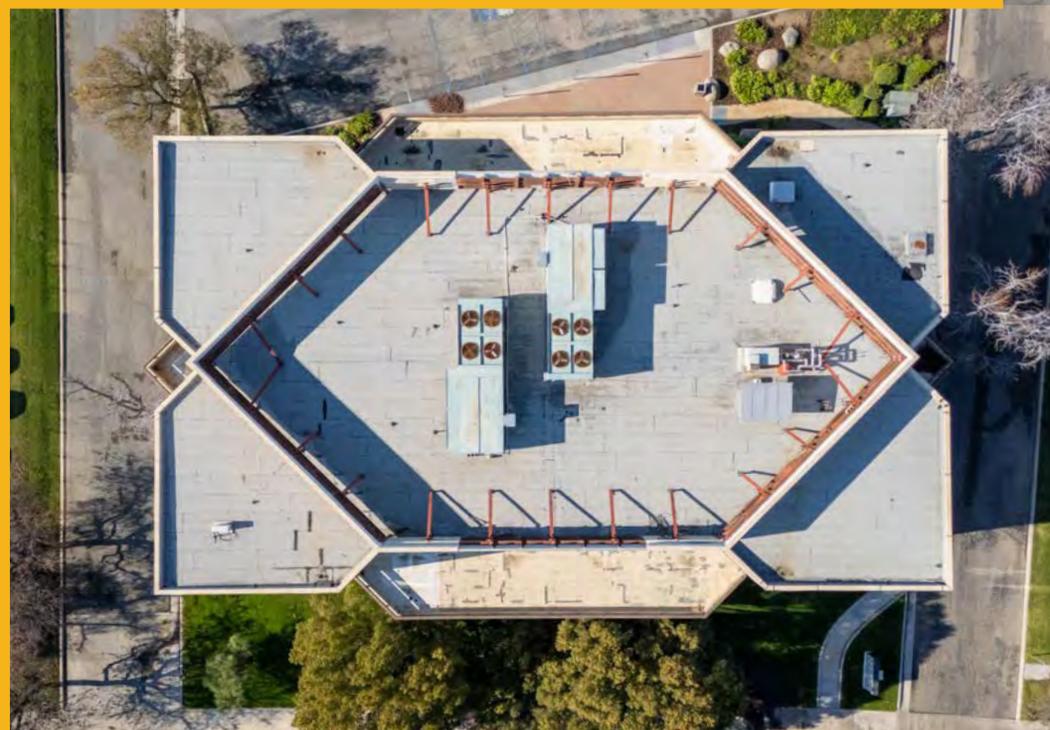
Southwest

Size **3,242,479 SF**
 Vacancy **10.51%**
 12-Mo. Change **↓ 141 basis points**

University Centre

Size **1,384,587 SF**
 Vacancy **2.47%**
 12-Mo. Change **↓ 303 basis points**







Northeast



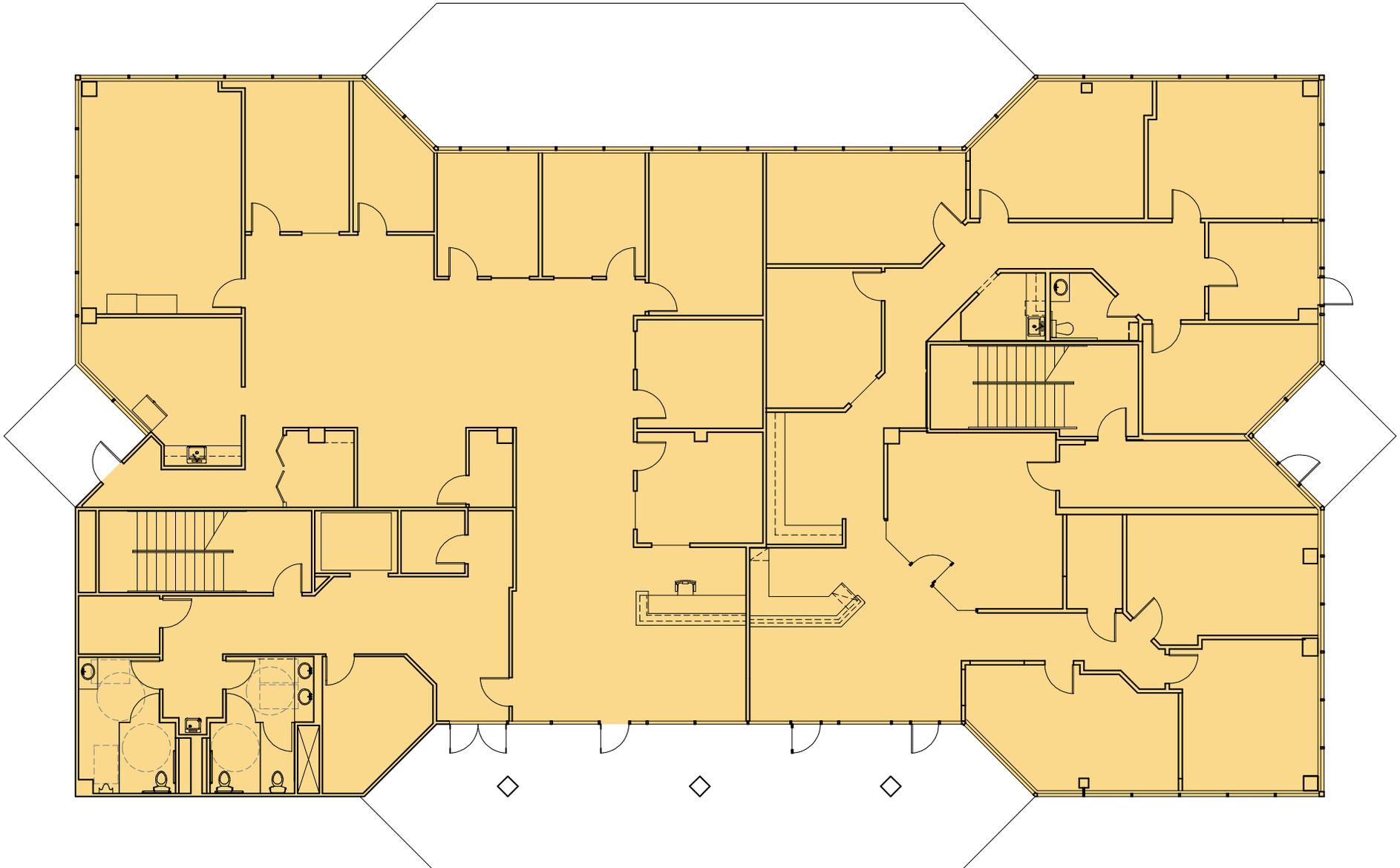
Southwest



Southeast



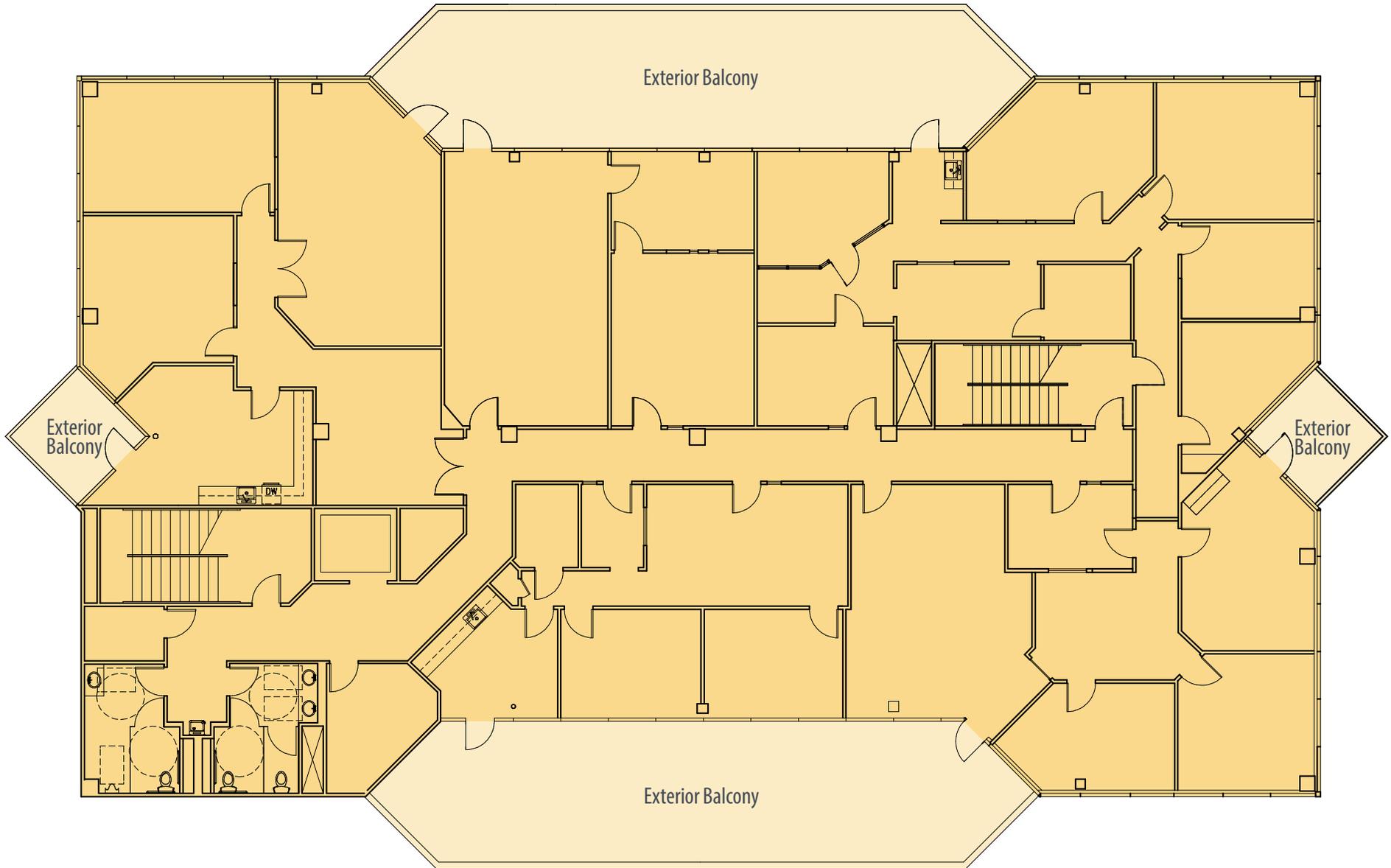
Northwest



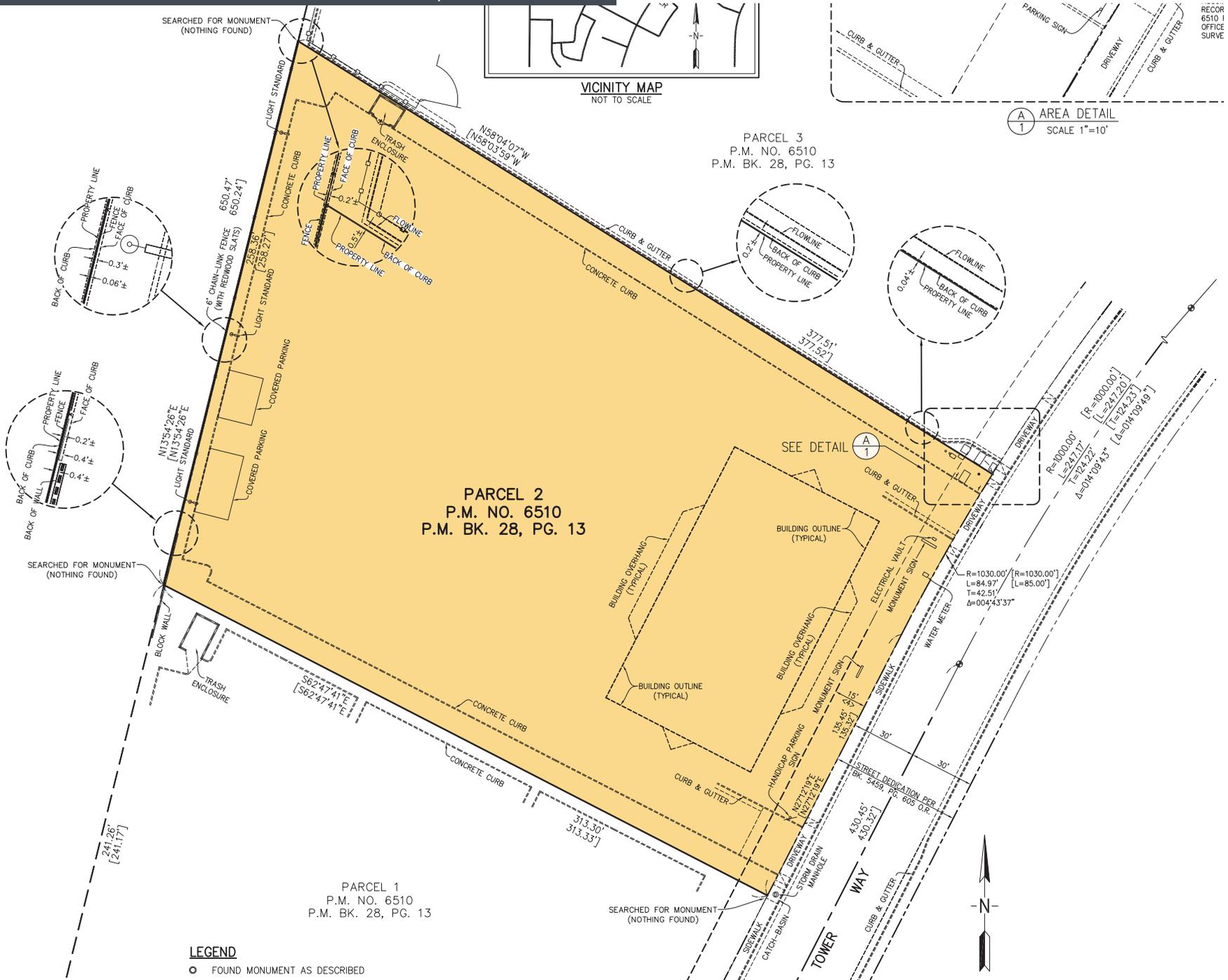
*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



Stockdale Towers

BANK OF AMERICA



32,256 AADT

20,375 AADT

Tower Way

Mohawk Street

Offering Memorandum

901 Tower Way
Bakersfield, CA 93309

Aerial of California Corridor



50,122 AADT
29,433 AADT

28,939 AADT

20,375 AADT
32,256 AADT

VONS HomeGoods
Office DEPOT
Party City
usbank CHASE

Smart & Final
CVS pharmacy
CHÖZE FITNESS
FISH GRILL
Urbane Cafe

HOBBY LOBBY
LASSENS
IN-SHAPE HEALTH CLUBS
Panera
Curlington
ROSS DRESS FOR LESS
Spectrum

BLAZE PIZZA
STARBUCKS COFFEE
The Habit BURGER GRILL
Creamistry
Bok Bok Chicken
UBREAKFIX
STACK'S
Hampton Inn & Suites
Piel Puesto
FIREHOUSE SUBS
verizon



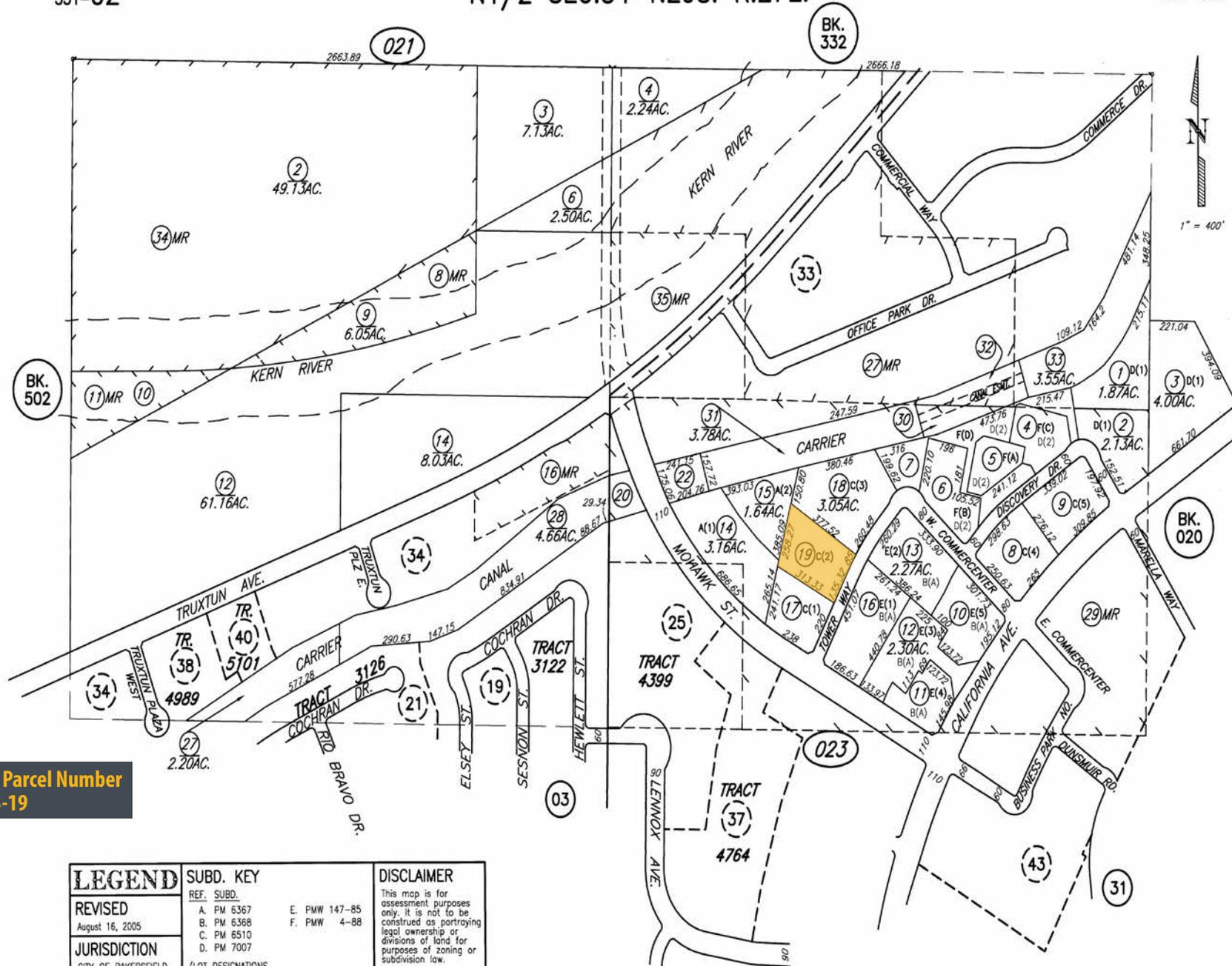
901 Tower Way

Demographics	1 Mile	2 Mile	3 Mile
Total Population	9,928	38,956	105,290
Total Households	3,831	15,054	38,493
Average Household Income	\$81,97	\$86,150	\$87,486
Median Household Income	\$62,838	\$65,556	\$66,495

331-02

N1/2 SEC.34 T.29S. R.27E.

331-02

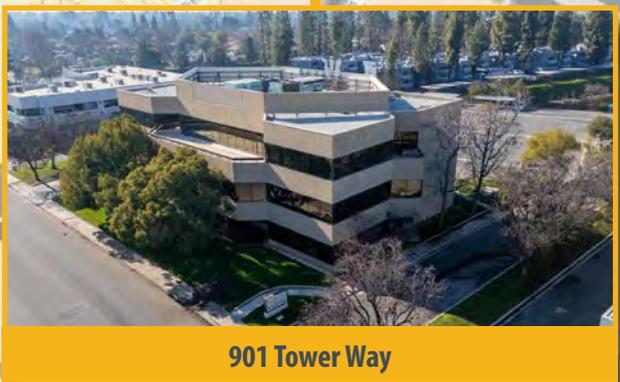
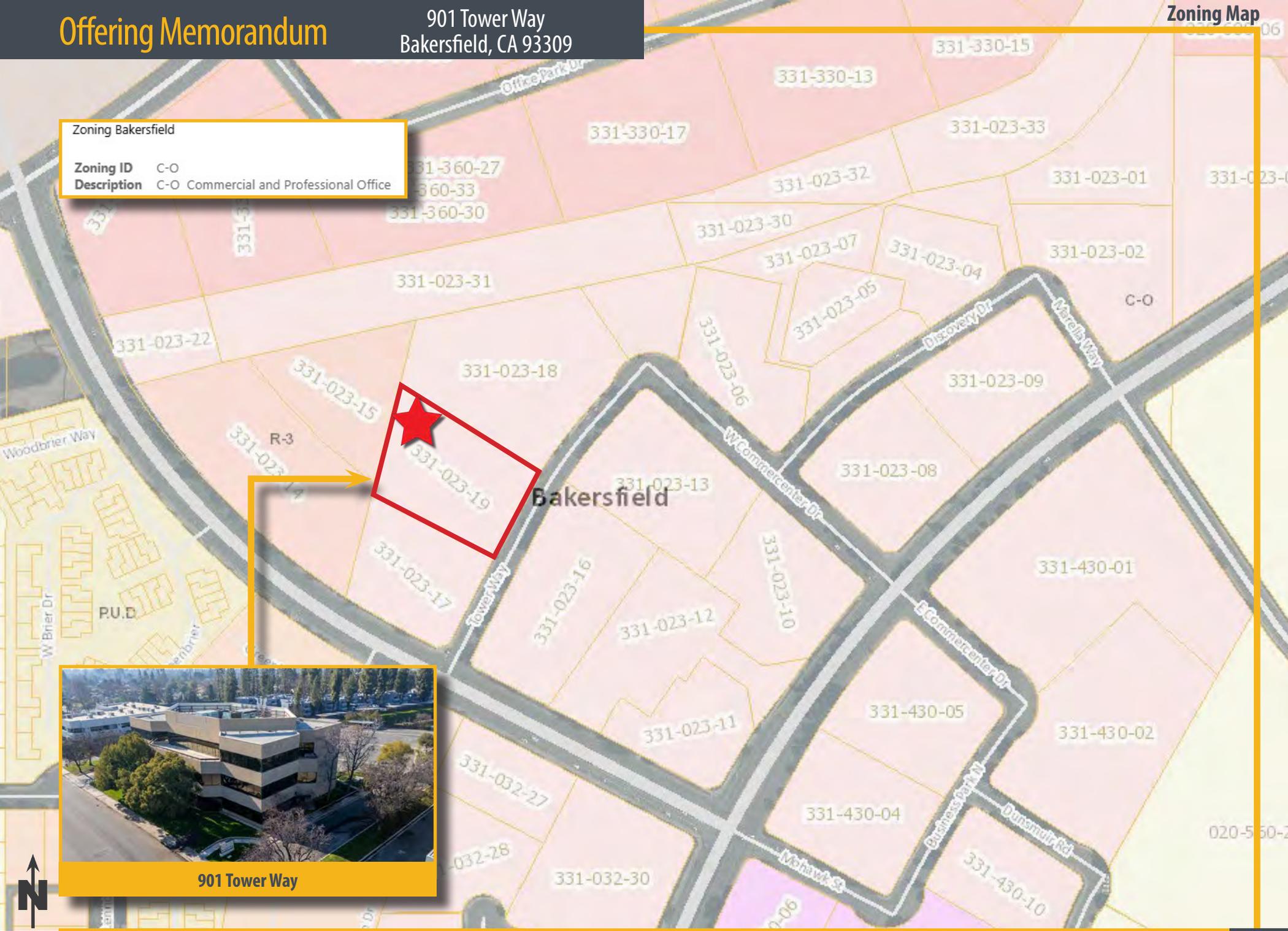


Assessor's Parcel Number
▪ 331-023-19

LEGEND	SUBD. KEY	DISCLAIMER
REVISED August 16, 2005	REF. SUBD. A. PM 6367 B. PM 6368 C. PM 6510 D. PM 7007	This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
JURISDICTION CITY OF BAKERSFIELD	E. PMW 147-85 F. PMW 4-88 (LOT DESIGNATIONS IN PARENTHESIS)	

ASSESSORS MAP NO. 331-02
COUNTY OF KERN

Zoning Bakersfield
Zoning ID C-O
Description C-O Commercial and Professional Office



1 mile

INCOME



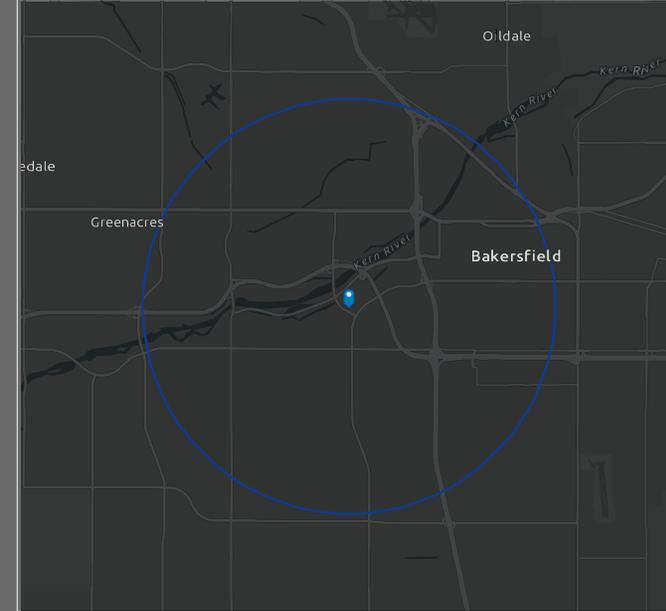
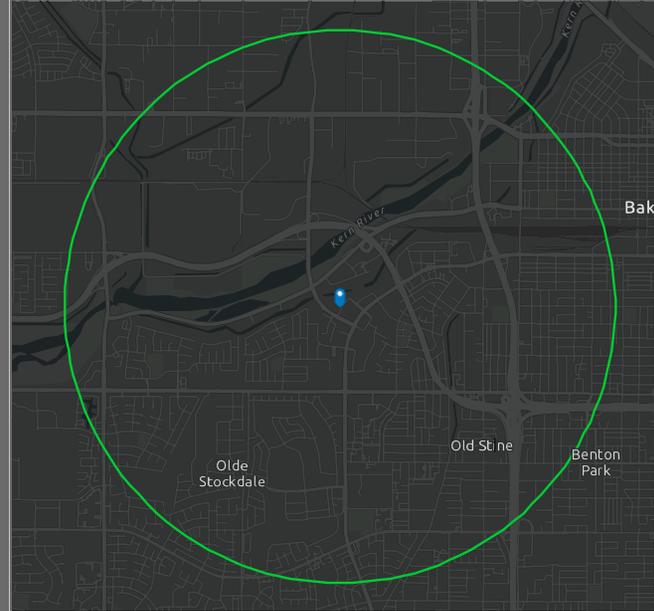
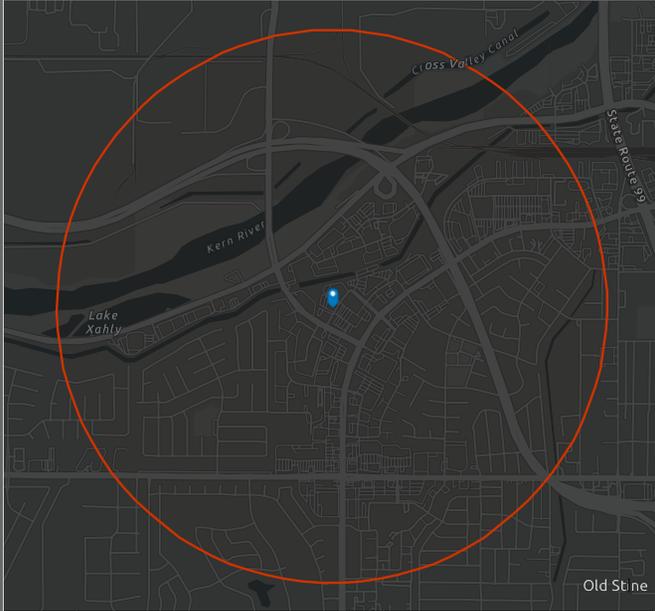
2 miles

INCOME

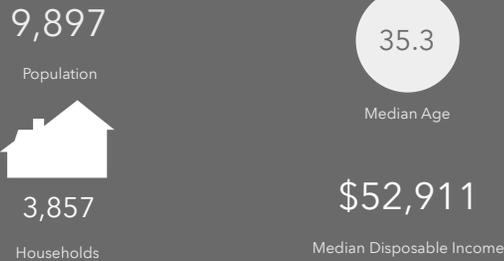


3 miles

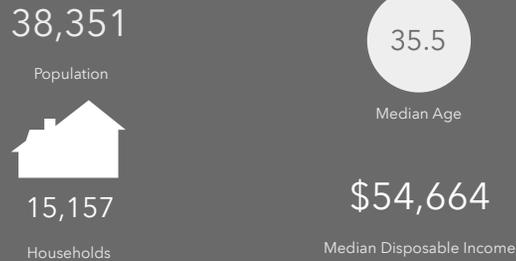
INCOME



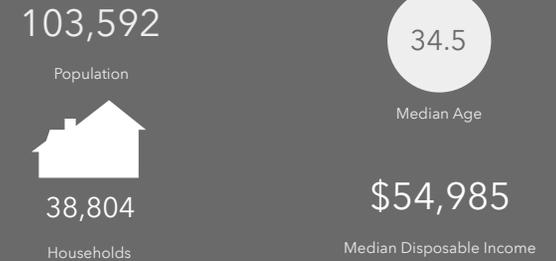
KEY FACTS

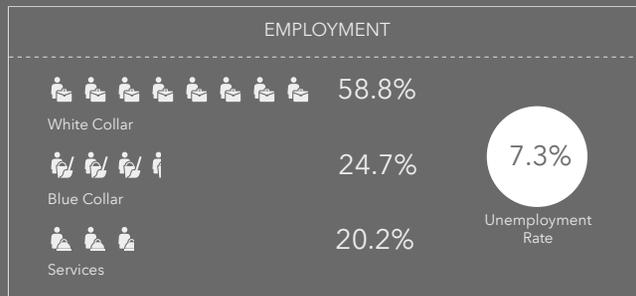
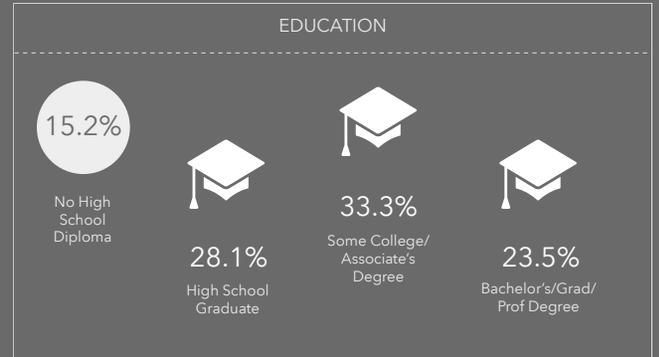
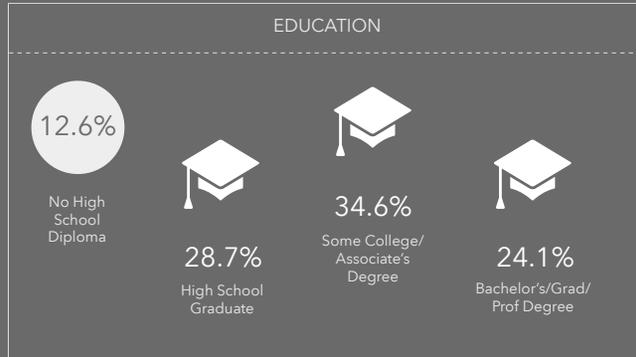
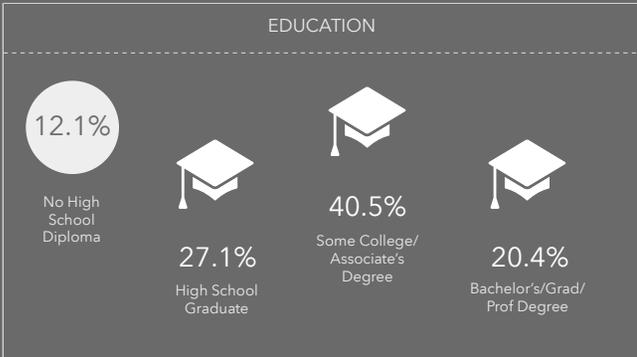
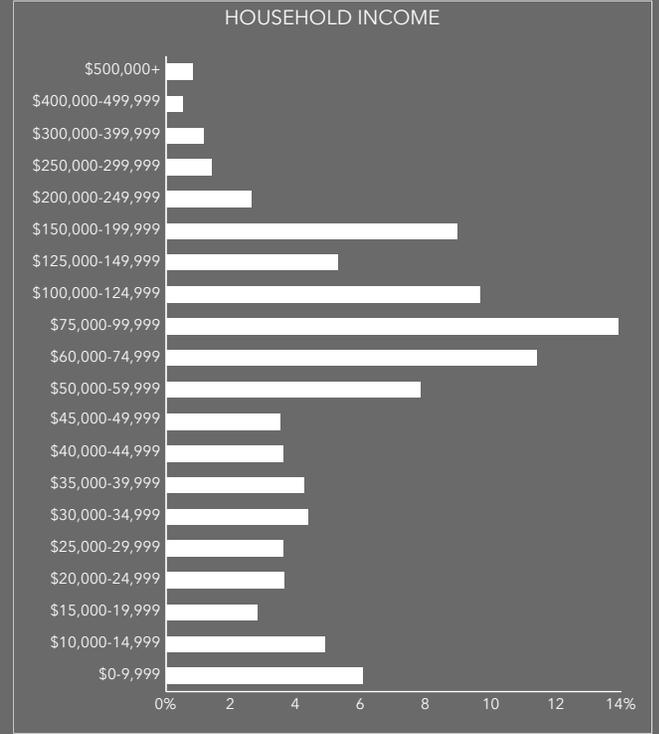
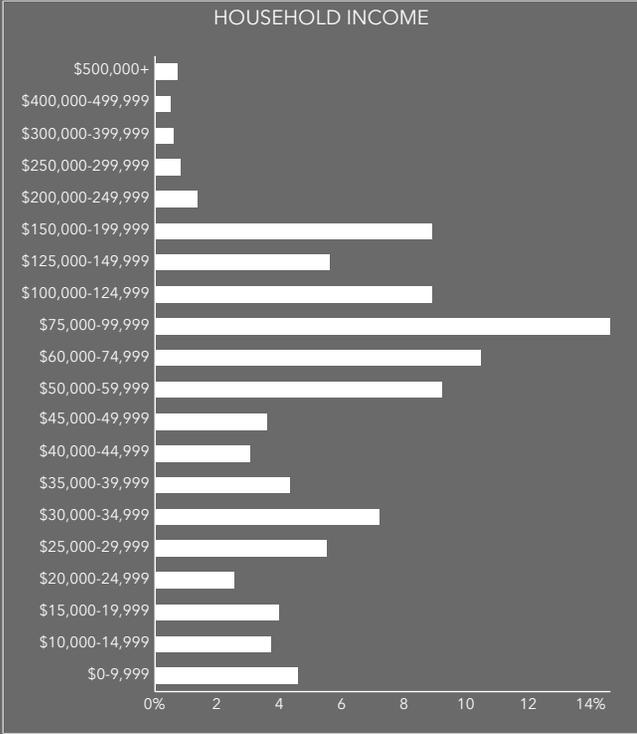


KEY FACTS



KEY FACTS





Location

Bakersfield and Kern County is the geographic center of California's weighted population. Located at the southern end of the San Joaquin Valley, Bakersfield is within four hours driving distance from 90 percent of the California Population. Located approximately 100 miles north of Los Angeles and 251 miles south of San Francisco, Bakersfield is easily accessible, just 15 minutes east of Interstate 5 and positioned at the crossroads of State Highways 99 and 58.

Population & Demographic

The City of Bakersfield has seen a population increase of 57.64% between 2000 and 2019 and now stands at just over 389,000 residents within the city limits. Affordability of housing compared to other parts of California has caused the influx of residents and growth of population. Continued growth is expected with a projected 2030 population of 566,000 residents. The median age in Kern County 31.7, considerably younger when compared to California at 36.1 years of age and the nation at 37.7 year of age. Bakersfield is the ninth largest metropolitan area in California and the 52nd largest in the US.

Economy

Energy/Oil and Agriculture are the two industries that have historically driven the Bakersfield and Kern County economies. Kern County is the #5 oil producing county in the United States accounting for approximately 72% of total California production. Kern leads the nation in production of almonds and pistachios and other leading commodities include grapes, citrus, milk and carrots. Government and military employment are strong in the county with Edwards Air Force Base and China Lake Naval Weapons Center ranking as two of the top employers in Kern County. Logistics, transportation and warehousing are rapidly expanding industries in the area given Kern's central location and broad reach to as many as 14% of the US population within 300 miles.

Housing

The median home value of approximately \$272,000 (2020), making Kern County is the second most affordable housing market in California. Compared to the median home value in California at approximately \$712,000, affordability is a key to growth of the market. This has led to 61% of households owning their home. More than 50% of households are able to afford a median priced home compared with only 33% in California. The average household size of 3.16 persons.

Climate

Bakersfield covers approximately 110 square miles and is 492 feet above sea level. It is partially surrounded by three mountain ranges: The Tumbler range to the west, the Tehachapi range to the south and the Sierra Nevada range to the east. The Kern River flows through the valley; the fastest falling river in the United States. Bakersfield is centrally located about 100 miles north of Los Angeles, 90 miles south of Fresno, and 90 miles east of the Pacific Ocean, which puts Bakersfield close to a variety of recreational and business resources. Generally, temperatures are mild year-round. Summers are warm and dry, winters are cool with mild rainfall, and snow about once every 30 years!





Photo courtesy Bakersfield CVB



1 | Location, Location, Location!

KERN COUNTY IS GEOGRAPHICALLY THE CENTER OF CALIFORNIA'S POPULATION, making it accessible to nearly 40 million consumers.

2 | #2 in the Nation for Agriculture Production

(2019 Kern County Crop Report)

The county leads the nation in pistachio and almond production, with grapes, citrus, and milk being some of the other top commodities.

3 | #3 in Job Creation

(Surge Cities 2020)

Bakersfield was ranked #3 in job creation for attracting more entrepreneurs and providing an opportunity for businesses to stand out.

4 | Fastest-growing City in California

(California Department of Finance, Demographic Research Unit)

Bakersfield's population grew by 1.7% in 2019, which was more than eight times greater than California's growth rate.

5 | Economic Resiliency

(Chmura Economics & Analytics, JobsEQ)

Bakersfield MSA ranked among top 15 metro areas in the U.S. for economic resiliency during the COVID-19 pandemic. Rankings were based on news reports for key industries, unemployment claims data, job postings, and other data.



Photo courtesy Michael McCloskey



6 | #5 Housing Market in the Nation

(RealtyHop)

Bakersfield is ranked the fifth most affordable housing market in the nation.

7 | #7 Oil-producing County in the U.S.

(Drilling Edge)

Kern County is the No. 7 oil-producing county in the nation, yielding 111 million barrels of oil annually. This amount represents 71% of California's total oil production and a daily production of 326,000 barrels of oil.



8 | #1 in the U.S. for Engineering Salaries

(Live Career)



Photo courtesy The Bakersfield Californian

9 | Kern County Jobs Pay More than the U.S. Average

(Bureau of Labor Statistics)

Employees in 29 different occupations earn more in the Bakersfield area compared to the national average.



10 | #3 in Nation for Human Capital Availability

(WalletHub)

The Bakersfield MSA ranked #3 in the U.S. for human capital availability, defined as the economic value of an employee's skill set. 💎

Source: Kern Economic Development Corporation - <https://kernedc.com/market-overview/>

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#3 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide



#4 in STEM Jobs Nationwide



OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest Wind Project in the Nation



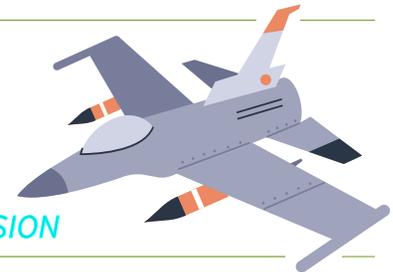
#1 Largest Battery Energy Storage System in the World



#13 Oil-Producing County in the the Nation

OVER 50 WORLD'S TECH "FIRSTS"

NAVAL AIR WARFARE
CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT IN U.S.

MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST SPACE SHUTTLE LANDING

EDWARDS
AIR FORCE
BASE





- ASU Commercial is a full services office brokerage team with more than 85 years of combined experience in the local Bakersfield market to assist you with your real estate needs. Our group provides representation and consultation services for both landlords and tenants. We also actively represent buyers and sellers of both commercial office investment properties and owner/user office facilities.
- Success can be measured by many things, however, we believe the best measurement is the duration of our relationships with our clients. Ultimately, our success can only come through their success.

ASU Commercial is dedicated to establishing long-lasting client relationships and maintaining a strong commitment to our growing community.

- For more information regarding our services, please contact the Office Services Group at 661.862.5454.
- The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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