



**CUSHMAN &  
WAKEFIELD**  
FOR LEASE

**7377 MEANY  
AVENUE**  
BAKERSFIELD, CA

**NO NNN**

**DESIREABLE NORTHWEST RIVERLAKES AREA**

## PROPERTY HIGHLIGHTS

- Located in the popular Northwest Riverlakes area close to other businesses, residential developments, and Riverlakes Golf Course.
- Flexible M-1 Zoning allows for many uses.
- Ample Parking

### Available

- Suite A-4: ±1,800 SF
- Suite B-8: ±1,404 SF
- "±20,000 to ±30,000 SF
- Asking Rent : ~~\$1.70~~ \$1.55/SF/Modified Gross
- Available for Build to Suit on ±3 Acres - Call for Details!

**Alex Balfour, SIOR**

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LIC. 01709847

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# 7600 Meany Avenue





# BUILD TO SUIT

7600 Meany Avenue

*±20,000 to ±30,000 SF Available for Build to Suit on ±3 Acres  
Call for Pricing*



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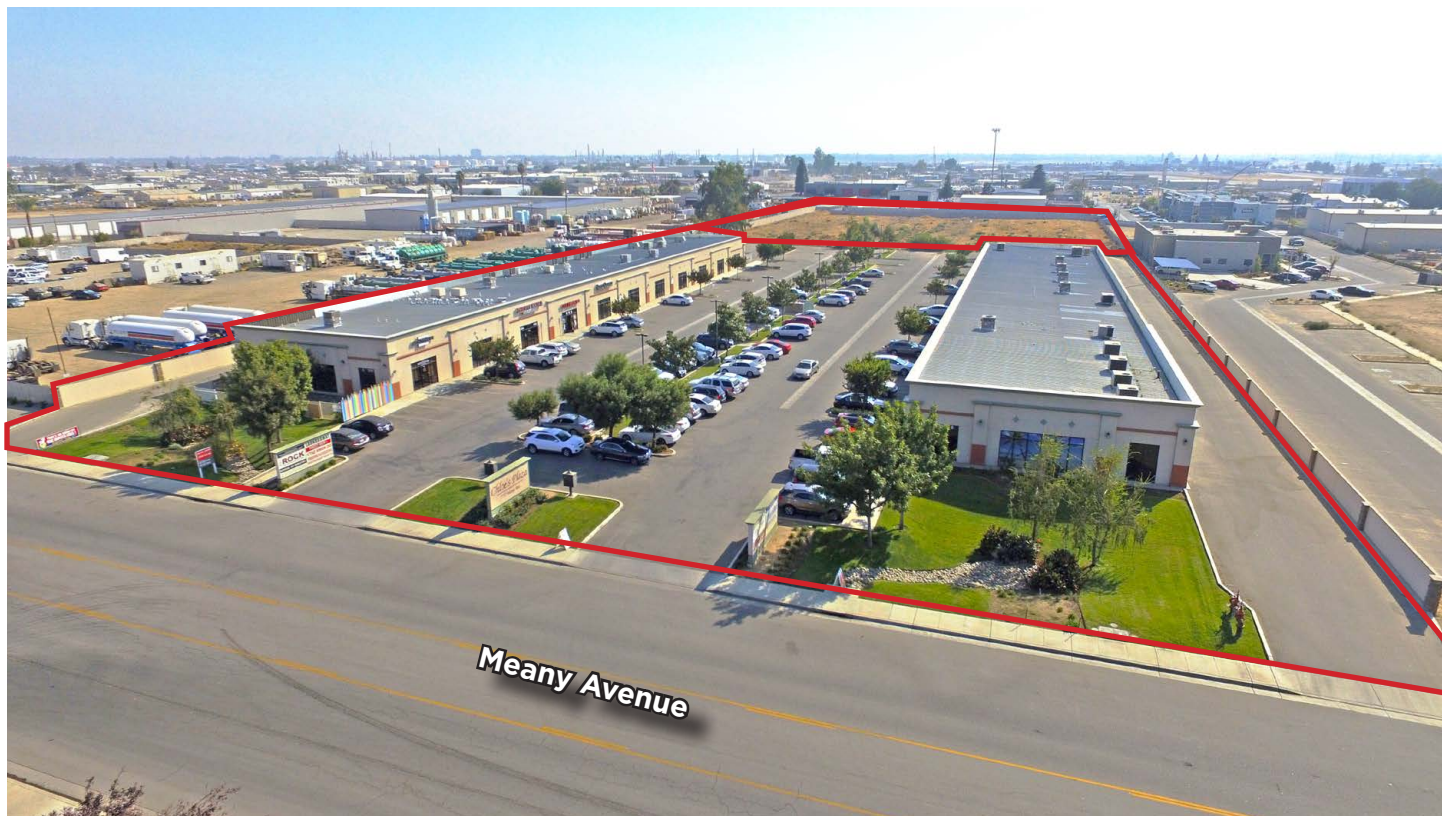
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# AERIAL VIEW



7600 Meany Avenue



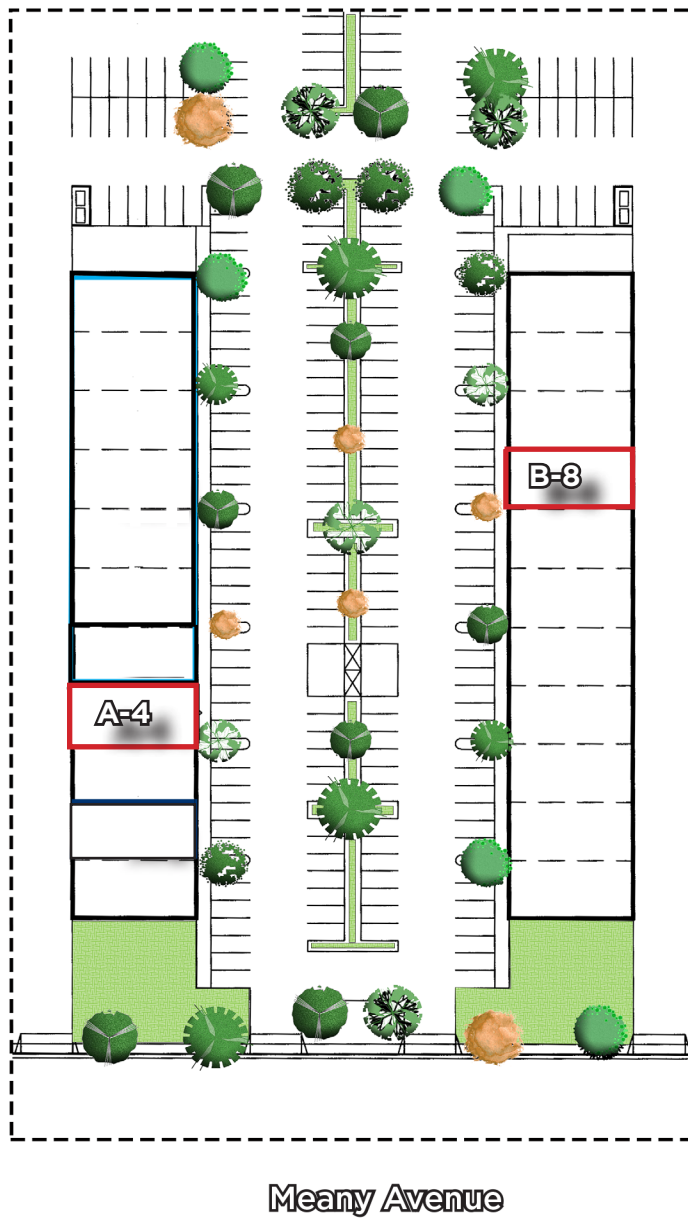
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# SITE PLAN

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# THE LOCATION



## DEMOGRAPHICS

Within 3 Mile Radius

**77,511**

Population

**\$101,103**

Median Household Income

**37**

Median Age

**4,921**

Annual Average  
Daily Traffic Count

**21,265**

Total Employees

**1,502**

Total Establishments





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