



CUSHMAN &  
WAKEFIELD

FOR SALE  
PRICE REDUCED

PHYSICIAN'S PLAZA

4000

PHYSICIANS BOULEVARD

BAKERSFIELD, CA 93301



# PROPERTY HIGHLIGHTS



4000 Physicians Blvd., Bldg. E, is an approximately 16,423 SF, multitenant, free standing, two story medical office building located just off the NEC of San Dimas Street and 40th Street within the professionally managed association – Physicians Plaza. The property is conveniently located within the Memorial Hospital Corridor and near Memorial Hospital which makes is an ideal location for physicians and medical users. Seller, who occupies the ground floor, would prefer to sell and lease back the ground floor, making it a perfect scenario for an owner user. The 2nd Floor consists of approximately 8,543 SF with approximately 5,000 SF that could be made available for an Owner-User. Property currently produces \$268,692 per year in gross income.

**SALE PRICE: \$3,100,000 (\$188/SF)**

**NEW ASKING PRICE: \$2,995,000 (\$182/SF)**

## Property Details

<b>Address:</b>	4000 Physicians Blvd. Bakersfield, CA 93301
<b>Building Size:</b>	±16,456 SF
<b>Parcel Size:</b>	±15,681 SF / 0.36 Acres
<b>APN:</b>	120-221-05
<b>Zoning:</b>	C-O (Commercial and Professional Office) – Per City of Bakersfield
<b>Year Built:</b>	1983
<b>Parking:</b>	8.00/1,000 SF

# FINANCIALS

## 4000 PHYSICIANS BLVD

### CURRENT RENT ROLL

TENANT	RSF	% OF BLDG	ANNUAL BASE RENT	RENT/RSF/YEAR	LEASE COMMENCEMENT	LEASE EXPIRATION	LEASE TYPE
Suite 101 - Kern Cardiology	7,880	47.98%	\$137,904	\$17.50	8/1/2025	7/31/2030	Mod. Gross.
Suite 211 - Dr. Owens	5,883	35.82%	\$92,484	\$15.72	11/1/2012	10/31/2025	Mod. Gross.
Suite 201 - Therese Medical Group	2,660	16.20%	\$38,304	\$14.40	10/1/2025	9/30/2028	Mod. Gross.
TOTAL	16,423	100.00%	\$268,304				

### OWNER USER FINANCING (75% LTV)

Occupy Entire 2nd Floor

Purchase Price	\$2,995,000
Down Payment (25%)	\$748,750
Mortgage (75%)	\$2,246,250

Annual Debt (6.50% Amortized Over 25 Years)	(\$182,002)
Less Estimated Annual Operating Expenses	(\$128,099)

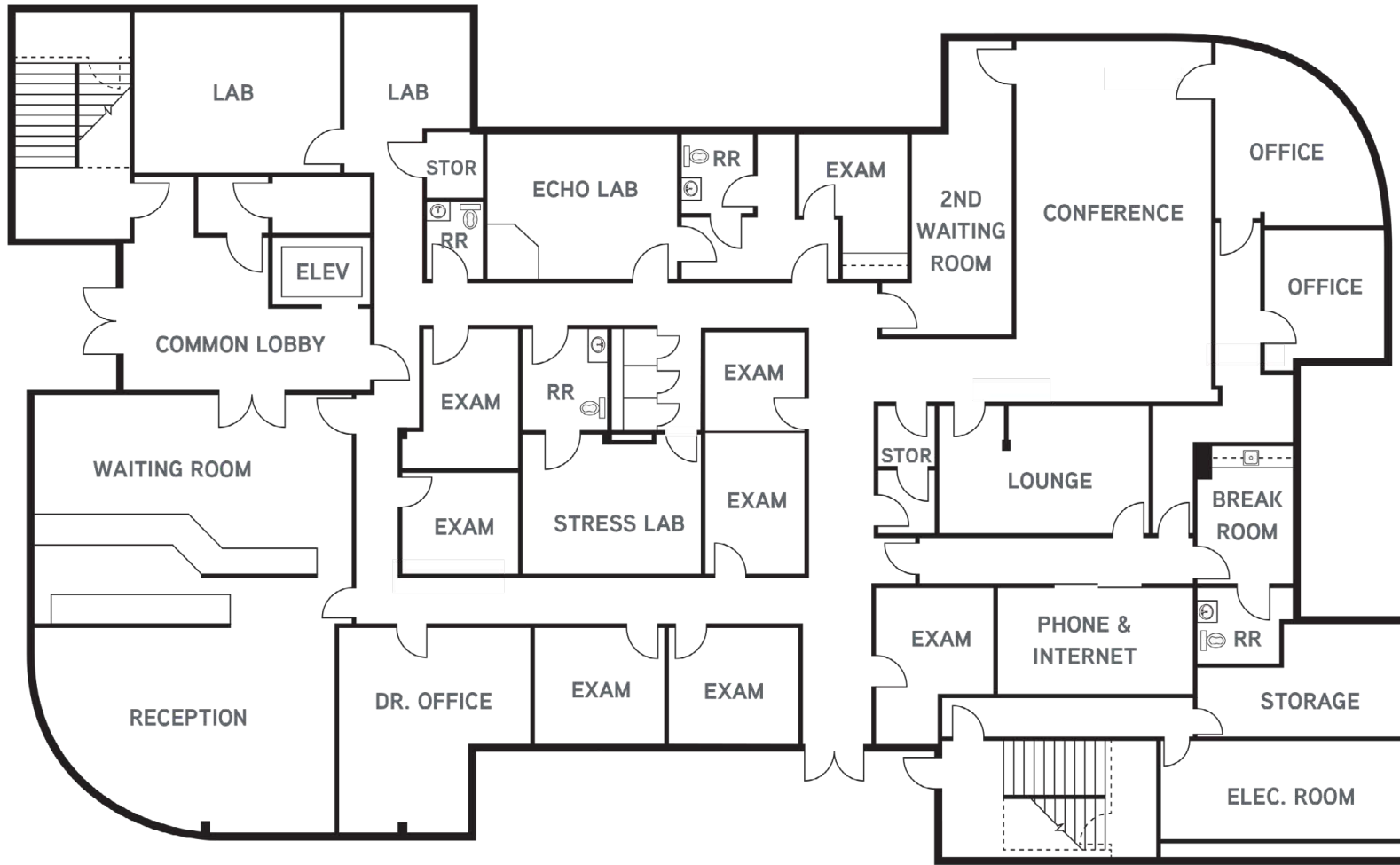
Cost of Ownership	(\$310,101)
Add Gross Annual Rent	\$176,208
Add Estimated Utility Reimbursement	\$47,430
Adjusted Net Cost of Ownership (Annual)	(\$86,463)
Adjusted Net Cost of Ownership (Monthly)	(\$7,205)
Owner's Suite RSF (2nd Floor)	8,543
\$/RSF Cost (Annually)	(\$10.12)
\$/RSF Cost (Monthly)	(\$0.84)

\$/RSF Cost for Annual and Monthly Excludes User's Utilities Expenses.

# FIRST FLOOR PLAN

4000 PHYSICIANS BLVD

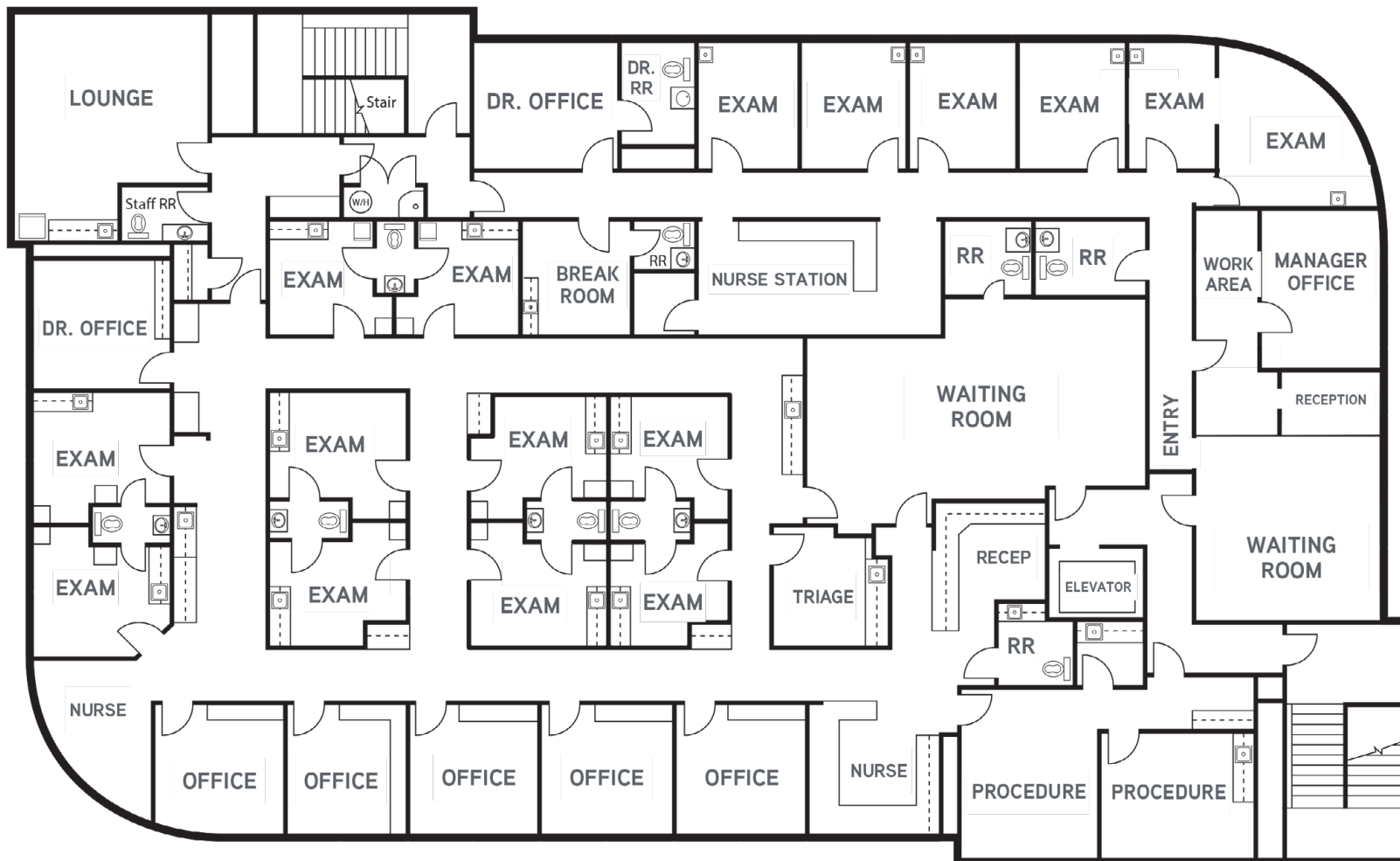
±7,880 RSF  
OFFICE BUILDING



# SECOND FLOOR PLAN

4000 PHYSICIANS BLVD

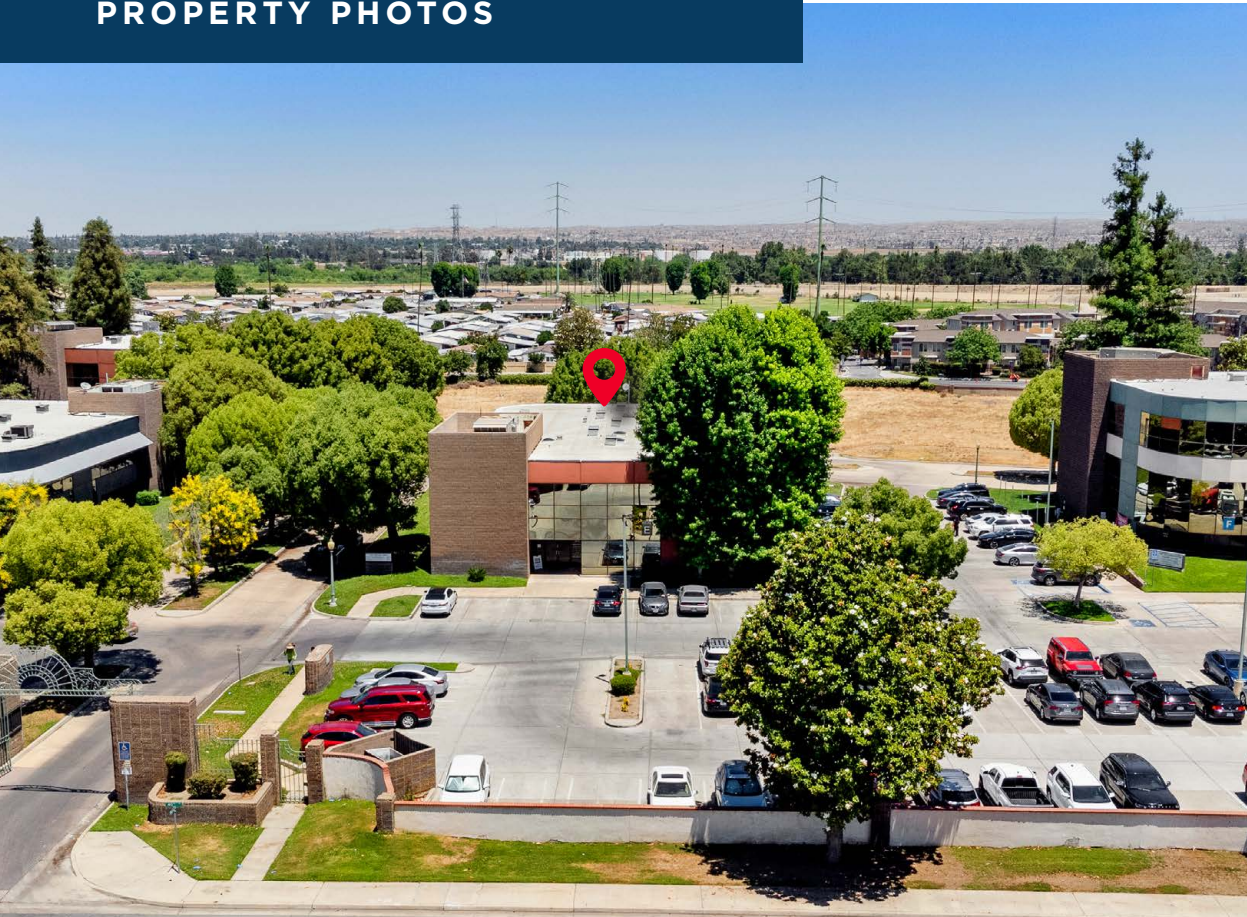
±8,543 RSF  
OFFICE BUILDING



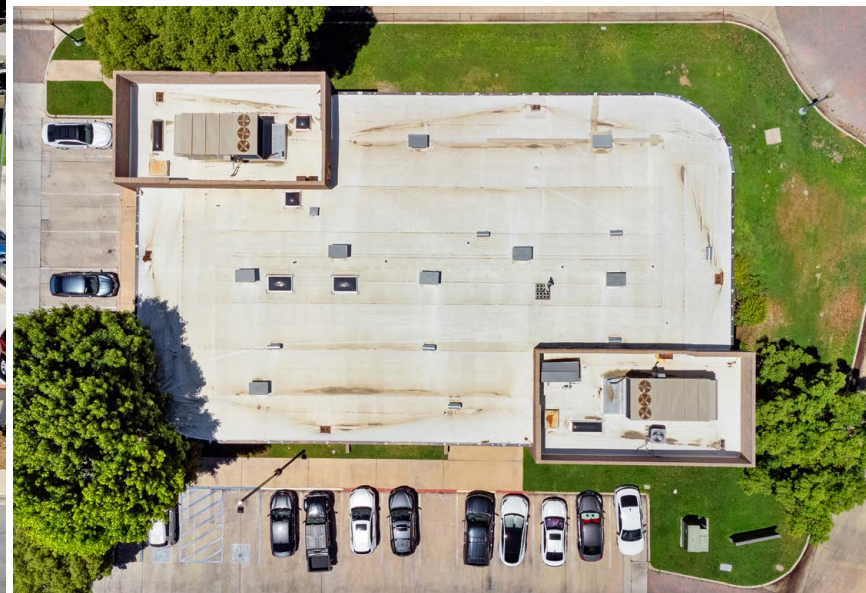




PROPERTY PHOTOS



SAN DIMAS STREET















## CONTACT INFO

**Alex Balfour**  
Executive Director  
+1 661 304 2521  
alex.balfour@cushwake.com  
Lic. 01709847

**Scott Salters**  
Senior Director  
+1 661 204 6725  
scott.salters@cushwake.com  
Lic. 02068579

5060 California Avenue  
Suite 1000  
Bakersfield, CA 93309  
Lic. 01880493  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.