

Freestanding Retail/Office **FOR SALE**

2332-2336
Eye Street
Bakersfield, CA 93301

Property Highlights

- Outstanding location fronting 24th Street just west of Chester Avenue in Downtown Bakersfield
- Prominent pylon and building signage visible to more than 32,000 cars per day on westbound 24th Street alone
- Well maintained building with longstanding tenancy and only two owners in its history
- Fully paved lot with on-site and street parking available
- Centrally located with direct access to Highway 178, convenient routes to Highways 58, 99, and the Westside Parkway
- Close proximity to Adventist Health Hospital, Kaiser Permanente, Mercy Hospital Downtown, Memorial Hospital, popular restaurants, and many government offices
- Numerous corporate neighbors include Del Taco, Taco Bell, Chevron, McDonald's, Dunkin Donuts, Firestone Tires, and many others



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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Freestanding Retail/Office Available For Sale

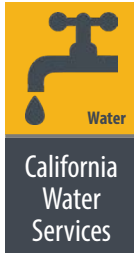
Property Information

2332-2336 Eye Street - Bakersfield, CA 93301

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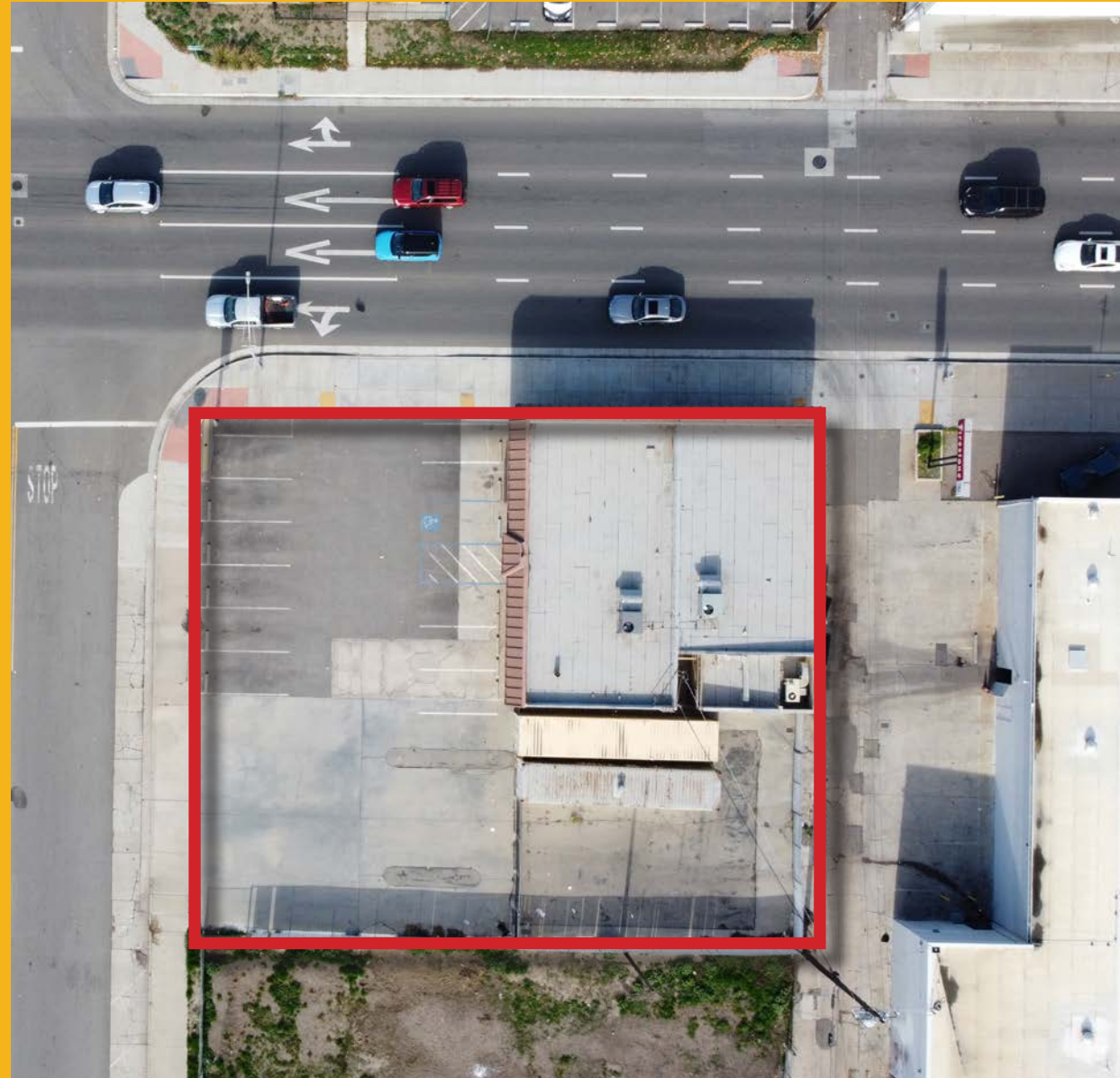
- **Building Size** 3,198 SF
- **Lot Size** 13,077 SF (0.30 acres)
- **Zoning** C-2 (Regional Commercial), City of Bakersfield
- **Parking** Twelve (12) Striped Stalls On-Site
Room for additional stalls
- **APN** 005-392-02 & 03
- **Year Built** 1953

Utilities



Sale Price

- \$875,000



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Assessor's Parcel Map

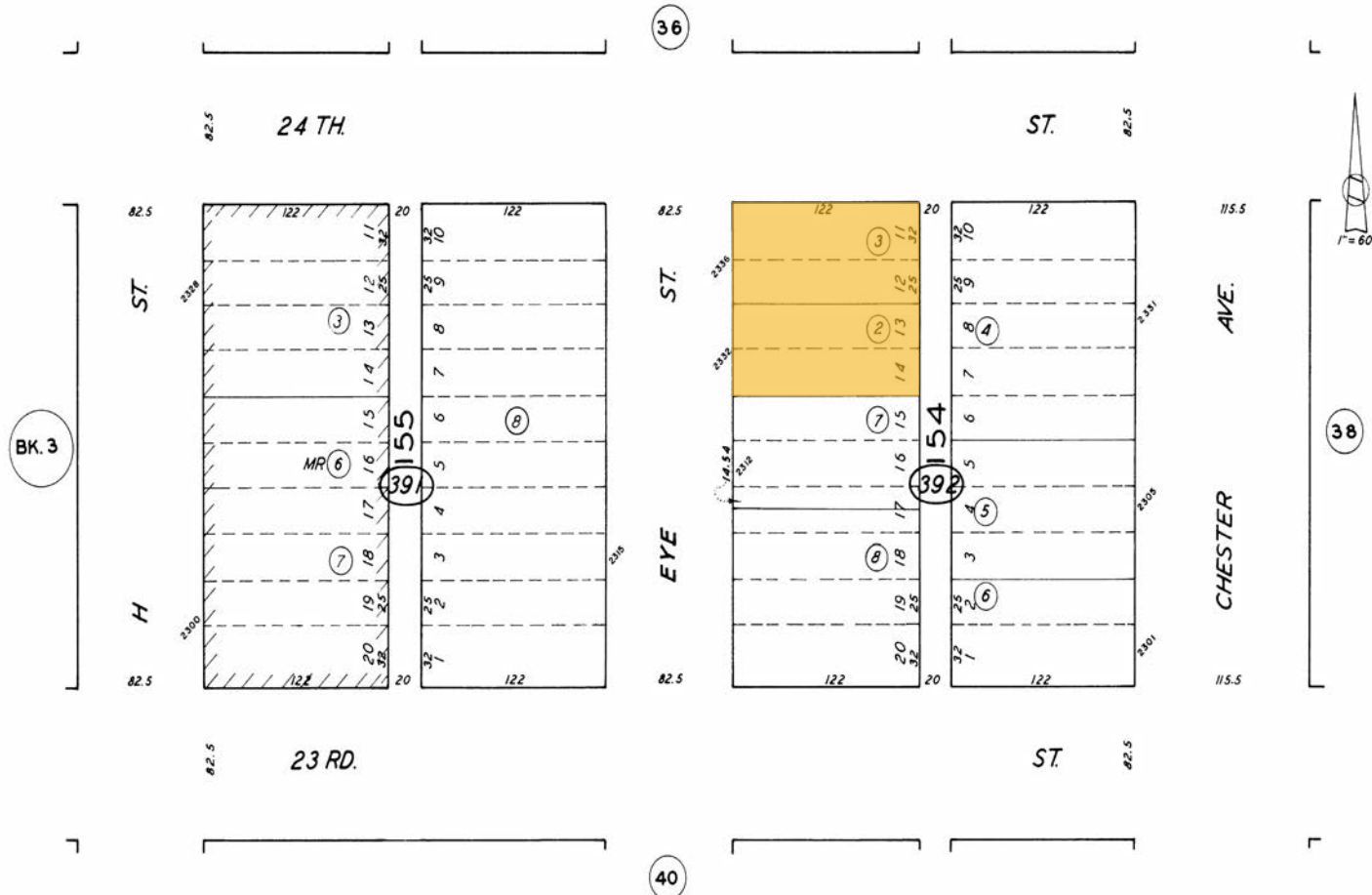
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5-39

CITY OF BAKERSFIELD

SCHOOL DIST. /-/

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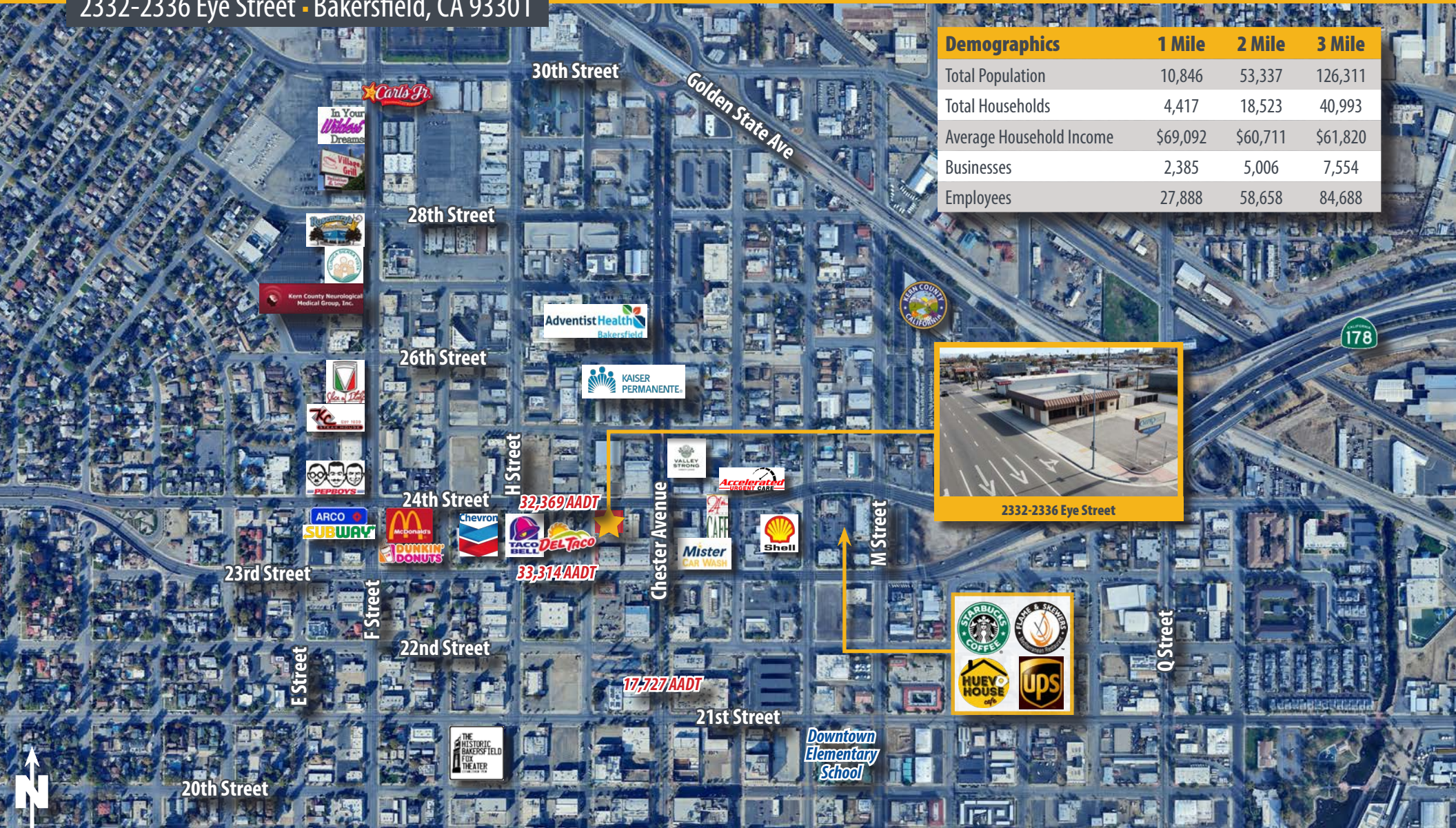
Revised: 05/14/2019

ASSESSORS MAP NO. 5-39
COUNTY OF KERN

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Aerial Map

2332-2336 Eye Street - Bakersfield, CA 93301



Demographics	1 Mile	2 Mile	3 Mile
Total Population	10,846	53,337	126,311
Total Households	4,417	18,523	40,993
Average Household Income	\$69,092	\$60,711	\$61,820
Businesses	2,385	5,006	7,554
Employees	27,888	58,658	84,688



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Property Photos

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Freestanding Retail/Office Available For Sale

Highway Map

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