



For Lease | +/- 3,000 SF

Commercial Space in Downtown Bakersfield

1700 24th St | Bakersfield, CA 93301

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Property Overview

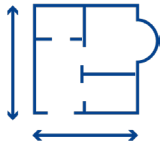
1700 24th Street is located at the signalized intersection 24th Street and H St in downtown Bakersfield.

Lease Rate:

\$1.50/PSF NNN

Property Highlights:

- Approximately \pm 3,000 SF with \pm 612 SF office area.
- Situated on approximately \pm 0.22 AC.
- Eight (8) 12'x14' drive through bay roll-up doors.
- Daily Traffic Counts of 31,068 AADT
- Zoning: C-2 Heavy Commercial.



Available for Lease
3,000 SF total for lease
situated on approximately
0.22 acres



Warehouse SF
3,000 warehouse SF

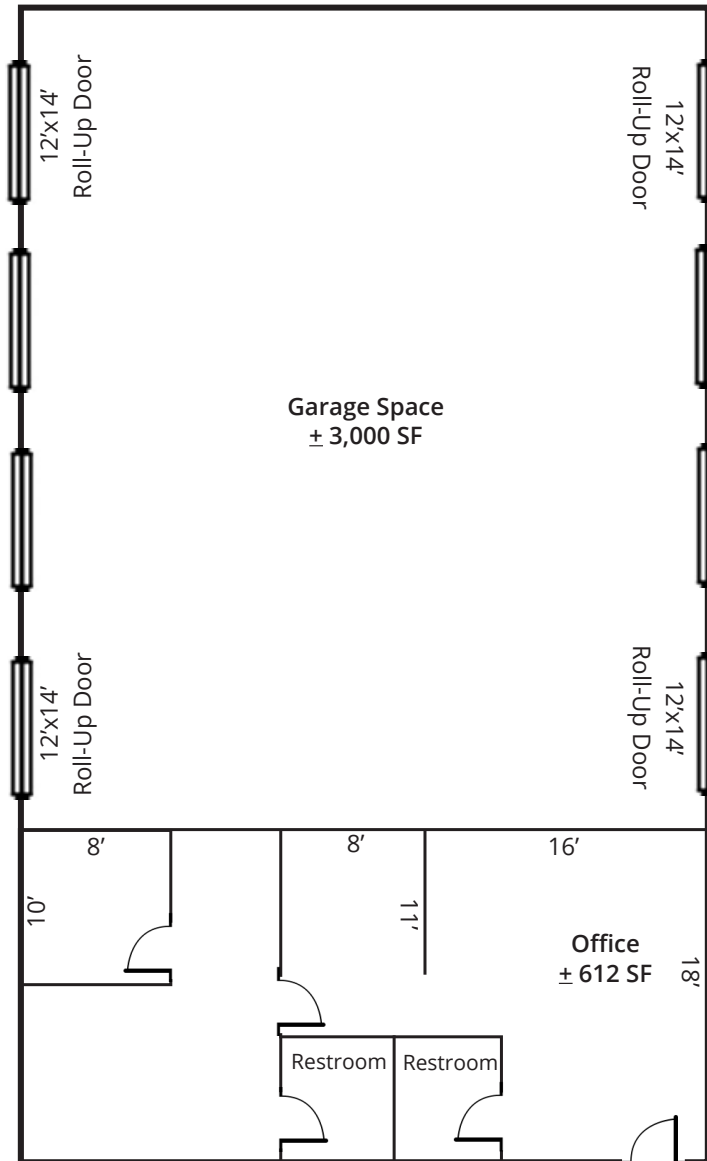


Office SF
612 office SF



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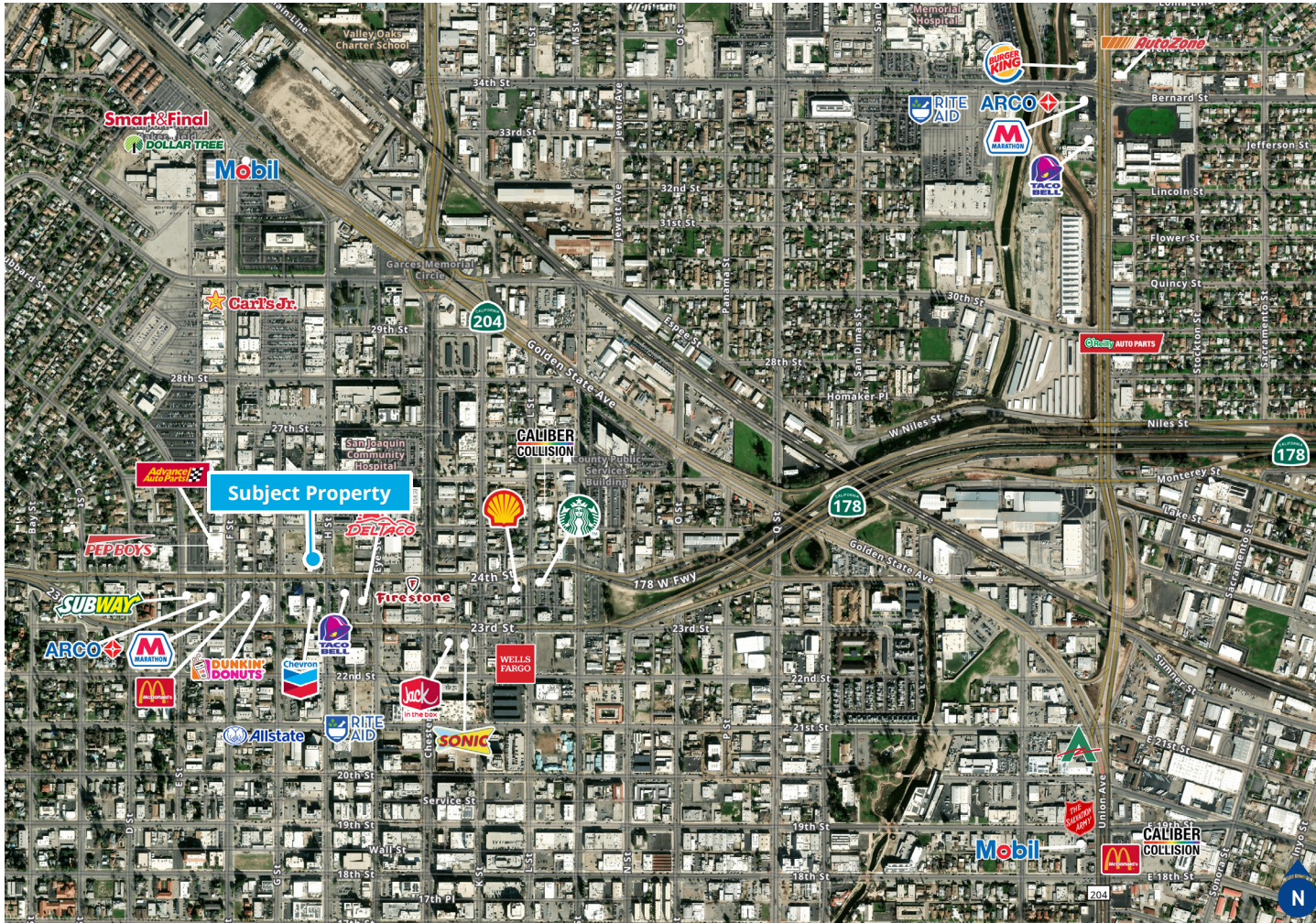
Floor Plan



*Not to Scale



Location Map



Demographics



Population

1 Mile: 10,390
3 Mile: 124,243
5 Mile: 302,090



Daytime Population

1 Mile: 38,449
3 Mile: 177,461
5 Mile: 341,379



Businesses

1 Mile: 2,525
3 Mile: 8,074
5 Mile: 13,317



Median Age

1 Mile: 35.1
3 Mile: 32.1
5 Mile: 32.8



Households

1 Mile: 4,184
3 Mile: 41,062
5 Mile: 100,561



Average HH Income

1 Mile: \$45,315
3 Mile: \$41,034
5 Mile: \$53,385

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