

# Office Space **AVAILABLE** FOR SUBLEASE

**5100**  
**California Avenue**  
**Suite 103**  
**Bakersfield, CA**

## Property Features

- Major intersection at California Ave & Mohawk St
- Ample covered parking and surface parking
- Small suites offer flexibility for tenants to expand or contract their footprint
- Monument signage
- Secured common areas
- Efficient space with direct entry into each suite - no common lobby
- Proximity to central and west Bakersfield via the Westside Parkway and Truxtun Avenue
- Easy access to Highways 99 & 58



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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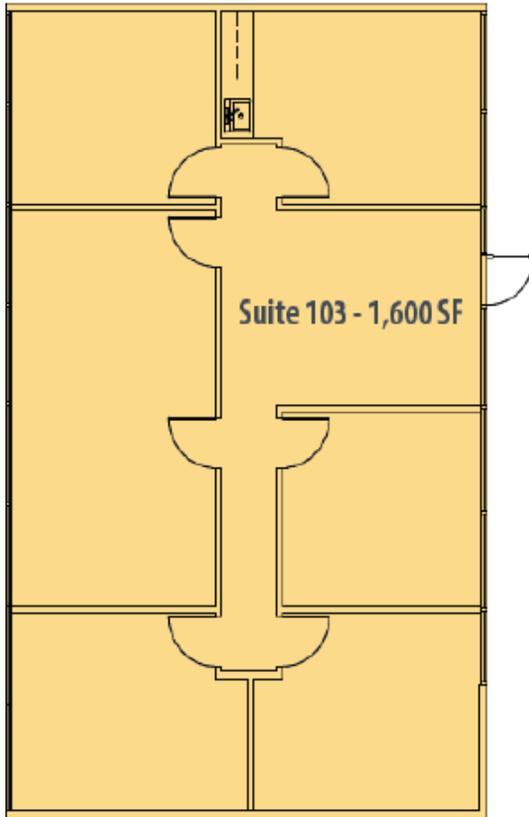
# Office Space Available For Sublease

## Offering Terms | Floor Plan

5100 California Avenue ▪ Suite 103 ▪ Bakersfield, CA

### Offering Terms

- Available Suite Suite 103
- Size 1,600 SF
- Rate \$1.70 PSF Modified Gross
- Master lease expires May 31, 2028



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

# Office Space Available For Lease

## Aerial of Southwest Submarket

5100 California Avenue ▪ Suite 103 ▪ Bakersfield, CA



5100 California Avenue

**VONS** **HomeGoods**  
**Office DEPOT**  
**McDonald's**  
**Party City** **Jack**  
**Jollibee** **DOLLAR TREE**  
**us bank** **CHASE**

**Smart & Final** **Chick-fil-A**  
**CVS pharmacy** **IN-N-OUT** **Victoria's Secret**  
**CHAZE FITNESS** **FISH GRILL** **Urbane Cafe** **ALDI**  
**BED BATH & BEYOND** **Jamba Juice**

**BLAZE PIZZA** **STARBUCKS COFFEE** **The Habit BURGER GRILL**  
**Creamistry** **Xtreme SMOOTHIES** **Bok Bok Chicken**  
**FIREHOUSE SUBS** **verizon**

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

