



Colliers

# For Lease The Ice House Center

3301 Chester Avenue | Bakersfield, CA

**JJ Woods, CLS**

Senior Vice President | Principal  
License No. 01420570  
+1 661 631 3807  
jj.woods@colliers.com

**Garret Tuckness, CLS**

Senior Vice President | Principal  
License No. 01323185  
+1 661 631 3811  
garret.tuckness@colliers.com

**Logan Blanton**

Associate  
License No. 02167852  
+1 661 631 3820  
logan.blanton@colliers.com

**Colliers International**

10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
www.colliers.com/bakersfield



## Property Information

**The Ice House** Center is a Historic mixed use retail/office center located at the signalized intersection of 34th Street and Chester Avenue just north of the Garces Circle. The property is in close proximity to the Kern County Museum, Memorial Hospital and Adventist Health Hospital.

### Availability:

Suite C/D	± 2,327 SF
Suite F	± 1,108 SF
Suite H	± 5,219 SF*
Suite L	± 602 SF

*\*Call Broker for Lease Rate*

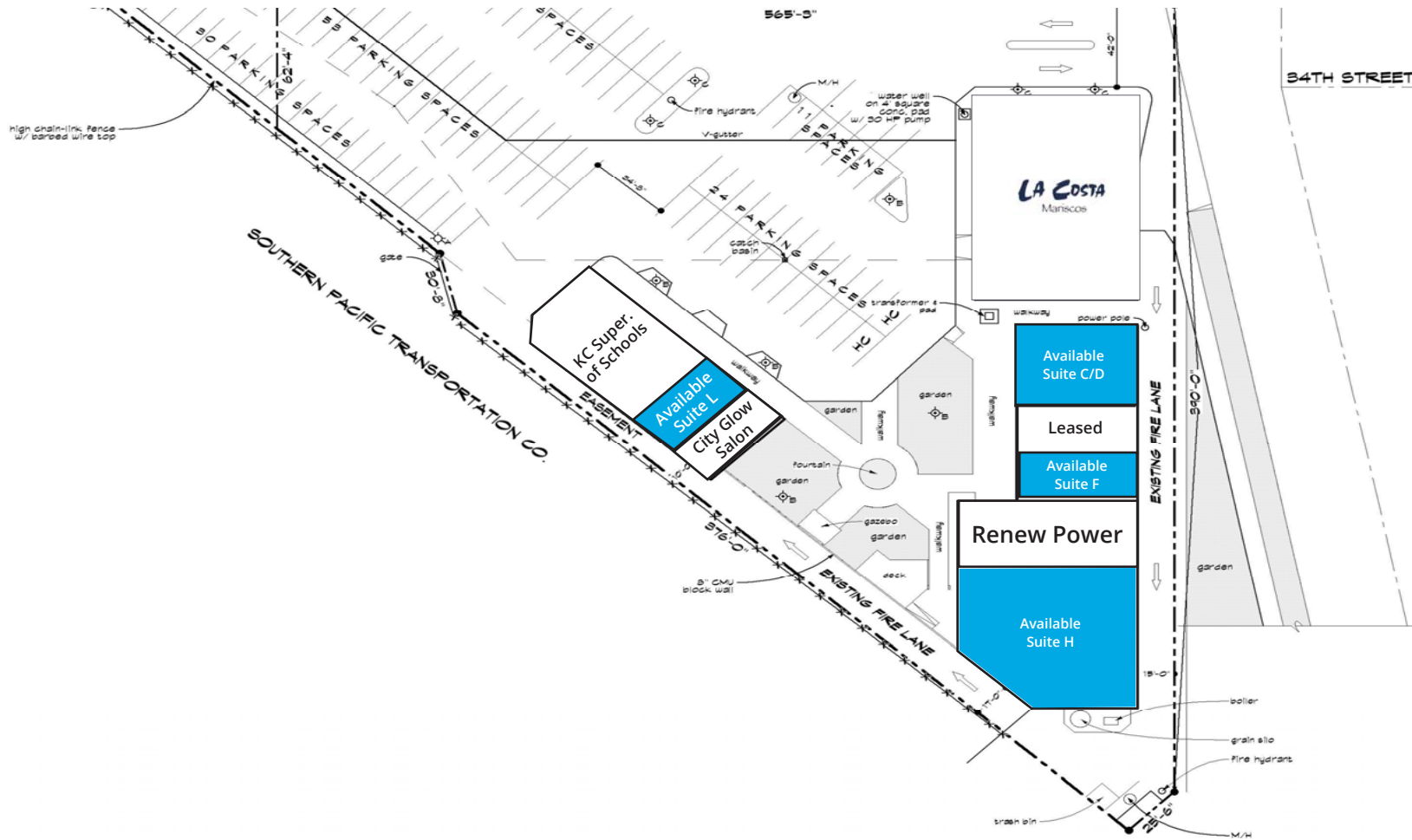
### Lease Rate:

\$1.25 per SF, NNN

### Highlights:

- Signalized Intersection
- Central Bakersfield Location
- Vacancy is ready for occupancy
- Traffic Counts: 20,504 AADT( 21)\* - Chester Ave
- Tenant's Include:

# Site Plan



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
Unit A/B	La Costa Mariscos Inc	6,600	Unit G	Renew Power	1,971	Unit M,N,O	KC Super. of Schools	2,347
Unit C/D	Available	2,327	Unit H	Available	5,219	Parcel 4	KC Super. of Schools	
Unit E	Leased	1,222	Unit J	City Glow Salon	926			
Unit F	Available	1,108	Unit L	Available	602			

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

# Aerial

## Demographics



### Population

1 Mile: 11,305  
3 Mile: 119,887  
5 Mile: 278,967



### Daytime Population

1 Mile: 24,233  
3 Mile: 157,194  
5 Mile: 315,746



### Employees

1 Mile: 16,622  
3 Mile: 74,609  
5 Mile: 128,905



### Median Age

1 Mile: 31.8  
3 Mile: 30.6  
5 Mile: 31.5



### Households

1 Mile: 4,363  
3 Mile: 39,522  
5 Mile: 91,979



### Average HH Income

1 Mile: \$55,495  
3 Mile: \$55,626  
5 Mile: \$69,138

