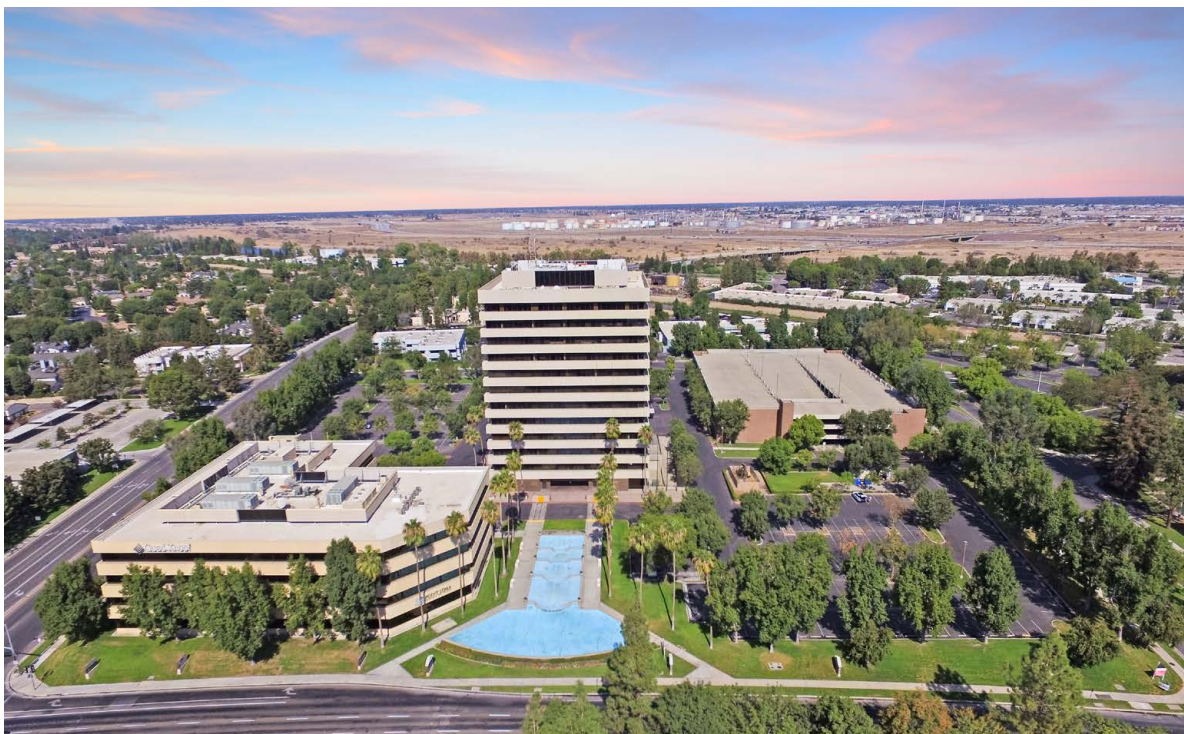

FOR LEASE



THE STOCKDALE TOWERS

5080 CALIFORNIA AVENUE
BAKERSFIELD, CA 93309



Property Highlights

- Common areas offer rich oak paneling & trim; granite & marble flooring; chandeliers & plush carpeting.
- Full fitness center available to all tenants with flat screen tv's; weight machines; treadmills; stationary bikes; free weights; marble men's & woman's locker/shower areas with oak lockers.
- Basement level truck dock for shipping & receiving
- Improvements Dependent on Term and Rate
- Monument Signage Available and possible building signage
- Ground floor Covenant Coffee Shop
- Credit Union, Bank, and Beauty Salon on Ground Floor

ASKING RENT

- \$1.85/RSF Modified Gross Excludes Utilities & Janitorial



GROUND FLOOR
COVENANT
COFFEE SHOP



ON-SITE FITNESS
CENTER FOR
TENANTS (FREE
MEMBERSHIP
AVAILABLE TO
TENANTS AND
EMPLOYEES)



GROUND FLOOR
BANK & CREDIT
UNION



4-LEVEL
PARKING
GARAGE
LOCATED
ADJACENT
TO THE
BUILDING FOR
TENANTS USE



NICHE BEAUTY
LOUNGE

CITY VIEW
SALON

JOSIE WHEELER
WAX STUDIO

DYE VIVID A CDB
CONCIERGE
SALON CONCEPT

THE STRAND



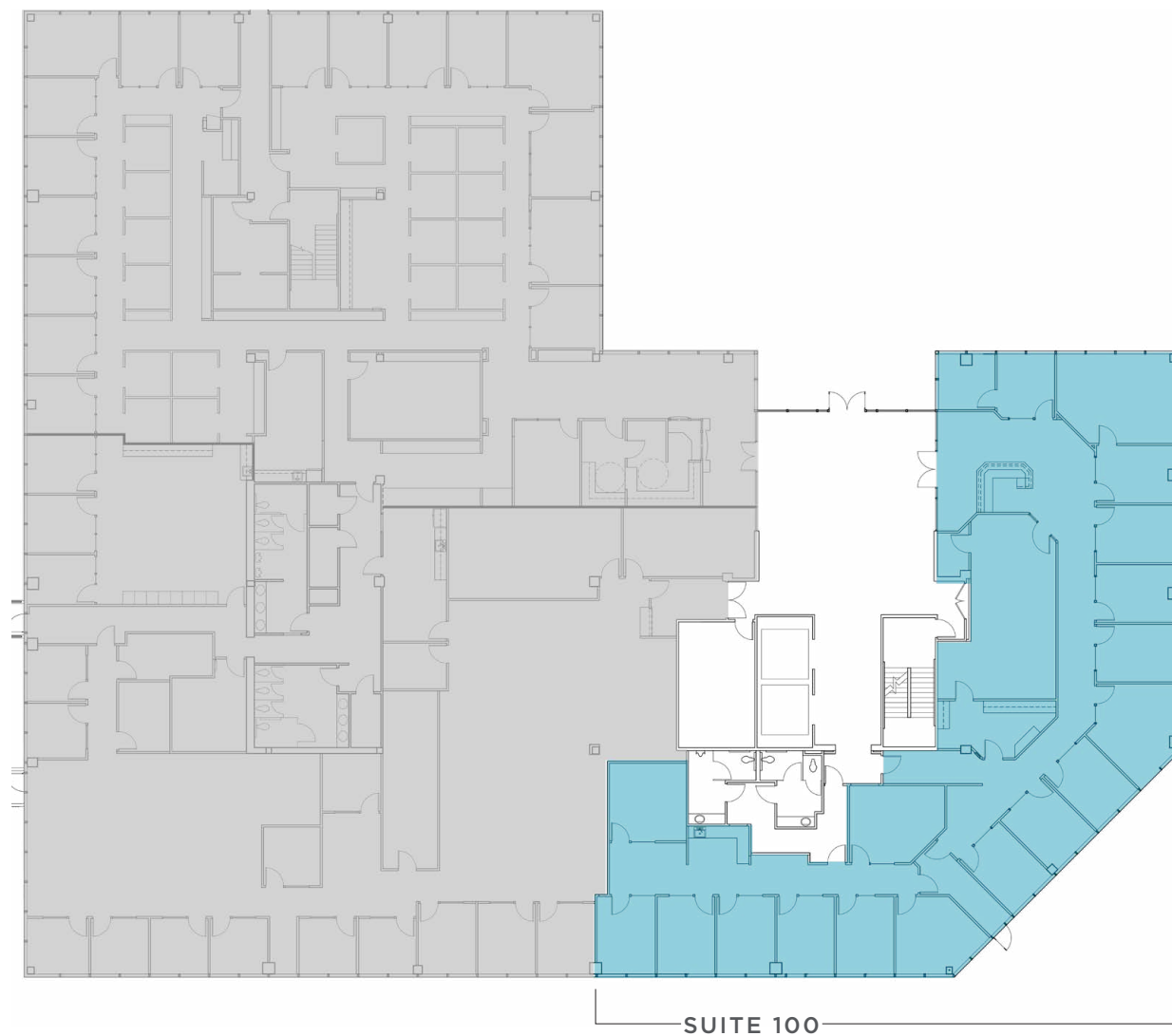
5080 CALIFORNIA AVENUE
AVAILABLE SUITES

First Floor	Suite 100	5,774 RSF
Third Floor	Suite 340	±1,904 RSF
	Suite 360	±1,196 RSF
Fourth Floor	Suite 430	±3,830 RSF - divisible to ±1,042 RSF, ±1,491 RSF, and ±1,297 RSF
	Suite 460	±1,082 RSF



21,845 RSF

1st Floor

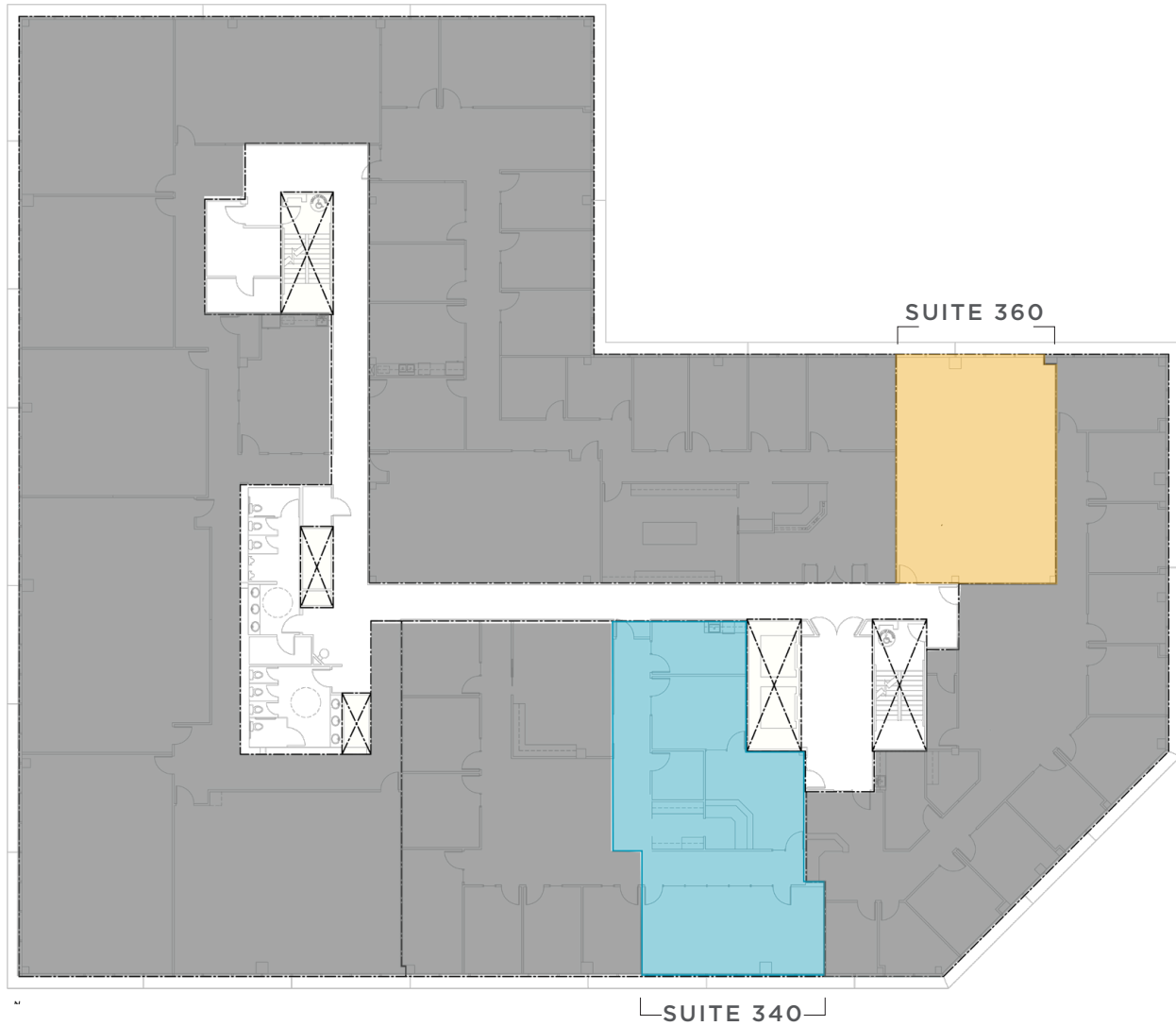


1ST FLOOR AVAILABLE SUITES:

- Suite 100 : ±5,774 RSF

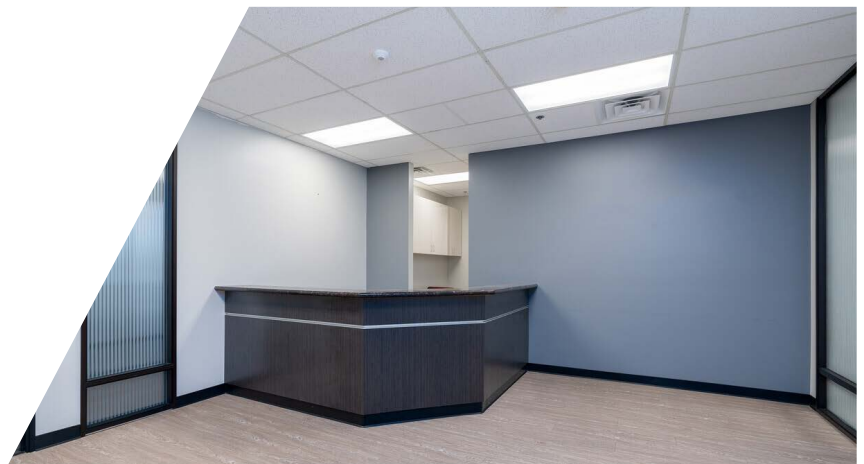
21,845 RSF

3rd Floor



3RD FLOOR AVAILABLE SUITES:

- Suite 340 : ±1,904 RSF
- Suite 360 : ±1,196 RSF



21,763 RSF

4th Floor



4TH FLOOR AVAILABLE SUITES:

- **Suite 430:** $\pm 3,830$ RSF
Divisible to: $\pm 1,042$ RSF, $\pm 1,491$ RSF, and $\pm 1,297$ RSF
- **Suite 460:** $\pm 1,082$ RSF



CONTACT INFORMATION

SCOTT SALTERS

Senior Director

+1 661 204 6725

scott.salters@cushwake.com

ALEX BALFOUR

Executive Director

+1 661 304 2521

alex.balfour@cushwake.com

KRISTIN FRICKEL

Associate

+1 661 912 6005

kristin.frickel@cushwake.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.