

BROCHURE

5409 ALDRIN CT | AVAILABLE FOR LEASE

Bakersfield, CA 93313

Marcus & Millichap



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Activity ID #ZAG0890023

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marcusmillichap.com

..... 5409 ALDRIN CT

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TABLE OF CONTENTS

5 EXECUTIVE SUMMARY

14 MARKET OVERVIEW



01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Aerial
Site Plan
Floor Plan
Office Floor Plan
Regional Map
Local Map

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OFFERING SUMMARY

5409 ALDRIN CT

<div>\$</div> <div>Asking Lease Rate</div> <div>\$1.10</div>	<div></div> <div>Cap Rate</div> <div>0.00%</div>	<div></div> <div>Price/SF</div> <div>\$0.00</div>
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FINANCIAL

Lease Rate	\$1.10
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PROPERTY

Square Feet	17,450 SF
Office Square Feet	8,706 SF
Warehouse Square Feet	8,744 SF
Canopy Square Feet	988 SF
Lot Size	1.85 Acres (80,586 SF)
Loading	(1) 10'x12' Exterior Dock w, Dock leveler and covered loading
Zoning	M-1, City of Bakersfield
Power	800 Amps, 120/208 Volt, 3 Phase
Utilities	Electric: PG&E Gas: PG&E Water: Cal Water Sewer: City of Bakersfield
Year Built/Renovated	1985/1996



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Bakersfield, CA 93313

INVESTMENT OVERVIEW

Marcus & Millichap are pleased to present For Lease this NEW to market, +/- 17,450sf Industrial Office/Warehouse, Industrial Gross sitting on 1.85 acres and all zoned M-2. Located at 5409 Aldrin Court, Bakersfield, Ca., 93313. The property has an APN# 384-331-20-00-0 including a variety of offices and warehouse configurations. There are (2) floors. The warehouse has multiple roll up doors with ease of ingress/egress. The yard has recently been constructed in all concrete. Completely fence with some high voltage fencing for safety measures.

This property is conveniently located within the SW market with direct access to Hwy 99 for Logistic convenience. This property is priced to lease. This is a fantastic opportunity with rare availability for the right user. Do not miss this opportunity!!

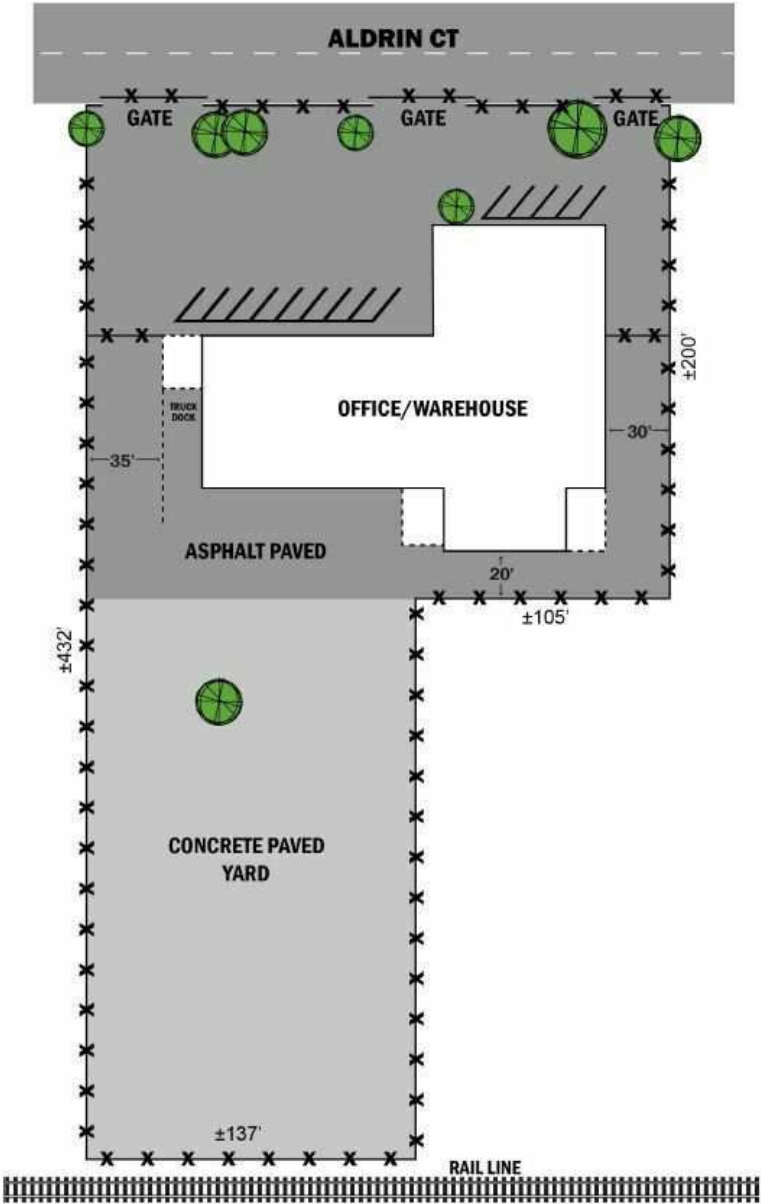
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AERIAL



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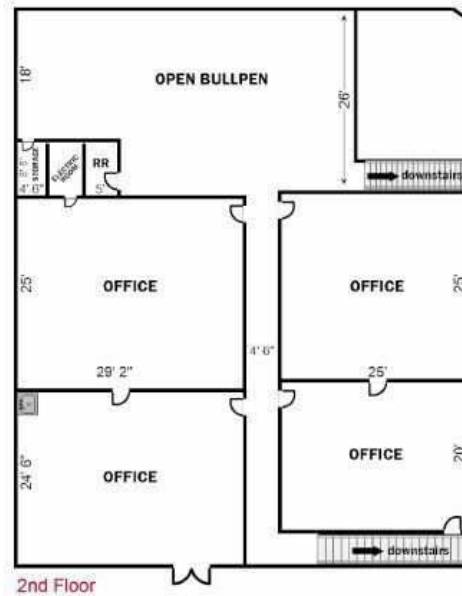
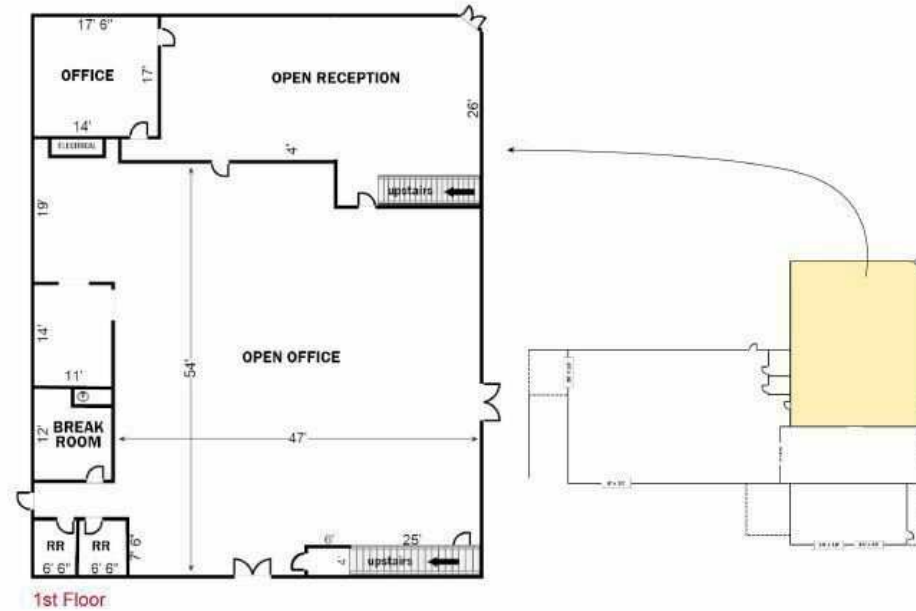
SITE PLAN



 FLOOR PLAN

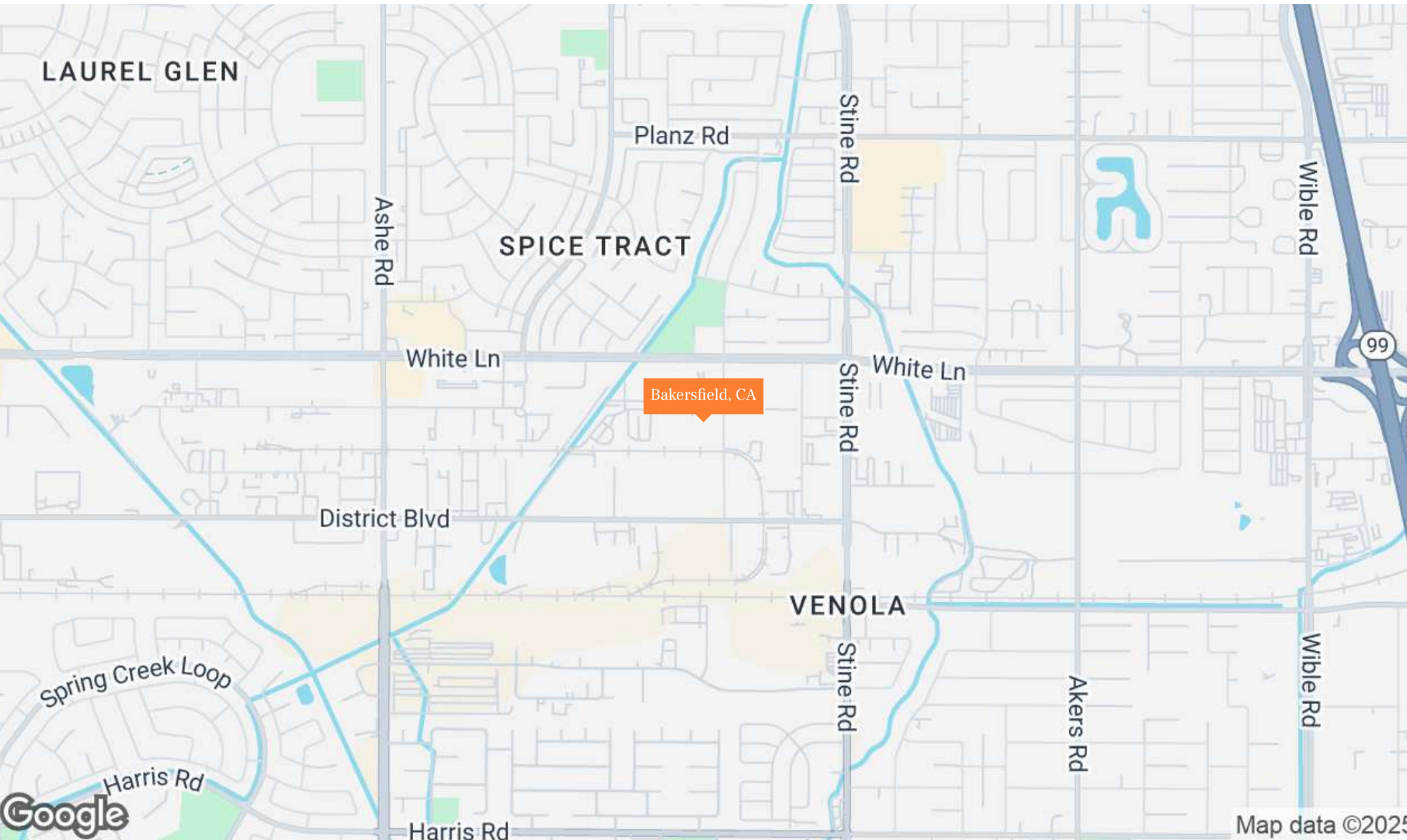
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OFFICE FLOOR PLAN



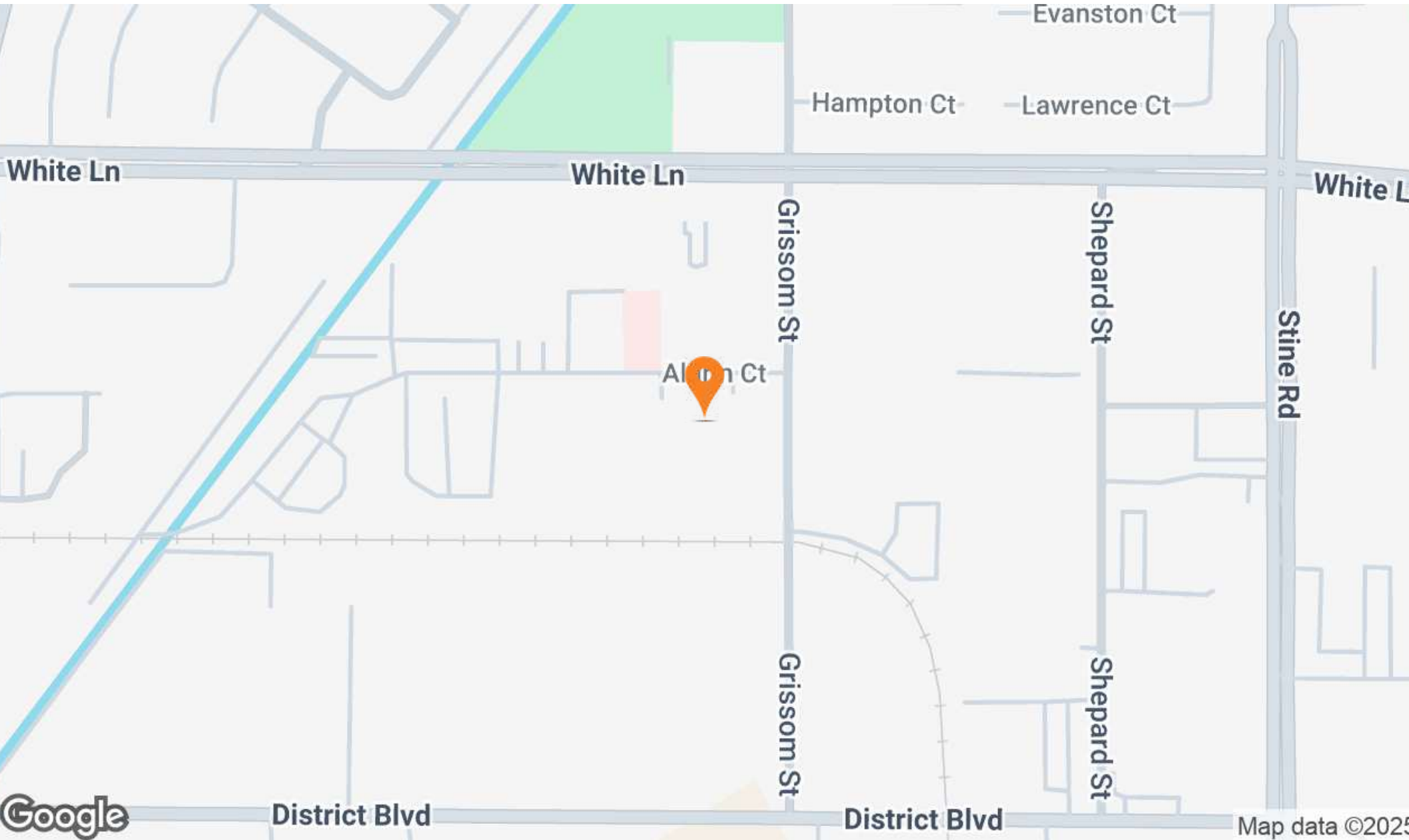
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REGIONAL MAP



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LOCAL MAP





SECTION 2



MARKET OVERVIEW

Market Overview
Demographics

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MARKET OVERVIEW

BAKERSFIELD

The Bakersfield metro lies near the southern end of the San Joaquin Valley and encompasses all of Kern County. The Kern River flows through the region, which includes parts of three mountain ranges that limit development in the eastern reaches of the county. The city of Bakersfield, which is the county seat, contains roughly 406,000 residents, and is located just 80 miles from the Los Angeles metropolitan area. Kern County's central location puts it within a half-day's drive of all major California markets.

ECONOMY

- Agriculture accounts for a major portion of the local economy, highlighted by the presence of Sunview Vineyards, Grimmway Farms and Bolthouse Farms.
- Oil and natural-gas deposits support local operations by Chevron, Ensign Energy Services, California Resources Corp., Pacific Gas & Electric and Nabors.
- The Alta Wind Energy Center, the nation's largest wind energy farm, is located in Tehachapi Pass.
- The metro boasts a strong aviation and military presence, underpinned by Edwards Air Force Base and Naval Air Weapons Station China Lake.

QUICK FACTS



POPULATION

907K

Growth 2024-2029*
1.3%



HOUSEHOLDS

288K

Growth 2024-2029*
1.7%



MEDIAN AGE

33.0

U.S. Median:
39.0

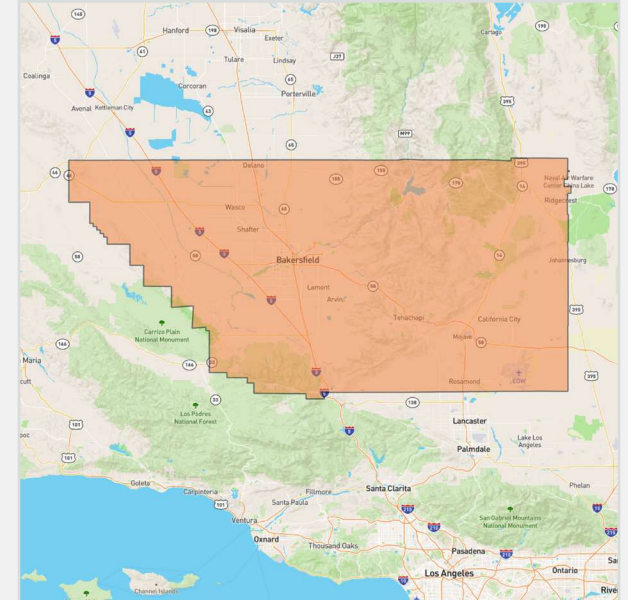


MEDIAN HOUSEHOLD INCOME

\$74,700

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS

TRANSPORTATION

An expanding transportation network provides convenient access to California ports and major cities, supporting growth of the local logistics and distribution sector.

NATURAL RESOURCES

Kern County is a significant producer of oil, along with hydro-electric, solar and wind power. The Elk Hills field is one of the nation's most productive oil fields.

LOW COSTS

Favorable home prices, relatively lower land costs than Southern California markets and a pro-business environment attract employers and residents to the area.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	15,414	161,548	296,874
2024 Estimate			
Total Population	15,356	159,613	291,167
2020 Census			
Total Population	15,483	160,032	289,737
2010 Census			
Total Population	15,015	143,340	252,049
Daytime Population			
2024 Estimate	17,672	135,895	264,444
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	5,160	52,834	94,692
2024 Estimate			
Total Households	5,128	52,145	92,780
Average (Mean) Household Size	3.0	3.1	3.2
2020 Census			
Total Households	5,084	51,209	90,207
2010 Census			
Total Households	4,965	46,530	79,215

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	2.5%	7.1%	8.3%
\$150,000-\$199,999	6.0%	7.2%	7.4%
\$100,000-\$149,999	14.7%	18.1%	18.0%
\$75,000-\$99,999	15.7%	15.2%	14.8%
\$50,000-\$74,999	22.5%	19.1%	17.7%
\$35,000-\$49,999	13.3%	11.3%	10.8%
\$25,000-\$34,999	7.5%	8.0%	8.0%
\$15,000-\$24,999	8.1%	6.4%	6.4%
Under \$15,000	9.7%	7.7%	8.7%
Average Household Income	\$74,558	\$93,272	\$95,989
Median Household Income	\$63,226	\$77,964	\$80,477
Per Capita Income	\$24,724	\$30,149	\$30,567
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	15,356	159,613	291,167
Under 20	31.0%	31.1%	32.1%
20 to 34 Years	25.2%	23.8%	23.1%
35 to 39 Years	6.8%	7.0%	7.0%
40 to 49 Years	10.9%	11.7%	12.1%
50 to 64 Years	15.0%	14.9%	14.8%
Age 65+	11.1%	11.4%	10.8%
Median Age	31.0	32.0	32.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	9,345	97,457	175,438
Elementary (0-8)	11.6%	9.4%	10.8%
Some High School (9-11)	10.5%	10.0%	10.3%
High School Graduate (12)	28.7%	27.7%	27.1%
Some College (13-15)	27.0%	24.4%	22.6%
Associate Degree Only	7.5%	8.7%	8.1%
Bachelor's Degree Only	11.3%	12.9%	13.9%
Graduate Degree	3.4%	7.0%	7.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	25.0	25.0

5409 ALDRIN CT

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 291,167. The population has changed by 15.52 percent since 2010. It is estimated that the population in your area will be 296,874 five years from now, which represents a change of 2.0 percent from the current year. The current population is 50.5 percent male and 49.5 percent female. The median age of the population in your area is 32.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,706 people per square mile.



HOUSEHOLDS

There are currently 92,780 households in your selected geography. The number of households has changed by 17.12 percent since 2010. It is estimated that the number of households in your area will be 94,692 five years from now, which represents a change of 2.1 percent from the current year. The average household size in your area is 3.1 people.



INCOME

In 2024, the median household income for your selected geography is \$80,477, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 57.64 percent since 2010. It is estimated that the median household income in your area will be \$90,697 five years from now, which represents a change of 12.7 percent from the current year.

The current year per capita income in your area is \$30,567, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$95,989, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 126,309 people in your selected area were employed. The 2010 Census revealed that 51.3 percent of employees are in white-collar occupations in this geography, and 24.8 percent are in blue-collar occupations. In 2024, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$308,891 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 45,233.00 owner-occupied housing units and 33,975.00 renter-occupied housing units in your area.



EDUCATION

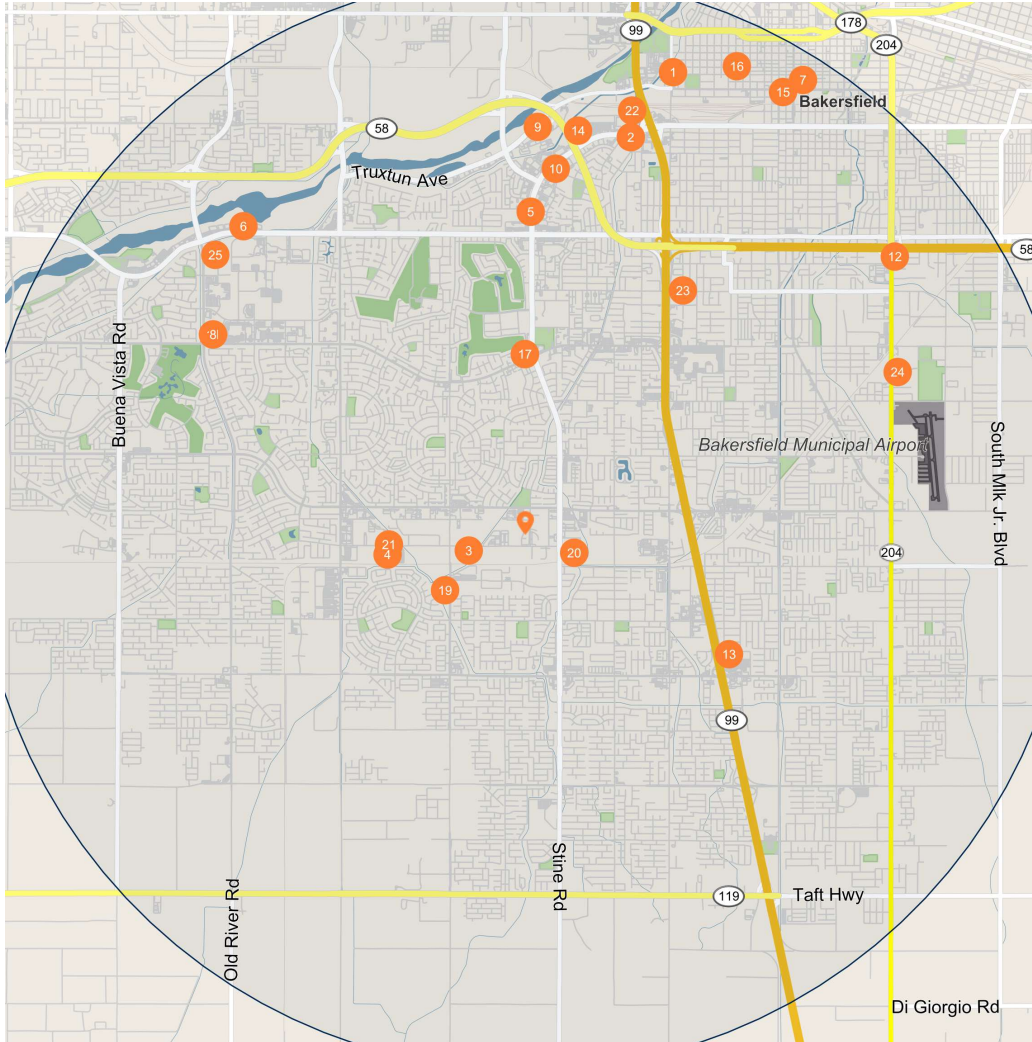
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 20.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 15.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.2 percent in the selected area compared with the 19.7 percent in the U.S.

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DEMOGRAPHICS



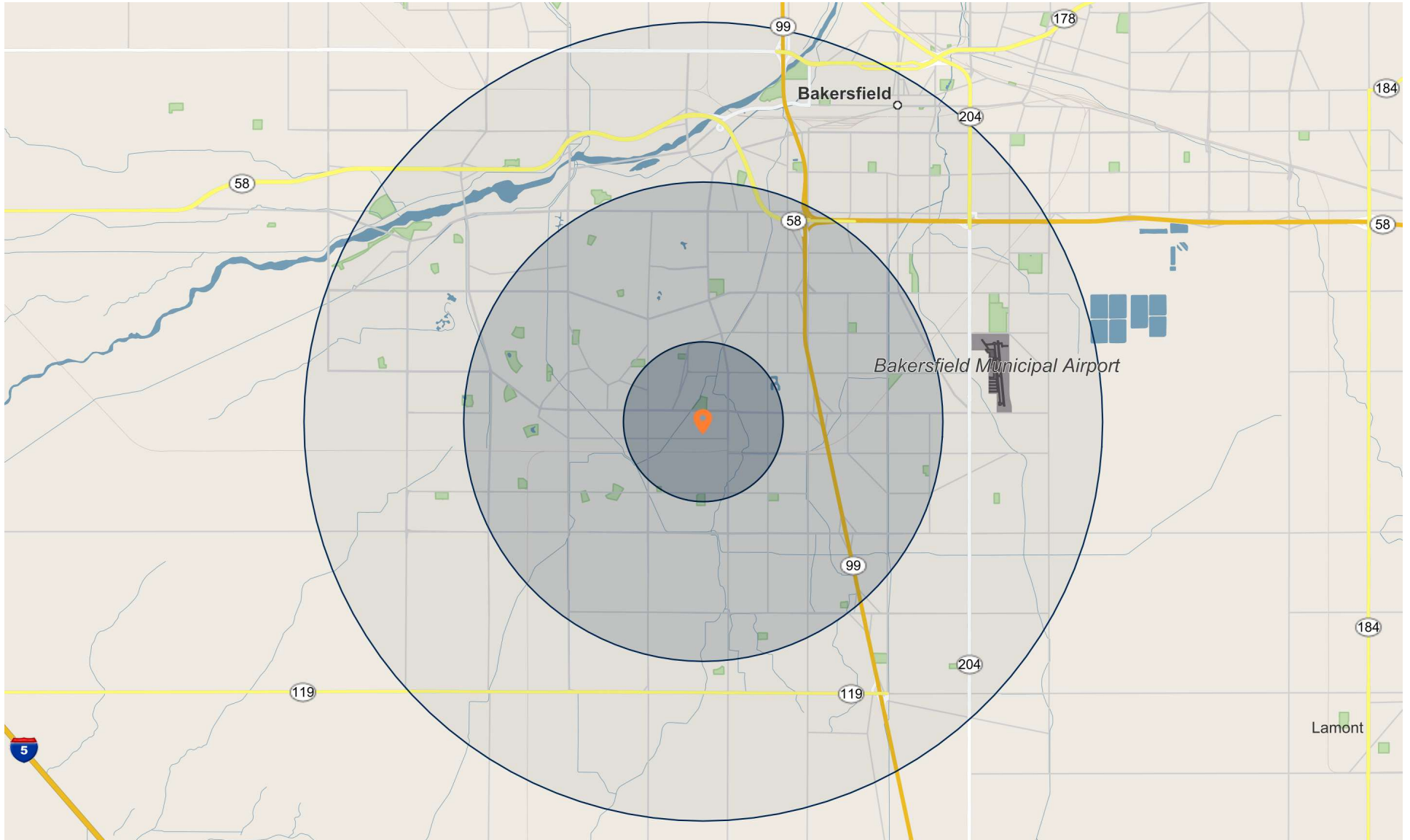
Major Employers

Employees

1	Allied Universal Topco LLC	5,002
2	Castle Harlan Partners III LP-Marie Callenders Pie Shops 73	3,862
3	KS Industries LP-K S I	2,000
4	Nestle Ice Cream Company	1,920
5	Sun World Inc	1,500
6	Unilab Corporation-Quest Diagnostics	1,214
7	Kern Cnty Sprntndent Schols Ed	975
8	Aera Energy LLC	918
9	Linnco LLC	888
10	Wonderful Company LLC	836
11	Aera Energy Services Company	800
12	Esparza Enterprises Inc	792
13	Walmart Inc-Walmart	670
14	Brinderson LP	650
15	City of Bakersfield-Narcotics Division	611
16	Kern County Hospital Authority	492
17	Account Control Technology Inc	465
18	Stantec Holdings Del III Inc-Stantec Oil and Gas	460
19	Centre For Neuro Skills	450
20	McAfee LLC	417
21	Banks Pest Control	380
22	ABM Jntrial Svcs - Sthwest Inc	317
23	C&B Holding Co Inc	307
24	PCL Industrial Services Inc	300
25	Dignity Health-Pedi Center	300

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DEMOGRAPHICS



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