

The background of the advertisement is a photograph of a large, two-story brick building. The building has a prominent arched entrance in the center. To the left of the arch, there are three windows, each with a white, dome-shaped awning. Above the arch, a sign reads "THIRDENERGY". To the right of the building, there is a tall, ornate black lamppost with three lanterns. In the foreground, there is a grassy area with two signs for "Beauty Salon & Barber Shop". A large tree is visible on the right side of the building.

For Lease The Ice House Center

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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 E ± 1,222 SF

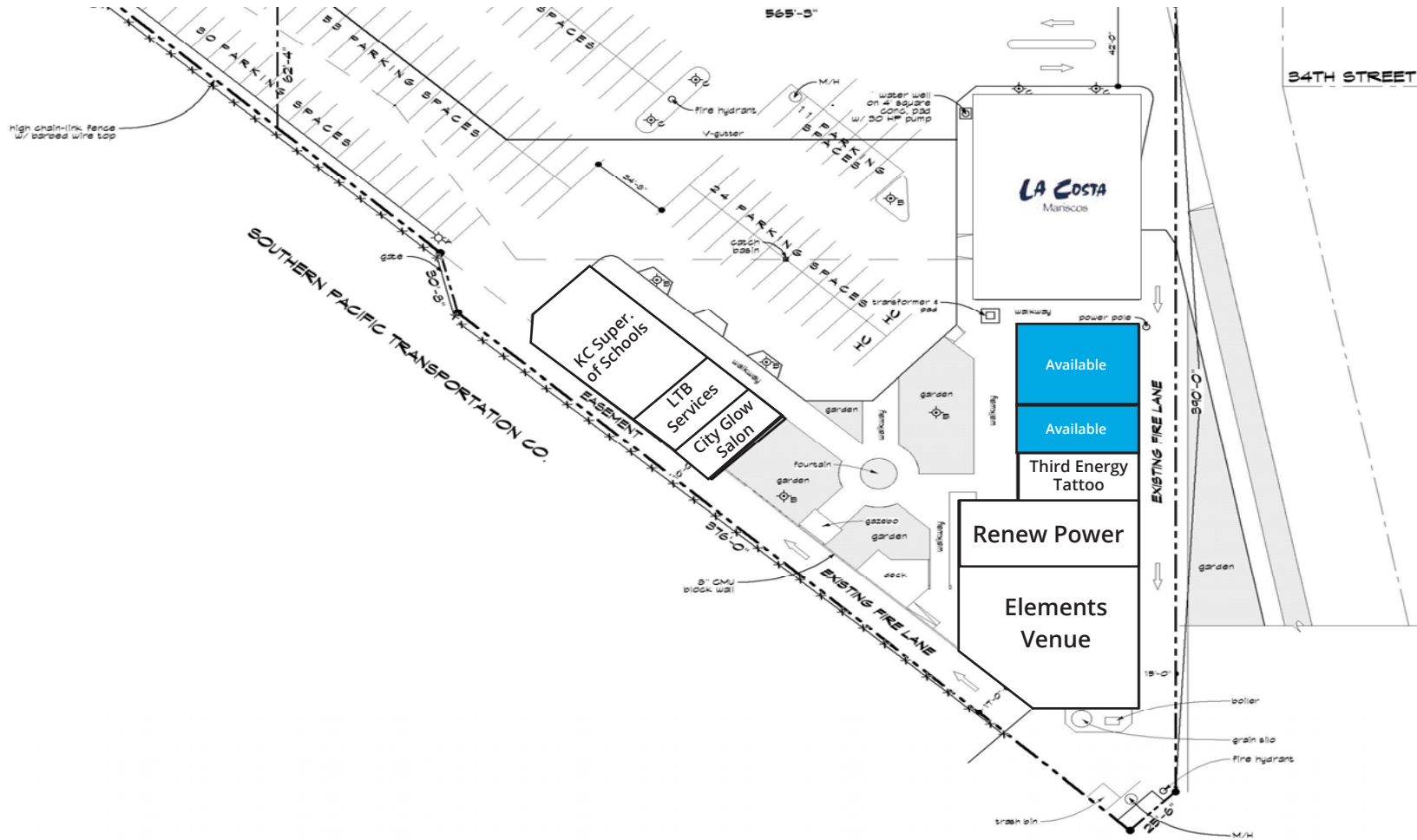
Lease Rate:

\$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	Elements Venue	5,219	Parcel 4	KC Super. of Schools	
Unit E	Available	1,222	Unit J	City Glow Salon	926			
Unit F	Third Energy Tattoo	1,108	Unit L	LTB Services LLP	602			

Suite E - Interior Photos



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