

LEASING OPPORTUNITY AT WILSON RD, BAKERSFIELD



AMPLE PARKING SPACES

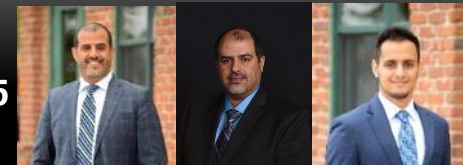
**UNIT A --- 7,721 SQ FT
7,721/MONTH
7,000 DEPOSIT**

**UNIT B --- CALL FOR DETAILS
NNN LEASE**

ADDRESS: 3401 WILSON RD, BAKERSFIELD, CA, 93309



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635



PROJECT SITE
LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635



ABOUT

LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**



UNIT A
7,721 SQ FT
7,721/MONTH
7,000 DEPOSIT
UNIT B
CALL FOR DETAILS
NNN LEASE

ADDRESS
3401 Wilson Rd,
Bakersfield
CA, 93309



ABDUL JOBAH, CCIM
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MUADH SAED
DRE: #02079370
CELL: 661-200-9499
MSAED@JOBABHCRJ.COM

SALAH JOBAH
DRE: #01920825
CELL: 661-200-9499
SJOBAB@JOBABHCRJ.COM



**COMMERCIAL
CATEGORY**



**159,025
3 Mile**



**KERN
COUNTY**



**12,741
ADTV**



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PICTURES

LEASING OPPORTUNITY @ BAKERSFIELD

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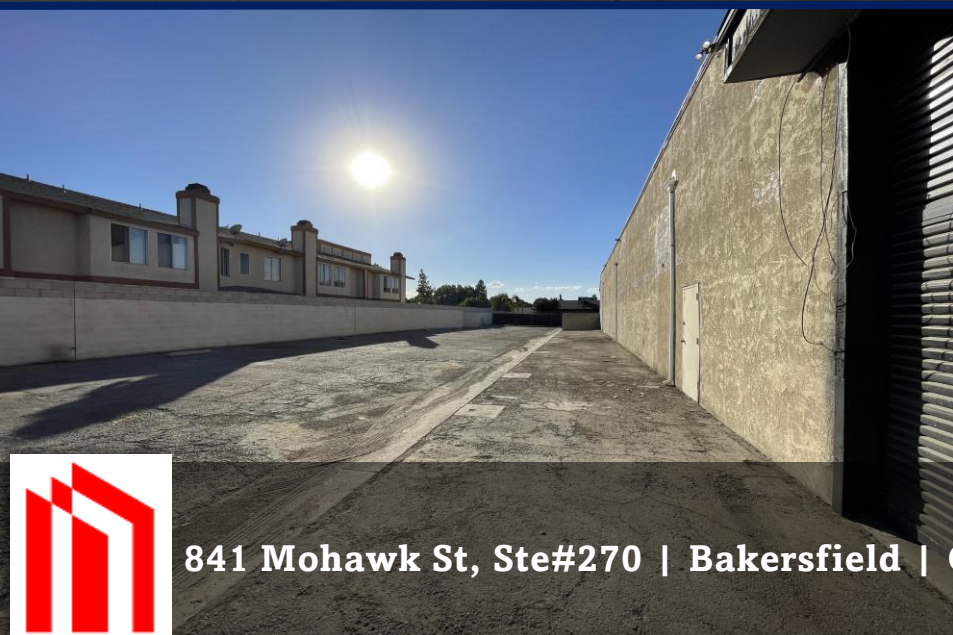
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DESCRIPTION

LEASING OPPORTUNITY @ BAKERSFIELD

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Prime Leasing Opportunity at 3401 Wilson Rd, Bakersfield, CA 93309

Unit A

Size: 7,721 sq ft

Monthly Rent: \$7,721

Deposit: \$7,000

Unit A offers an expansive 7,721 square feet of versatile space, ideal for a variety of commercial uses. This unit is available at a competitive rate of \$7,721 per month, with a \$7,000 security deposit.

Unit B

Details: Call for more information

Unit B is also available for lease, providing an excellent opportunity to tailor a space to your business needs. Contact us today for more details on this unit.

Lease Type: NNN Lease (Triple Net)

Take advantage of this prime location in Bakersfield and secure your business's next home. For further details or to schedule a tour, please reach out!



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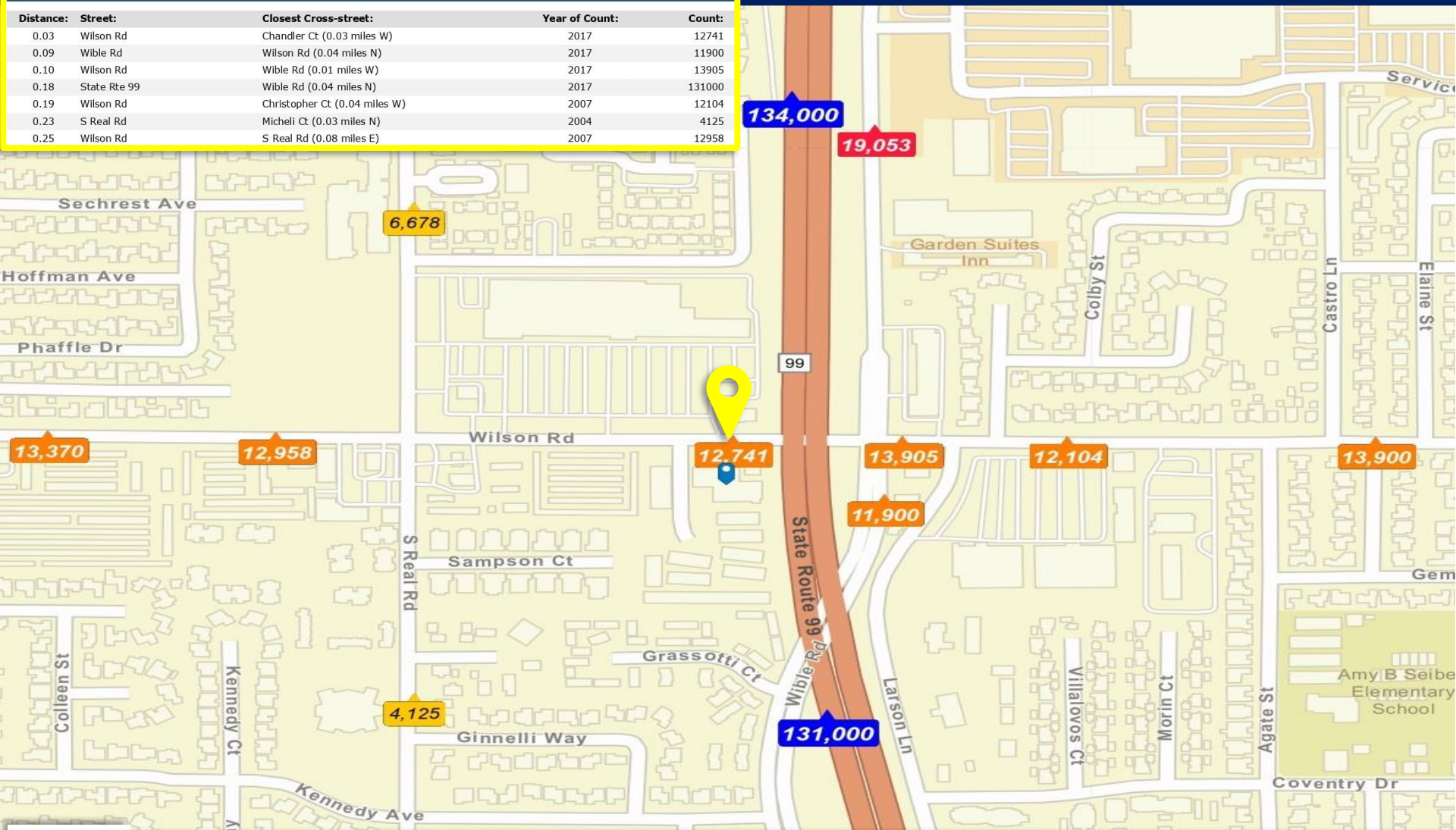


TRAFFIC COUNT

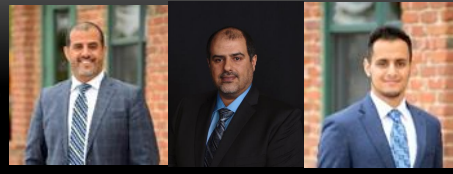
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Wilson Rd	Chandler Ct (0.03 miles W)	2017	12741
0.09	Wible Rd	Wilson Rd (0.04 miles N)	2017	11900
0.10	Wilson Rd	Wible Rd (0.01 miles W)	2017	13905
0.18	State Rte 99	Wible Rd (0.04 miles N)	2017	131000
0.19	Wilson Rd	Christopher Ct (0.04 miles W)	2007	12104
0.23	S Real Rd	Micheli Ct (0.03 miles N)	2004	4125
0.25	Wilson Rd	S Real Rd (0.08 miles E)	2007	12958



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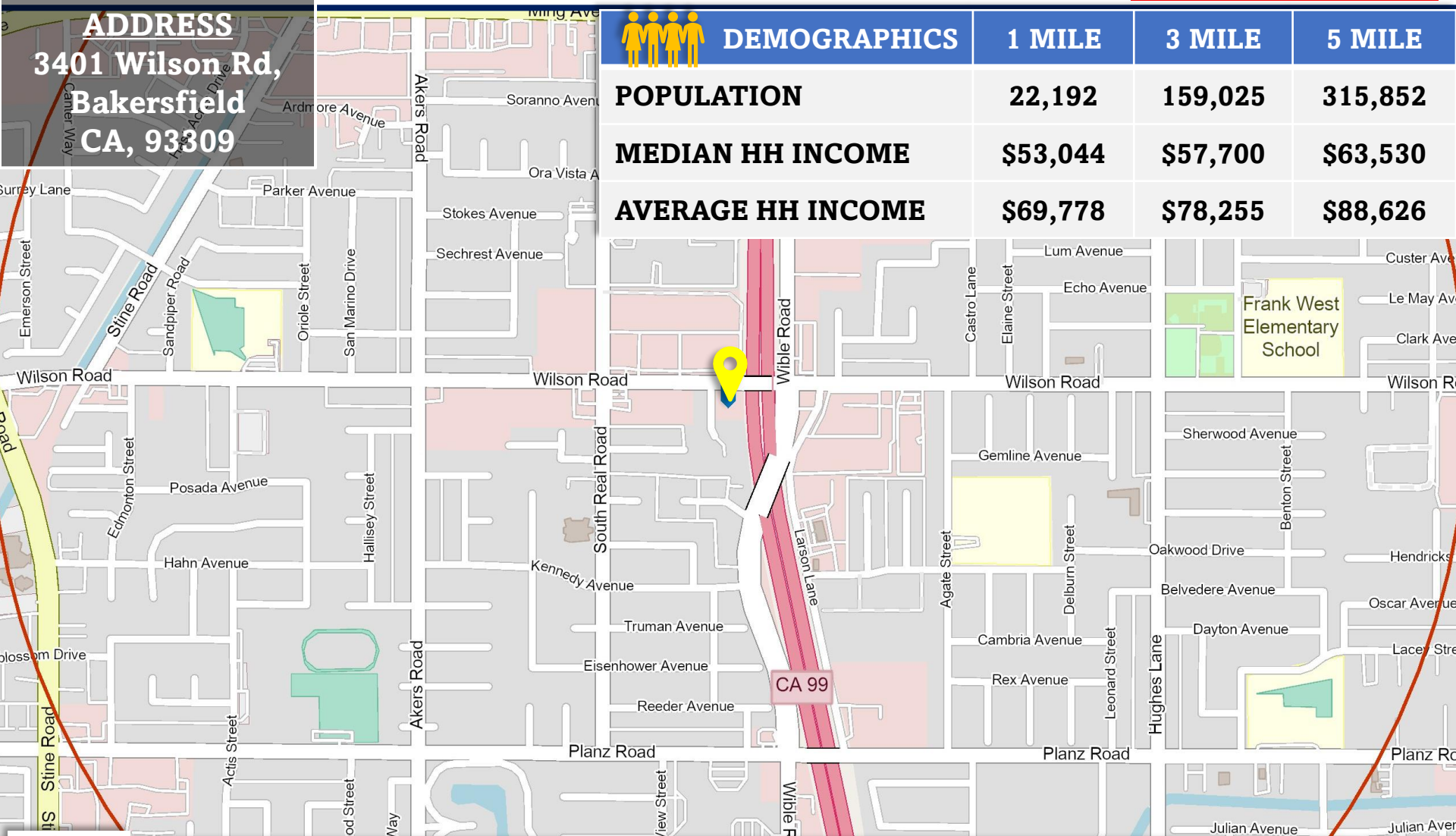


OPEN STREET MAP

LEASING OPPORTUNITY @ BAKERSFIELD

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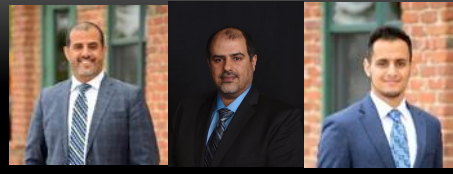
ADDRESS
3401 Wilson Rd,
Bakersfield
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	22,192	159,025	315,852
MEDIAN HH INCOME	\$53,044	\$57,700	\$63,530
AVERAGE HH INCOME	\$69,778	\$78,255	\$88,626



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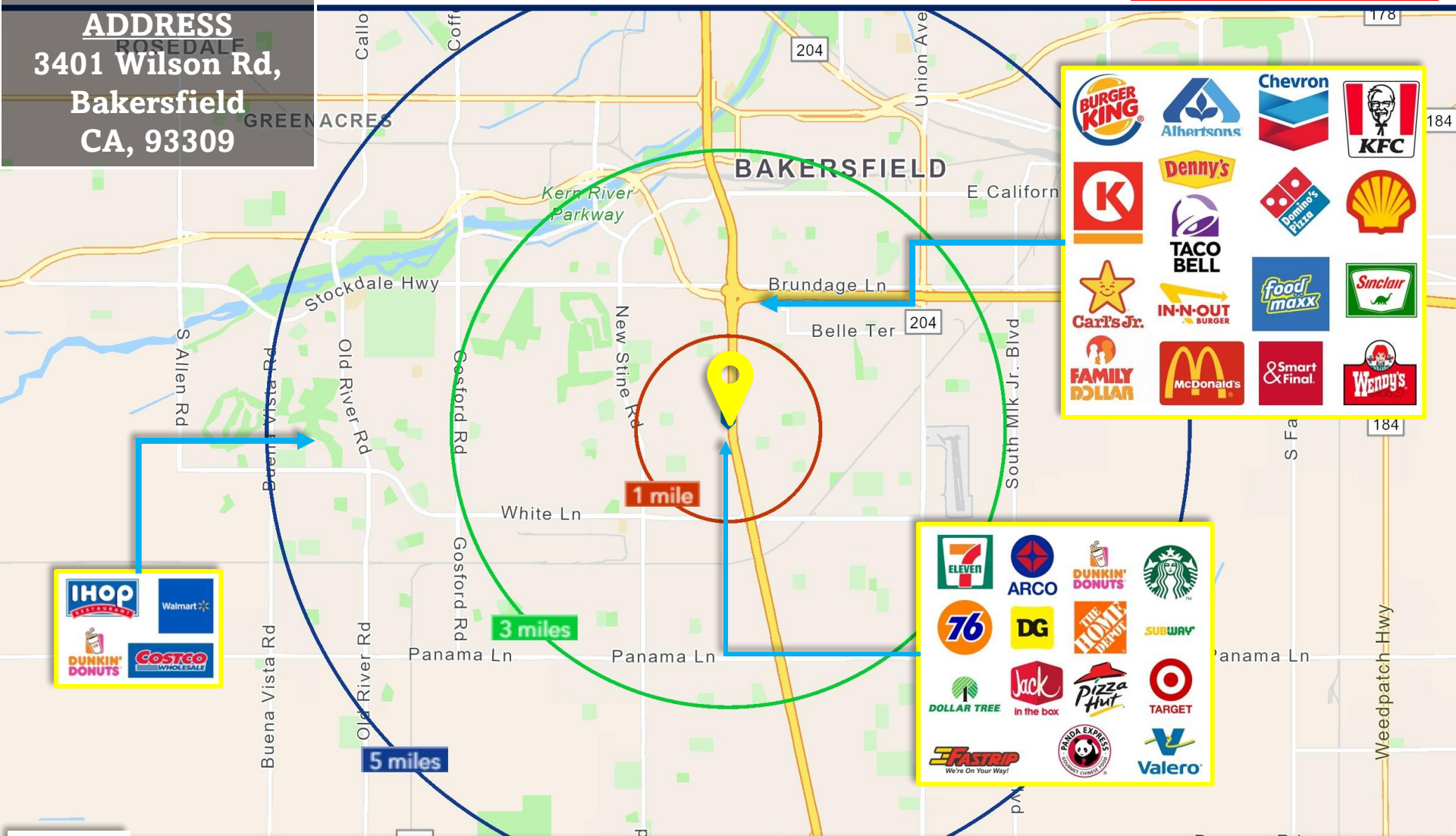


AERIAL

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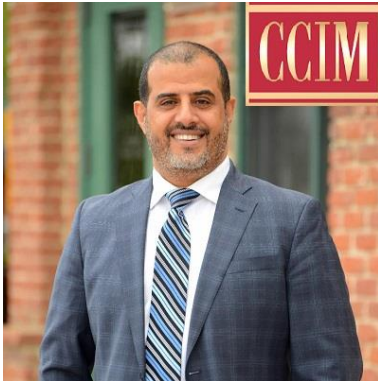
OUR TEAM

LEASING OPPORTUNITY @ BAKERSFIELD

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DISCLAIMER

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