

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue square with a yellow and red horizontal stripe at the bottom.

Reduced Sales Price:
\$650,000 \$595,000

For Sale or Lease
**Newly Renovated
Medical Office Building**

2731 H St | Bakersfield CA

Contact Us:

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Property Description:

2731 H Street is a freestanding, single story, medical office building. Located at the south-west corner of H St and 28th St, directly adjacent to Adventist Hospital in downtown Bakersfield. Suite B, which is vacant, was just completely remodeled with all new interior finishes and is ready for immediate occupancy. Ample parking in the Westchester Parking Association with additional street parking. Convenient downtown location amongst other medical offices, and close to retail, food, and shopping. This property presents a prime opportunity for an owner-user to occupy half the building while generating rental income from the existing tenant.

Property Highlights:

- Building consists of two medical office suites.
- Suite A is leased to Dr. James Im, general practitioner, who has occupied the property since 2015 and currently paying \$1,718.75 per month.
- Suite B is vacant and ready for immediate occupancy.
- Suite B has been remodeled with new VCT Flooring, new paint throughout including doors and cabinets, updated lighting, new granite countertops, newly textured ceiling, and new fixtures in the restrooms.
- Ideal for owner user that would like to occupy half or all of the building.
- Perfect SBA opportunity.
- Prime medical office location directly across from Adventist Hospital.
- Ample parking in the Westchester Parking Association plus street parking.
- Efficient medical office floor plan.
- Each suite is separately metered for electric and gas.

Sales Price: **Lease Rate:**
\$650,000 \$595,000 \$1.65/PSF Modified Gross

Property Details:

Total Building Size	± 2,914 SF
Suite A	± 1,375 SF (Leased - m/m)
Suite B	± 1,447 SF (Available for Lease)
Electrical Room	± 92 SF
Lot Size	± 0.20 AC (Plus share of parking in the Westchester Parking Association)

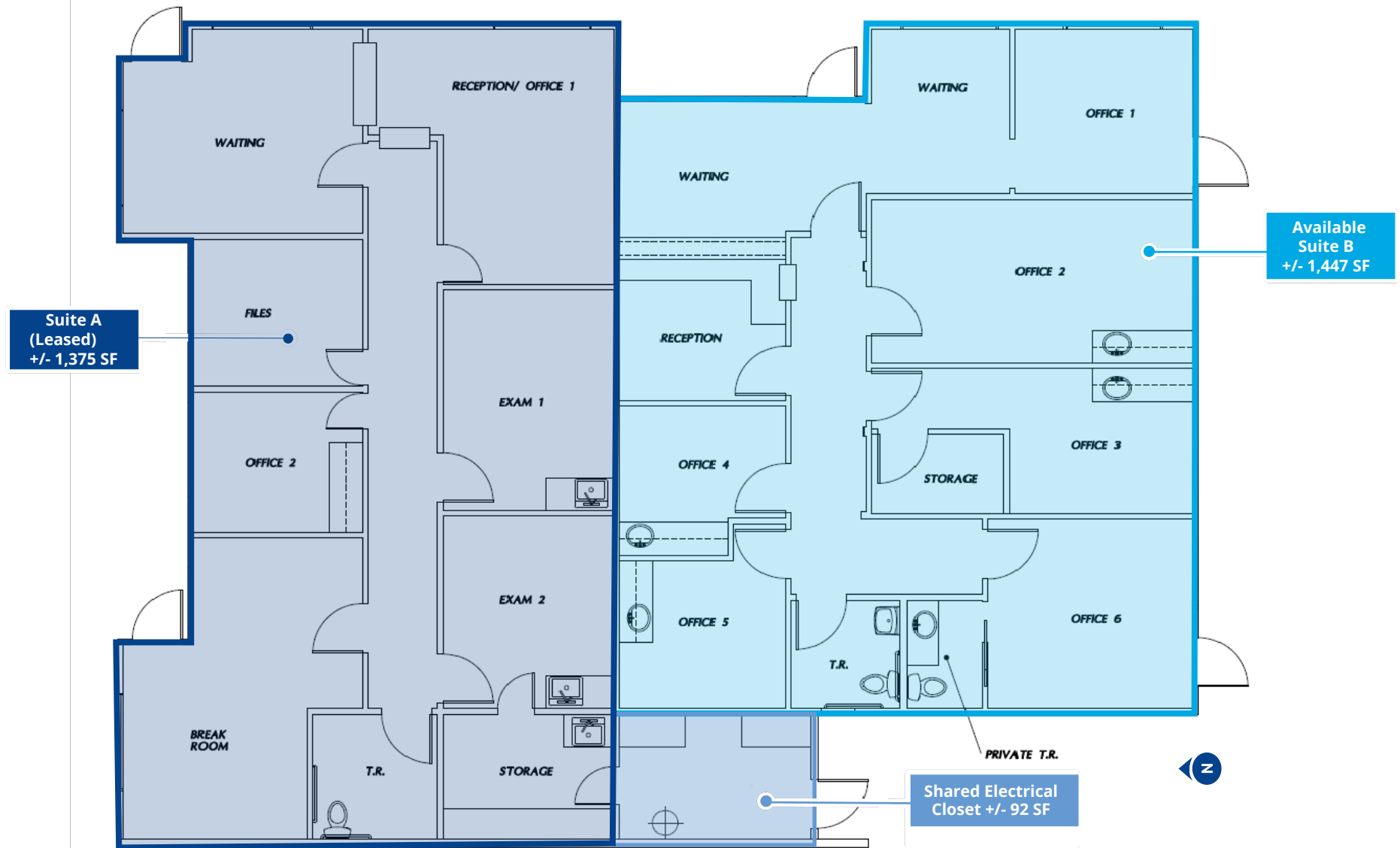
Building Upgrades:

- Suite B completely renovated.
- New roof installed in 2019.
- All new drought resistant landscaping.
- Newly Painted trim on exterior.
- Building was repainted in 2019.
- HVAC has been serviced and in good working condition.
- New hot water heater.

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Floor Plan

2731 H St | 3



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Aerial

2731 H St | 4



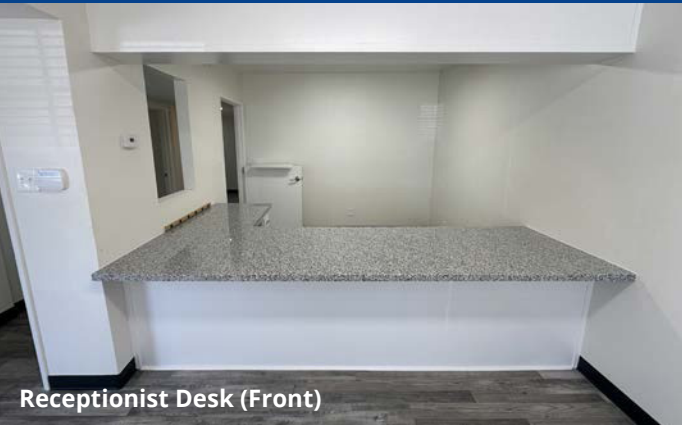
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Aerial



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Interior Photos



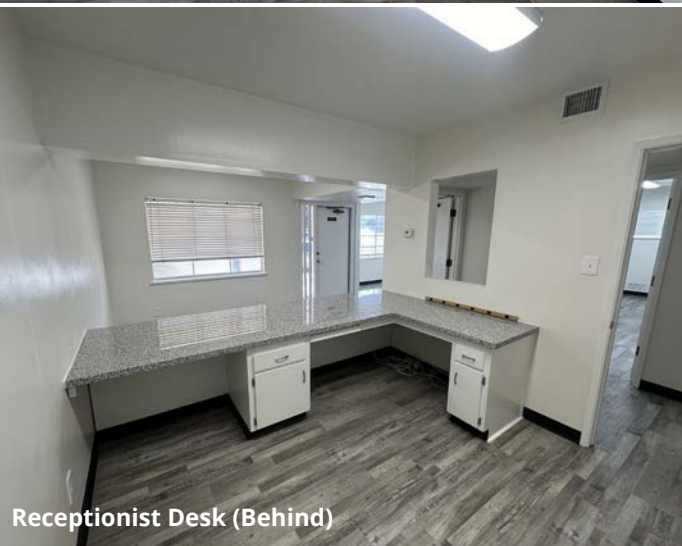
Receptionist Desk (Front)



Front of Office/Waiting Area



Waiting Area



Receptionist Desk (Behind)



Hall



Restroom

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Office Photos

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Office 1



Office 2



Office 3



Office 4



Office 5



Office 6

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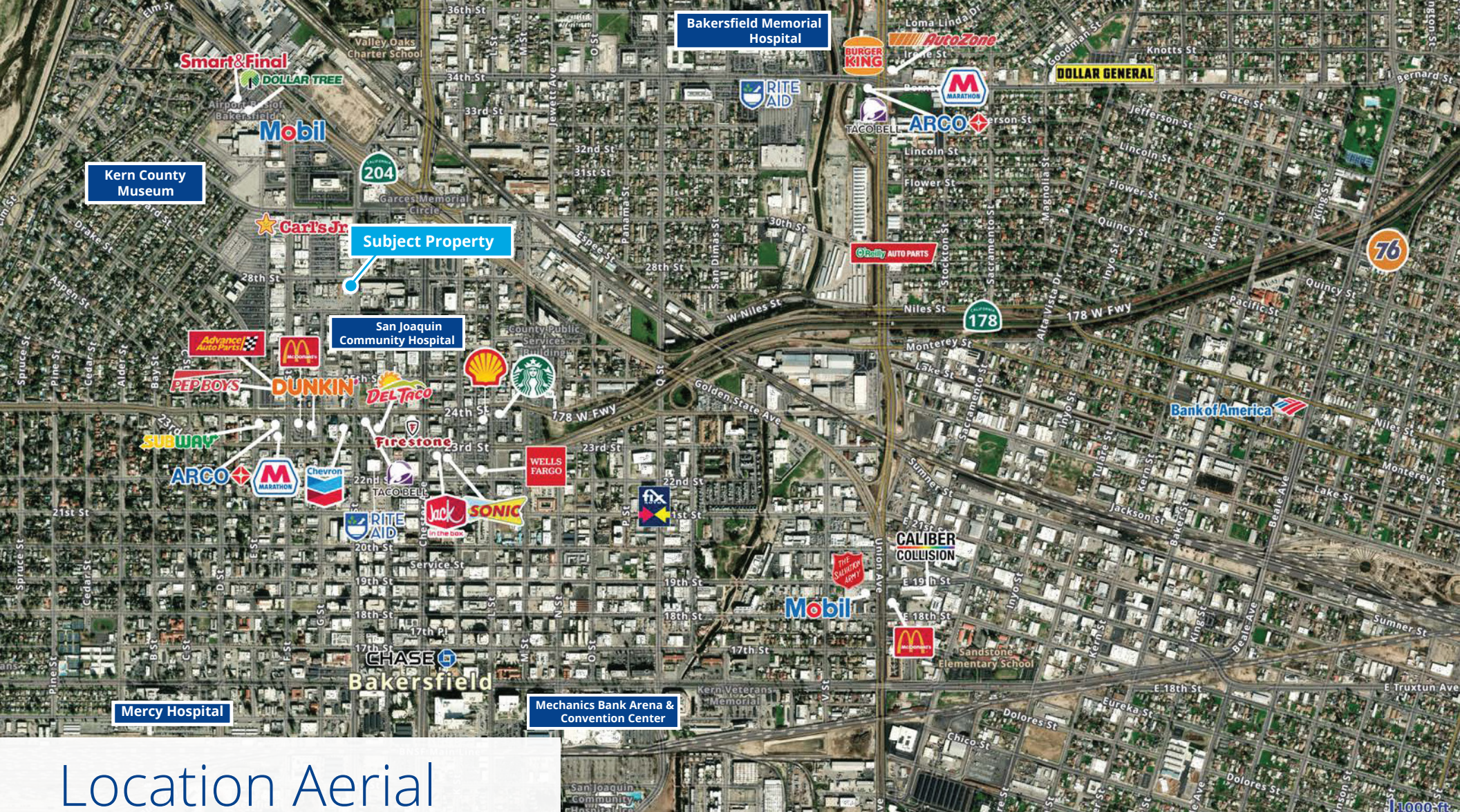
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Location Aerial

Demographics



Population

1 Mile: 10,856
3 Mile: 121,538
5 Mile: 292,797



Daytime Population

1 Mile: 37,566
3 Mile: 173,832
5 Mile: 33



Businesses

1 Mile: 2,286
3 Mile: 7,809
5 Mile: 13,191



Median Age

1 Mile: 33.9
3 Mile: 32.2
5 Mile: 32.8



Households

1 Mile: 4,186
3 Mile: 40,309
5 Mile: 97,534



Average HH Income

1 Mile: \$66,045
3 Mile: \$61,043
5 Mile: \$75,309