

# Office Space **AVAILABLE** FOR LEASE

**5555**  
**California Avenue**  
Bakersfield, CA

## Property Features

- Prime California Avenue Location
- Highly Visible Monument Signage Available
- Professionally Managed and Maintained
  - Property Manager On-Site
- Located near Restaurants, Banks And Retailers  
With Convenient Hwy 99 Access
- Improved Spaces Ready For Occupancy
- Elevator Served

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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# Office Space Available For Lease

## Availability | Floor Plan

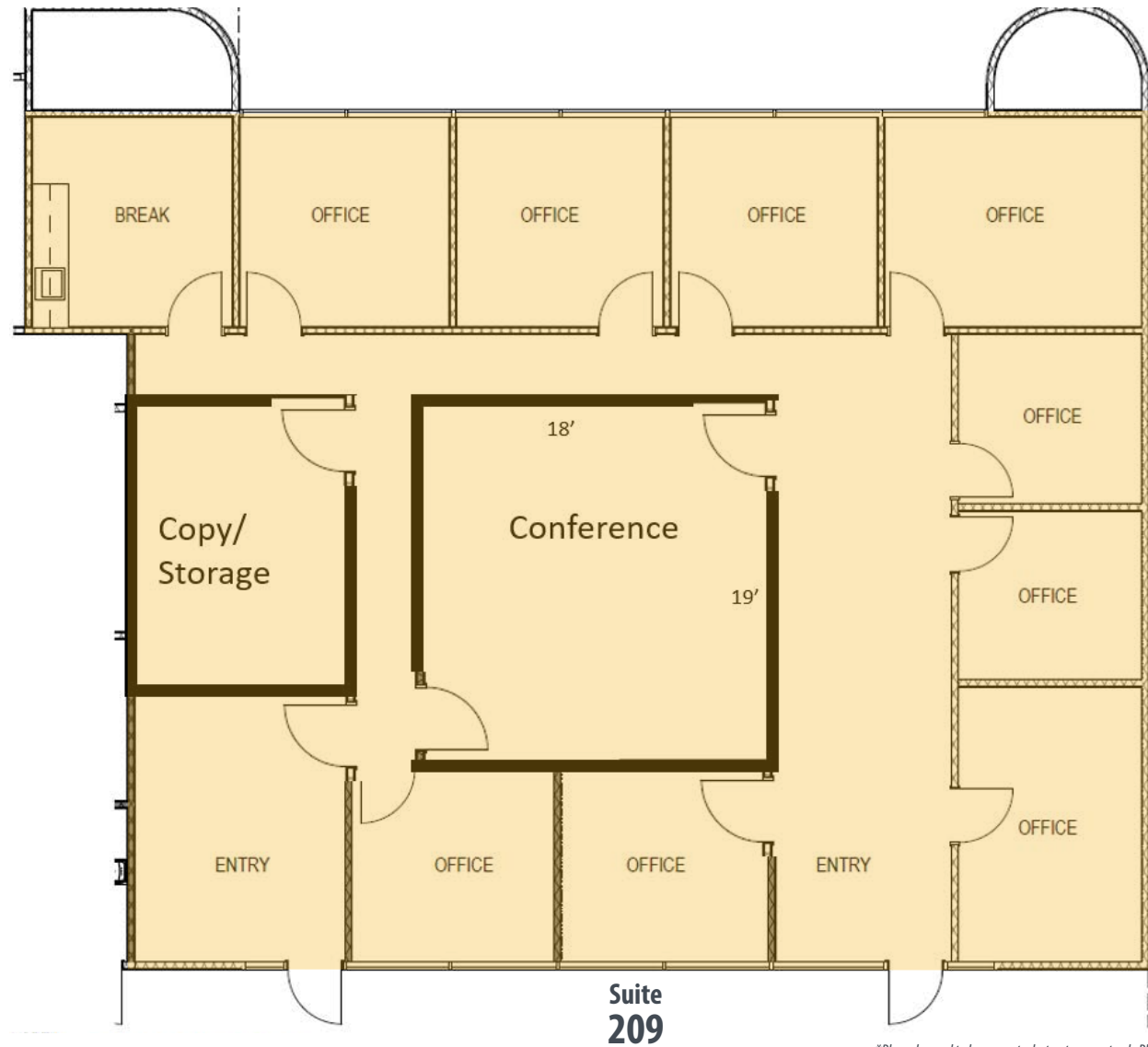
5555 California Avenue - Bakersfield, CA

### Available Suite

- Suite 209 2,986 RSF

### Offering Terms

- Rental Rate \$1.65 PSF MG  
Rents exclude utilities & janitorial services
- Tenant Improvements Negotiable



\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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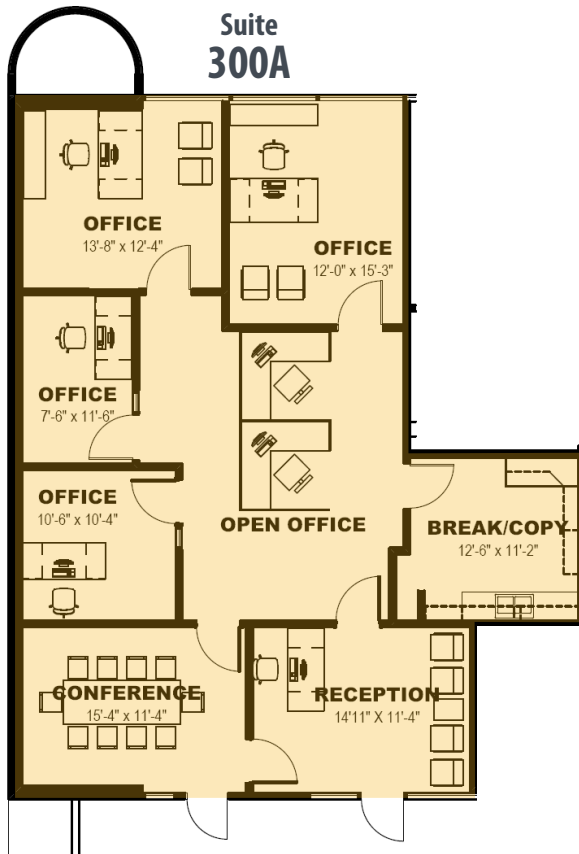
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### Available Suites

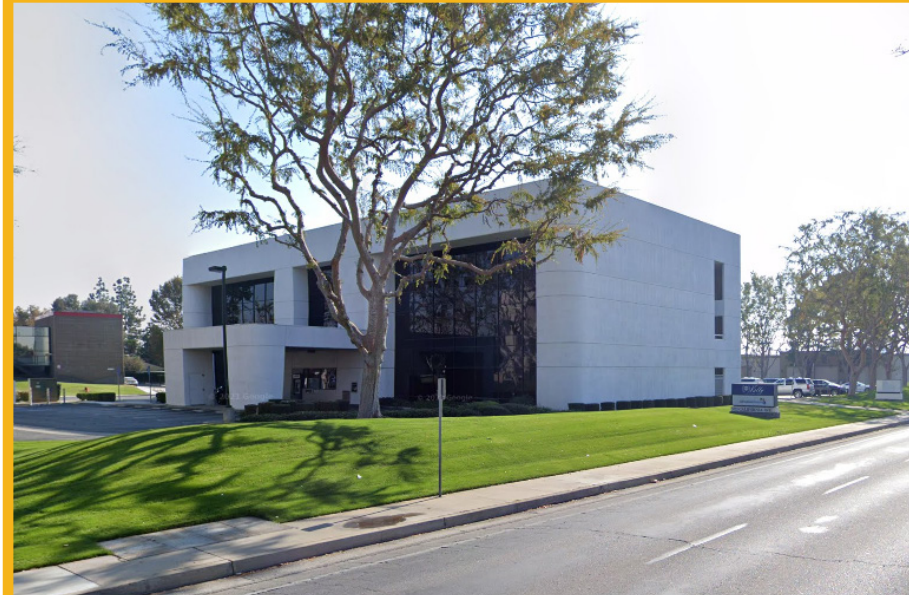
- Suite 300A 1,612 SF

### Offering Terms

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## Aerial of Southwest Submarket

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BARNES & NOBLE  
planet fitness

BLAZE PIZZA  
STARBUCKS COFFEE  
The Habit BURGER GRILL  
Creamistry  
Bok Bok Chicken  
UBREAKFIX  
STACKEZ  
Hampton Inn & Suites  
el Puesto  
FIREHOUSE SUBS  
verizon

Smart & Final  
Chick-fil-A  
Jamba Juice  
CVS pharmacy  
IN-N-OUT BURGER  
Vitamin Shoppe  
CHYZE FITNESS  
FISH GRILL  
Urbane Cafe  
ALDI

HOBBY LOBBY  
LASSENS  
Durlington  
IN-SHAPE HEALTH CLUBS  
ROSS DRESS FOR LESS  
Panera BREAD  
Spectrum

VONS  
HomeGoods  
Office DEPOT  
McDonald's  
Party City  
Jack in the Box  
us bank  
CHASE

Mobil  
OUTBACK STEAKHOUSE  
Mechanics Bank  
7 ELEVEN  
Pizza Hut  
CAR WASH