

Storefront | Show-
room | Warehouse

FOR LEASE

SEC 21st & Q Streets

**731 21st Street
& 2024 Q Street**

Bakersfield, CA 93301

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Property Information

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Property Highlights

- Numerous upgrades to the property underway. Tenant improvements negotiable
- Hard corner of 21st and Q Street with prominent visibility and signage
- Desirable location near several downtown revitalization projects
- Easy access to other parts of Bakersfield through Highway 99, 178, and the Westside Parkway
- Fully fenced and paved lot with sliding gates on the North, West, and East sides of the property for ease of entry
- Proximity to major banks, downtown retail, and government buildings

Property Details

- **Building Size** 4,837± SF (Total)
1,309± (731 21st)
3,528± SF (2024 Q)
- **Lot Size** 13,442 SF (0.31 Acres)
- **Zoning** M-1 (Light Manufacturing), City of Bakersfield
- **APN** 005-271-02 & 005-271-01
- **Lease Rate** \$1.10 PSF/Month NNN

Utilities



PG&E



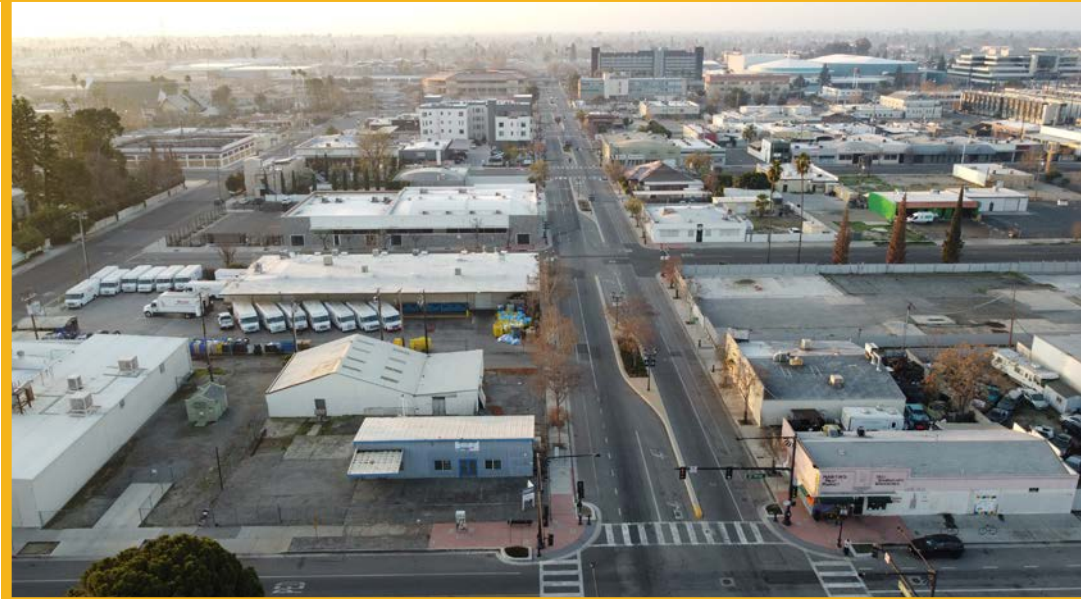
PG&E



California
Water
Service



City of
Bakers-
field



*Conceptual Design

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Site Plan

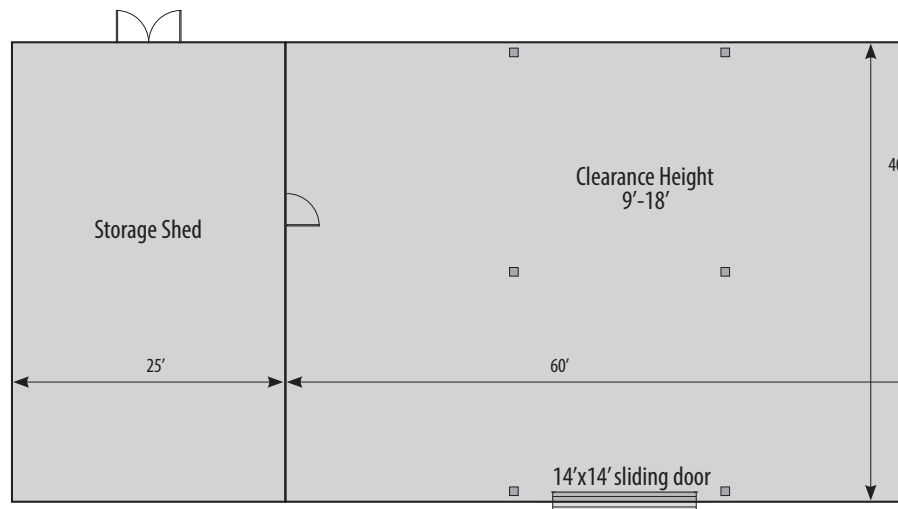
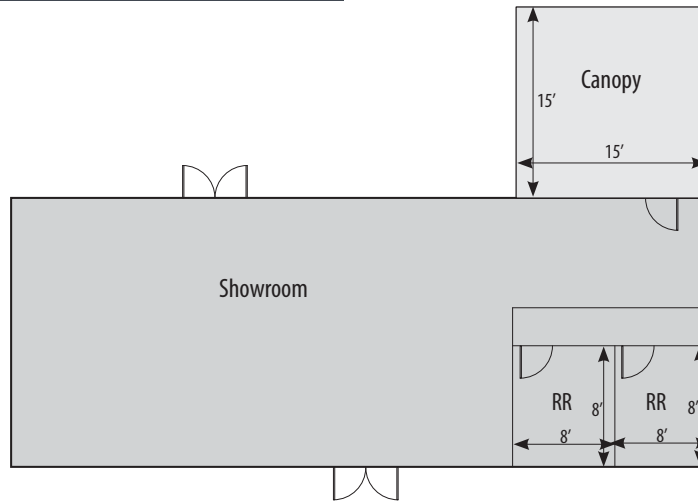
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Floor Plan

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*Plans not guaranteed, for illustration purposes only. Plans not to scale.

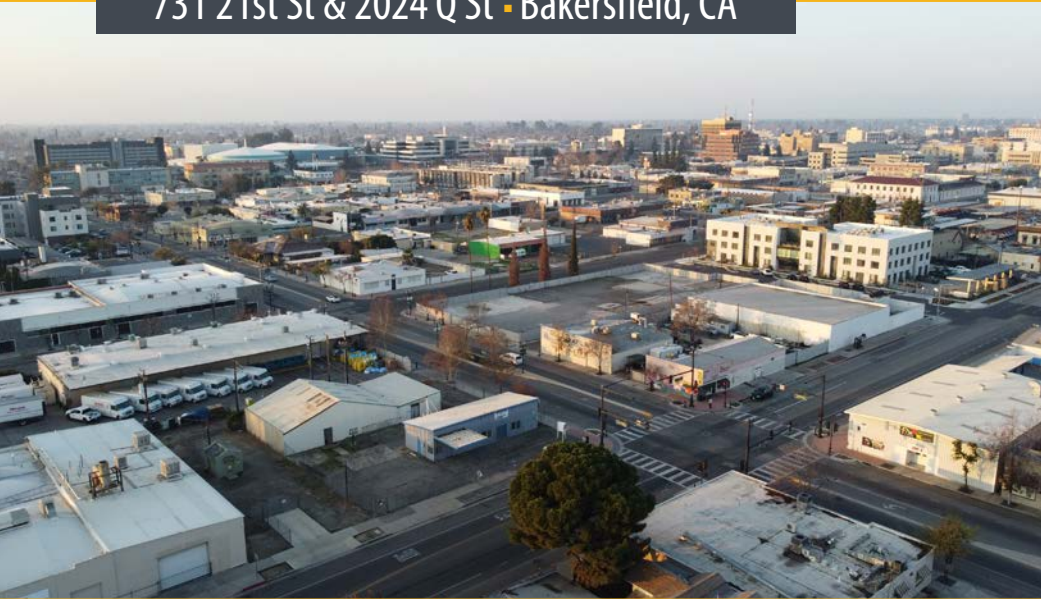


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Property Photos

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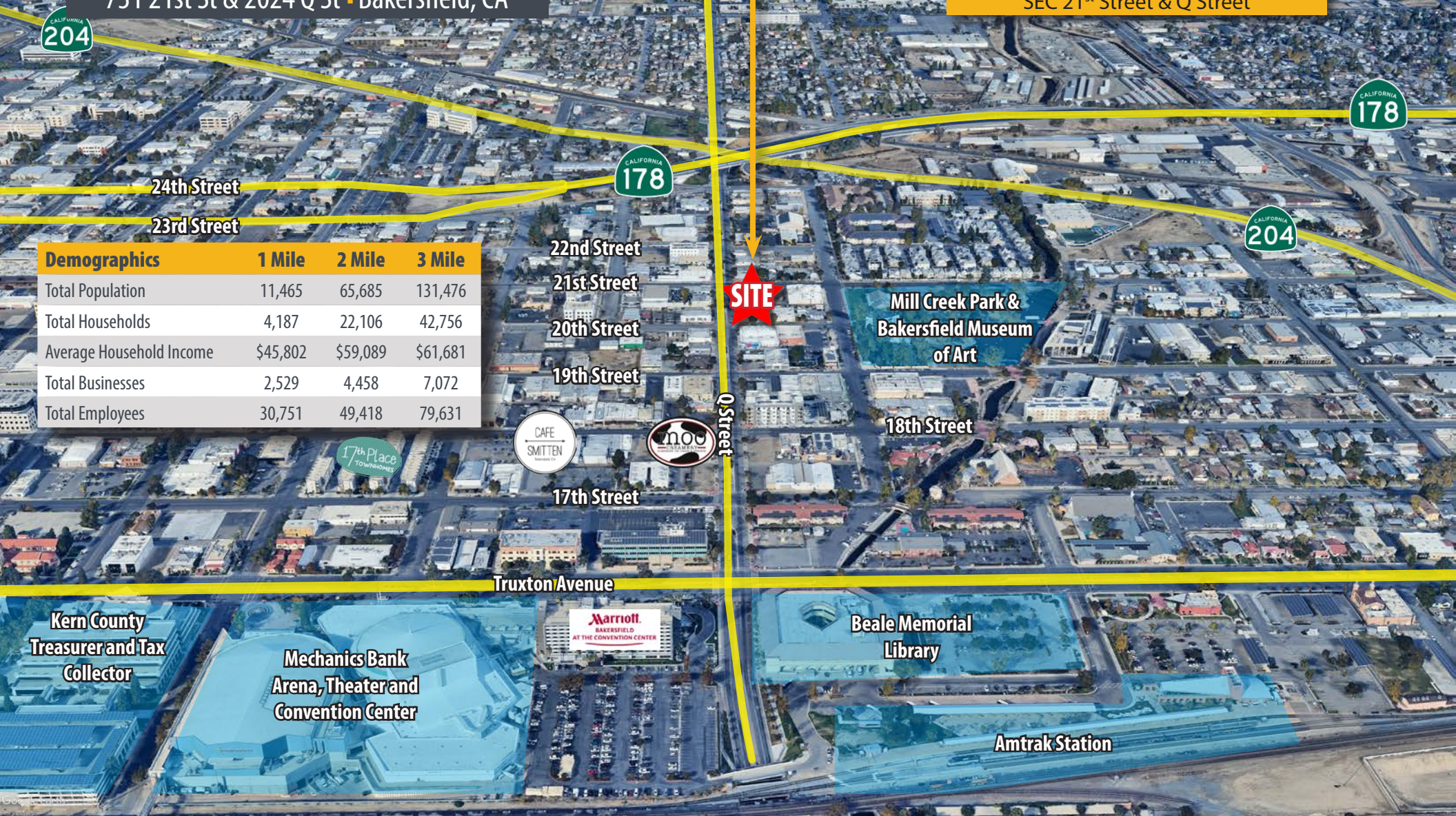
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Aerial Map

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SEC 21st Street & Q Street



Demographics	1 Mile	2 Mile	3 Mile
Total Population	11,465	65,685	131,476
Total Households	4,187	22,106	42,756
Average Household Income	\$45,802	\$59,089	\$61,681
Total Businesses	2,529	4,458	7,072
Total Employees	30,751	49,418	79,631

Kern County
Treasurer and Tax
Collector

Mechanics Bank
Arena, Theater and
Convention Center

Marriott
BAKERSFIELD
AT THE CONVENTION CENTER

Beale Memorial
Library

Amtrak Station

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Roadway Map

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SEC 21st Street & Q Street

