



Colliers

For Sale | +/- 4,080 SF

## High Visibility Commercial Building

2001 Columbus St | Bakersfield, CA 93305

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## Sales Price:

Call Agent for details

## Property Highlights:

- Freestanding commercial building currently being used as an office building.
- Originally constructed as a bank branch and has a drive through.
- Easy access to Highway 178 from Mt. Vernon or Haley St.
- Abundant parking with 43 total parking spaces.
- New HVAC units, roof, and solar system installed in 2019.
- Great exterior building lighting.
- Dock level double loading doors on back of building.
- Original cash vault still in place.
- C-2 zoning allows for a wide variety of retail and office uses.

## Available:

<b>Address</b>	2001 Columbus St
<b>Building Size</b>	4,080 SF
<b>Lot Size</b>	26,136 SF
<b>APN</b>	126-010-16

## Property Overview:

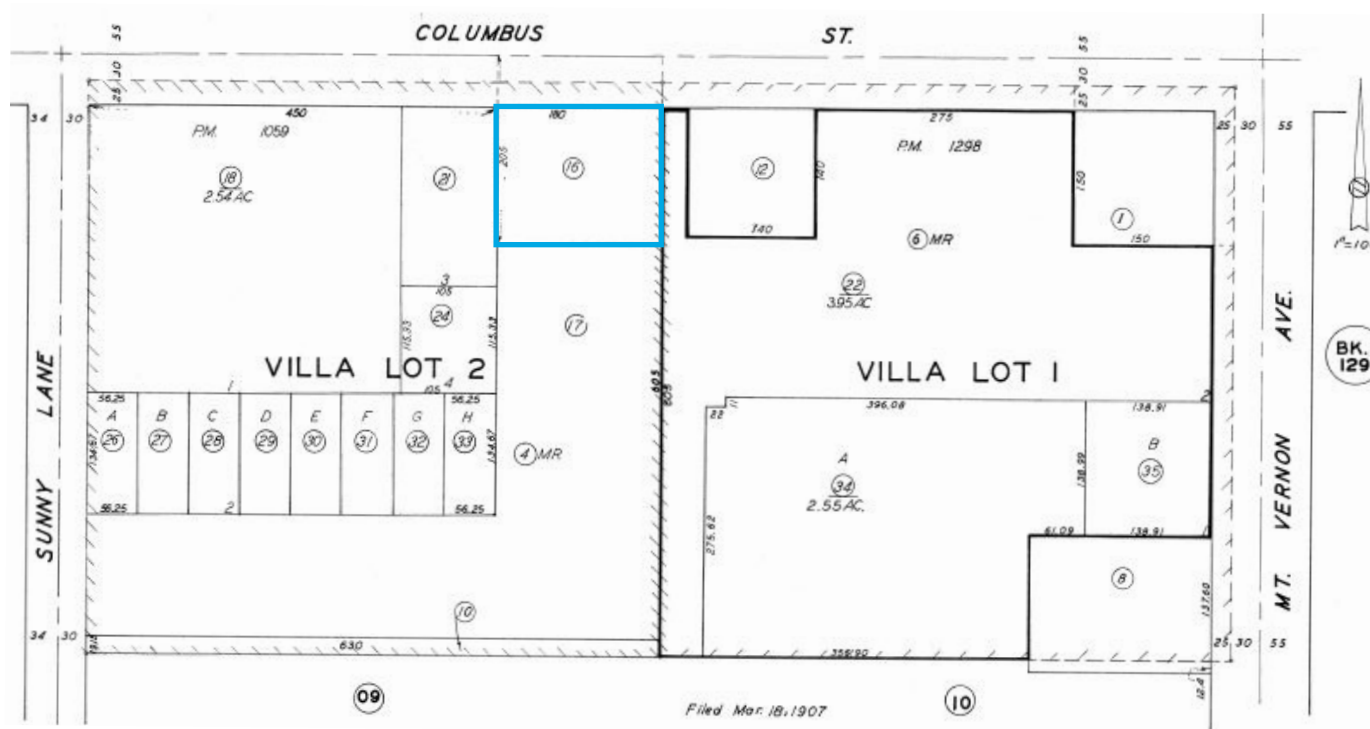
2001 Columbus St is a freestanding, single story, commercial building located on the south side of Columbus St, between Mt. Vernon Ave and Haley St, in Northeast Bakersfield. It offers easy access and excellent visibility from both east and westbound traffic and benefits from the high daytime traffic volume. Surrounding tenants include Burger King, Frosty King, CVS, BSE Rents, and many other commercial uses. Building was originally constructed in 1970 as a bank branch, and currently being used as an office building. The C-2 zoning allows for a wide variety of retail and office uses.

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# Parcel Map

2001 Columbus St



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# Zoning Map

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# Property Photos

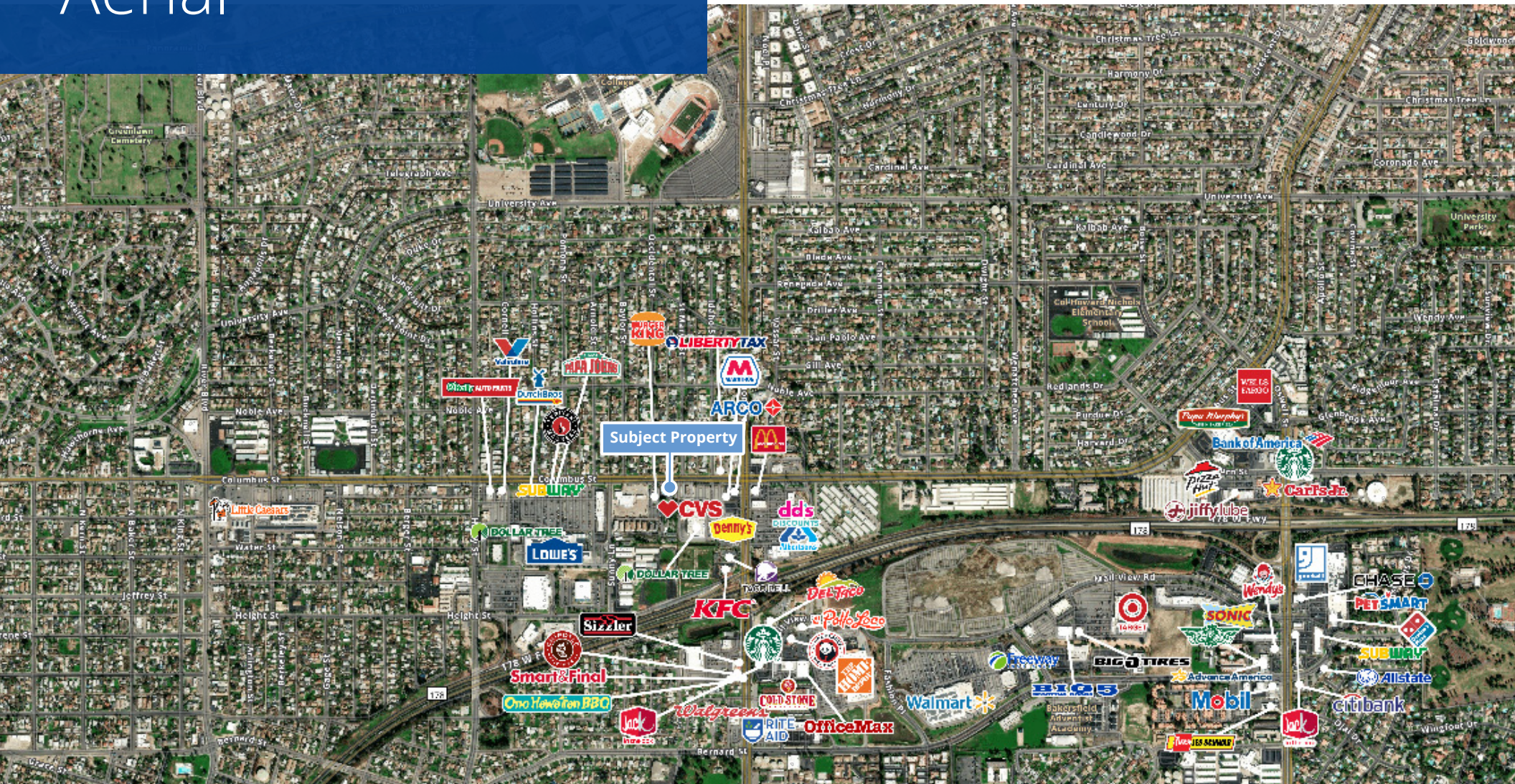
2001 Columbus St



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# Aerial

2001 Columbus St



## Demographics



### Population

1 Mile: 20,329  
3 Mile: 117,94  
5 Mile: 227,257



### Daytime Population

1 Mile: 18,980  
3 Mile: 117,515  
5 Mile: 246,979



### Households

1 Mile: 6,170  
3 Mile: 36,098  
5 Mile: 71,868



### Median Age

1 Mile: 32.0  
3 Mile: 31.4  
5 Mile: 31.9



### Businesses

1 Mile: 461  
3 Mile: 3,310  
5 Mile: 8,458



### Average HH Income

1 Mile: \$68,353  
3 Mile: \$69,300  
5 Mile: \$70,519