

For Lease
The Ice House Center

3301 Chester Avenue | Bakersfield, CA

JJ Woods, CLS

Senior Vice President | Principal
License No. 01420570
+1 661 631 3807
jj.woods@colliers.com

Garret Tuckness, CLS

Senior Vice President | Principal
License No. 01323185
+1 661 631 3811
garret.tuckness@colliers.com

Logan Blanton

Associate
License No. 02167852
+1 661 631 3820
logan.blanton@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Property Information

The Ice House Center is a Historic mixed use retail/office center located at the signalized intersection of 34th Street and Chester Avenue just north of the Garces Circle. The property is in close proximity to the Kern County Museum, Memorial Hospital and Adventist Health Hospital.

Availability:

Suite C/D	± 2,327 SF
Suite G	± 1,971 SF
Suite L	± 602 SF

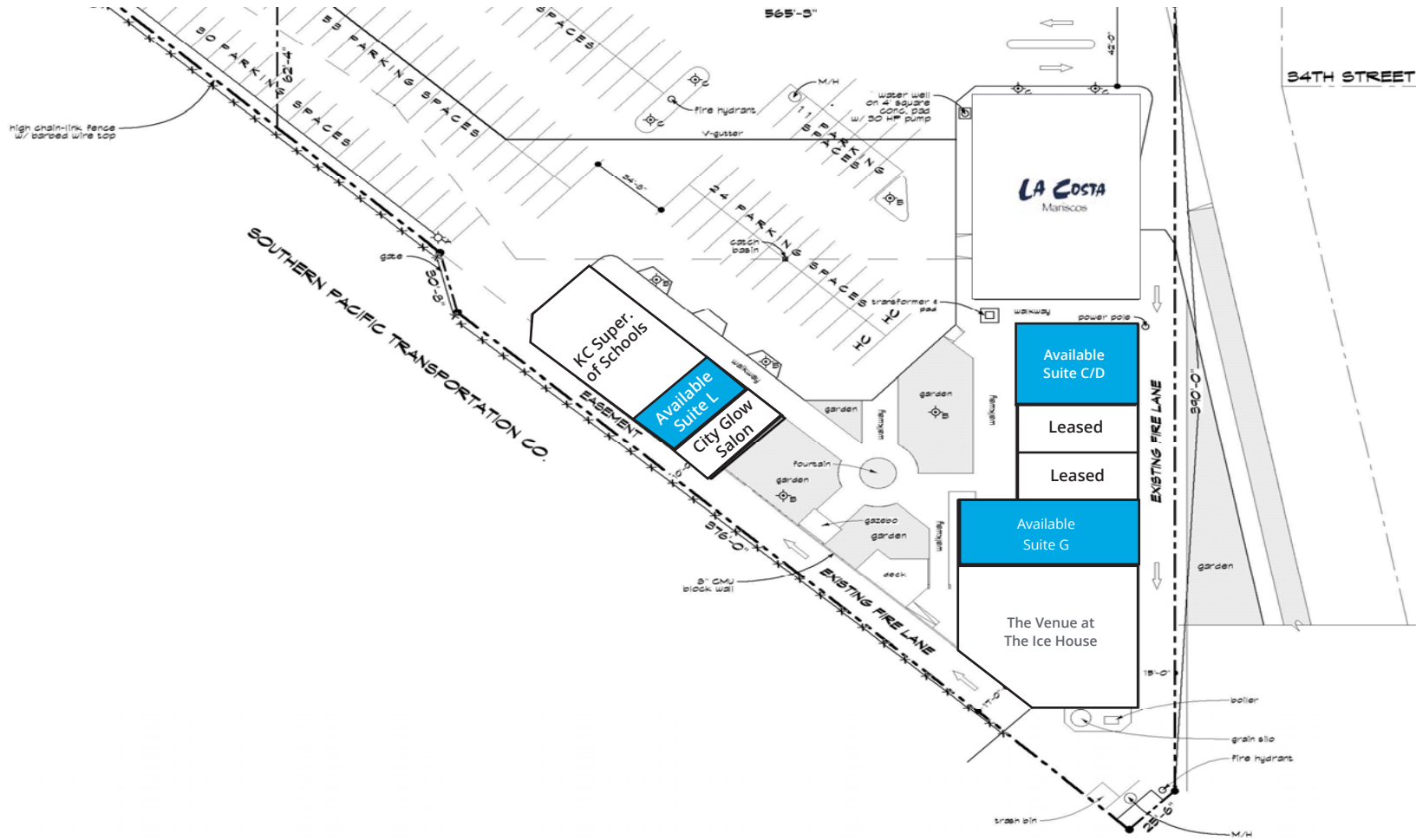
Lease Rate:

\$1.25 per SF, NNN

Highlights:

- Signalized Intersection
- Central Bakersfield Location
- Vacancy is ready for occupancy
- Traffic Counts: 20,504 AADT(21)* - Chester Ave
- Tenants Include:

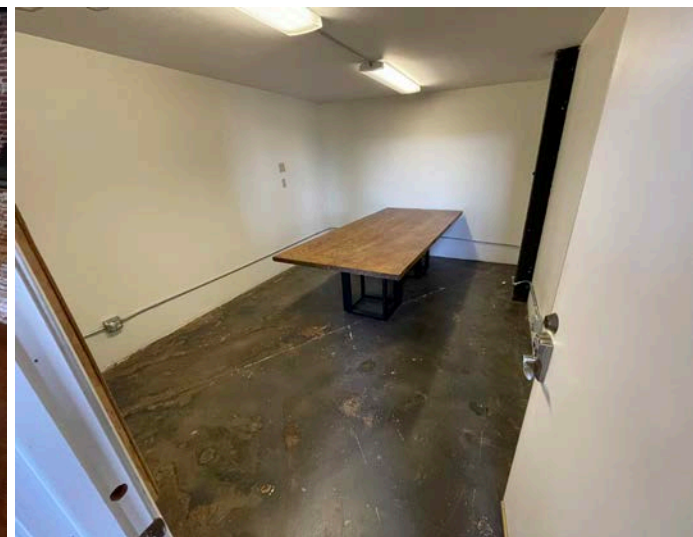
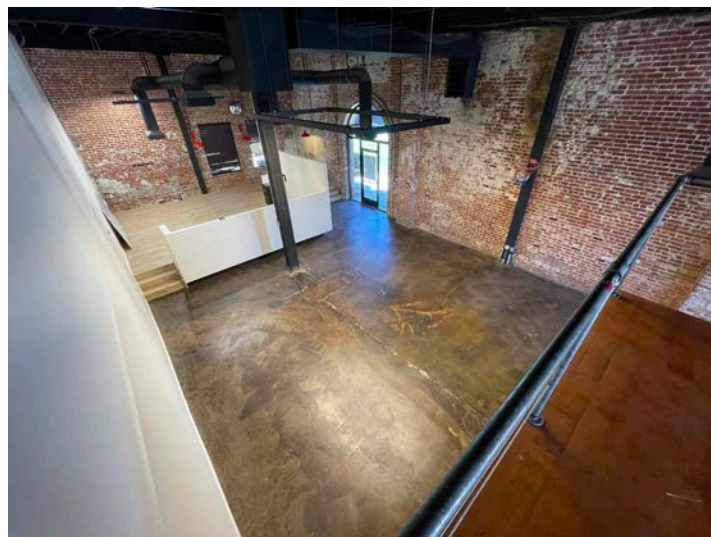
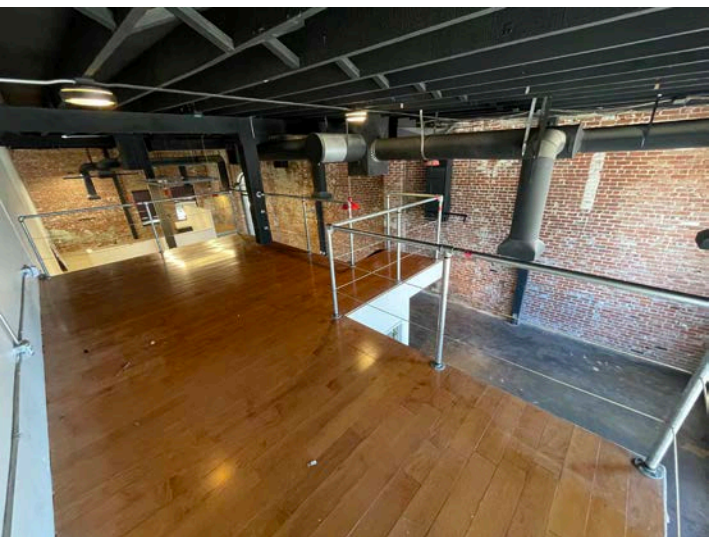
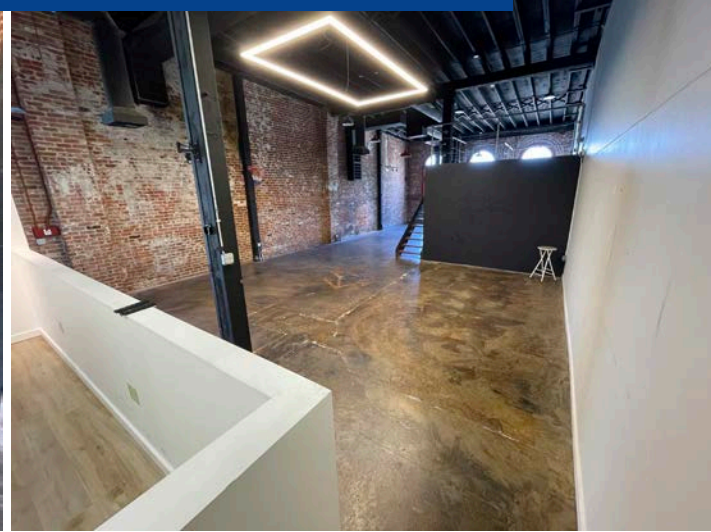
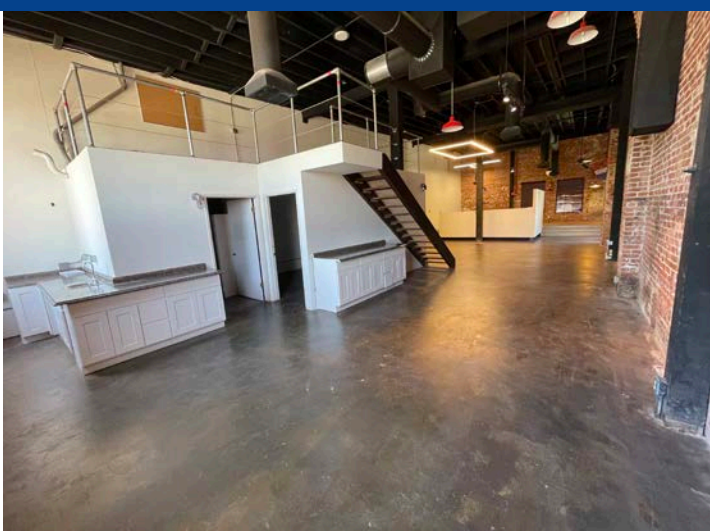
Site Plan



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
Unit A/B	La Costa Mariscos Inc	6,600	Unit G	Available	1,971	Unit M,N,O	KC Super. of Schools	2,347
Unit C/D	Available	2,327	Unit H	The Venue at Ice House	5,219	Parcel 4	KC Super. of Schools	
Unit E	Leased	1,222	Unit J	City Glow Salon	926			
Unit F	Premier Piercing	1,108	Unit L	Available	602			

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Interior Photos - Suite G



Aerial

Demographics



Population

1 Mile: 11,305
3 Mile: 119,887
5 Mile: 278,967



Daytime Population

1 Mile: 24,233
3 Mile: 157,194
5 Mile: 315,746



Employees

1 Mile: 16,622
3 Mile: 74,609
5 Mile: 128,905



Median Age

1 Mile: 31.8
3 Mile: 30.6
5 Mile: 31.5



Households

1 Mile: 4,363
3 Mile: 39,522
5 Mile: 91,979



Average HH Income

1 Mile: \$55,495
3 Mile: \$55,626
5 Mile: \$69,138