

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The background of the advertisement is a photograph of a two-story commercial building. The building has a light-colored stucco exterior and a flat roof. It features two prominent arched windows on the upper floor, each with a dark red frame. The ground floor has a large arched glass entrance and several other windows. A silver car is parked in the foreground on the right side. The sky is clear and blue.

For Lease | +/- 2,700 SF  
Turnkey Pet Grooming &  
Boarding Facility w/fenced yard

9879 Camino Media | Bakersfield, CA

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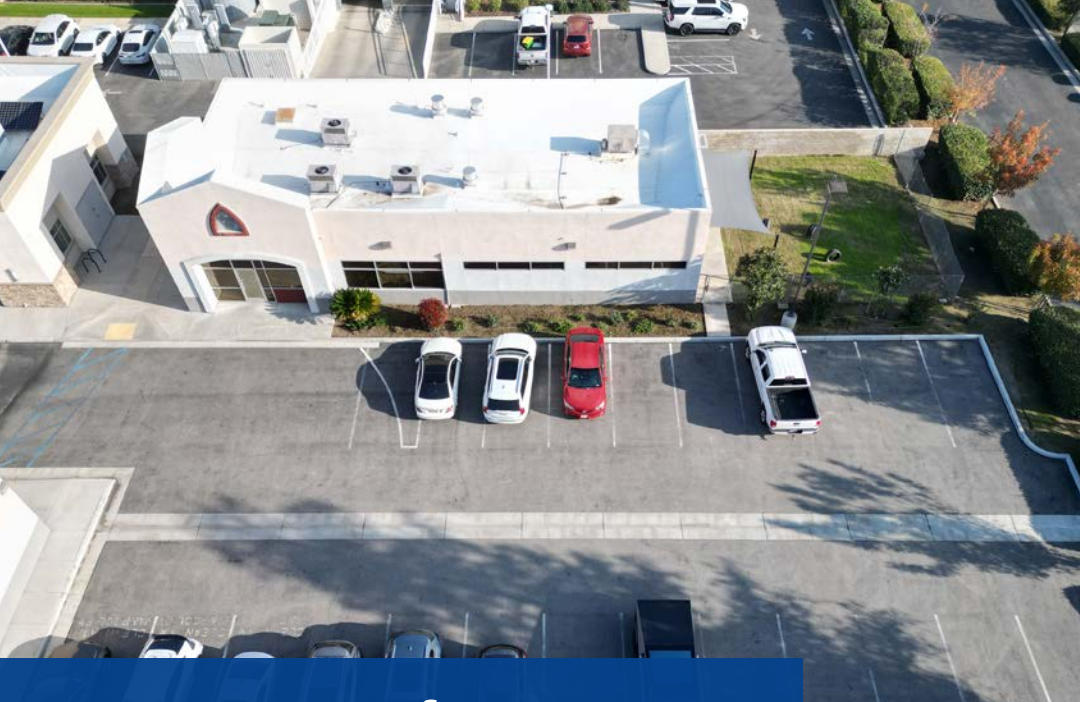
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## Property Information

Located at 9879 Camino Media, this well-maintained building features dedicated grooming areas, spacious boarding rooms, climate-controlled interiors, and outdoor play area. Prime location near established residential communities and major retailers. Ideal for pet-care operators seeking a ready-to-use, high-traffic location. An approx. 2,700 sf. free standing commercial building, situated in the highly desirable University submarket in Southwest Bakersfield. Situated near the southeast corner of Camino Media and Old River Rd, and close to restaurants, shopping, banking, and other services.

### Building Size:

+/- 2,700 sf. plus outdoor play area

### Rental Rate:

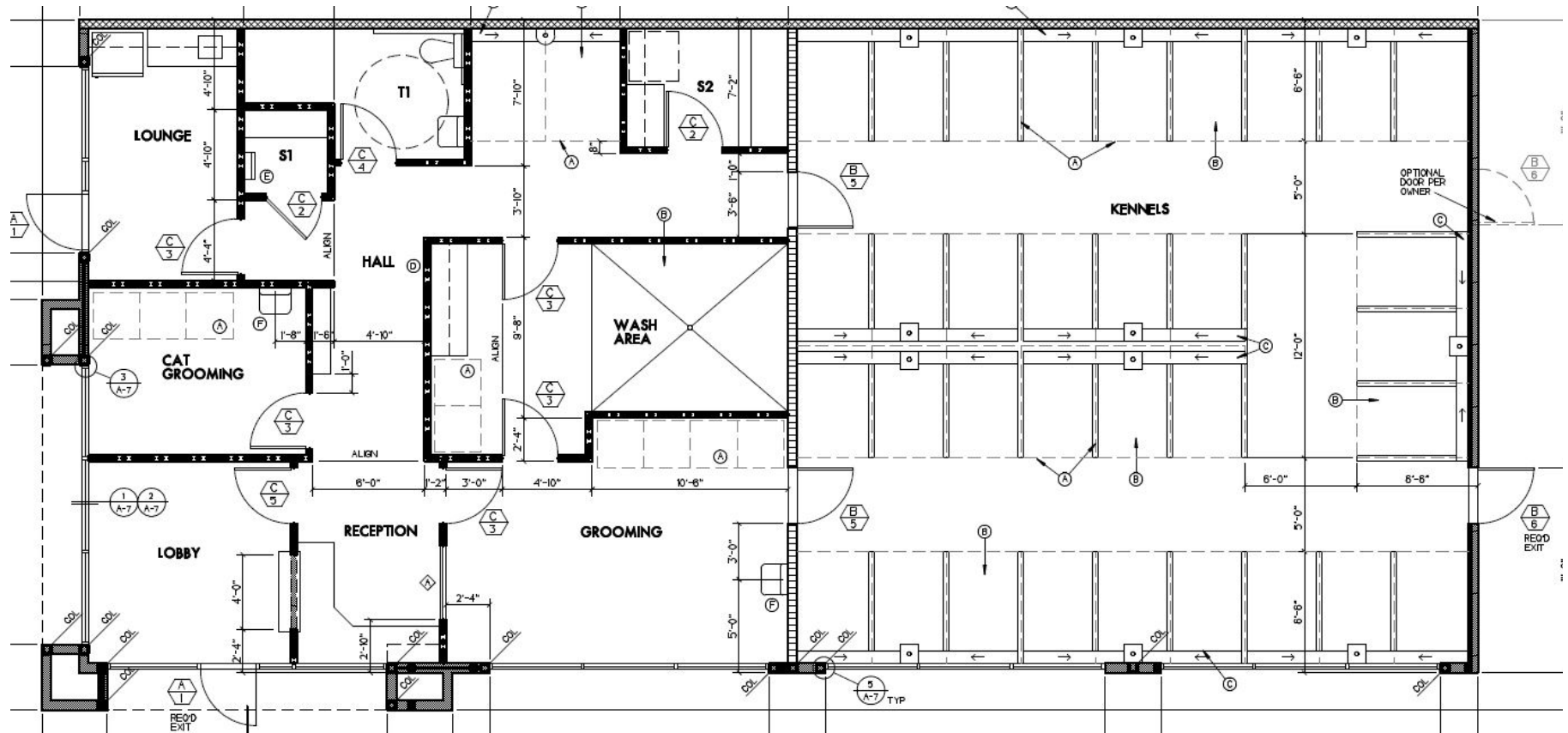
\$2.45 per sf., Modified  
Gross

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## Highlights:

- Freestanding building featuring a purpose-built layout tailored for pet-care operators
- Positioned in a high-traffic commercial corridor with convenient ingress & egress
- Designed for pet grooming and boarding
- Floor plan includes a reception and waiting area, break room, restroom with shower, 3 grooming rooms, 2 dedicated washrooms, washer-dryer hookups, and a climate-controlled area with 33 kennels for boarding. Fenced outdoor play area in back of building
- Building and monument signage available
- Doorstep parking
- Neighboring businesses include a vet hospital, dental office, children's center, and post office
- Adjacent to CSUB college and minutes away from The Marketplace lifestyle center
- Property is zoned C-O. Conditional use permit in place for pet grooming and boarding

# Floor Plan



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# Photos



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# Location Map

