

# 2201 H ST

BAKERSFIELD, CA 93301



DRE 01873088 / 02126702



**Syuzi Hakobyan**  
REALTOR® | DRE 02126702

818.640.0208



**Lissette Cee Carretero**  
REALTOR® | DRE 01964383

805.205.0508



Lissette Cee Carretero & Associates



# PROPERTY SUMMARY



2201 H ST



~2,880 SQFT RBA



~6,969 SQFT LOT



BUC4-R1 ZONING

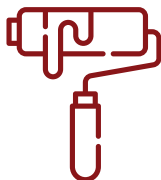
## 2201 H ST | BAKERSFIELD

Presenting an outstanding commercial opportunity in downtown Bakersfield! This professional building offers 2,880 square feet of office space situated on a 6,969 square foot lot. As you step inside, you'll appreciate the well-planned floorplan and efficient design, featuring multiple offices, meeting areas, and storage spaces. Conveniently positioned at the corner of H Street and 22nd Street, this building boasts an exceptional central location, ideal for businesses seeking prominence and accessibility. Don't miss out on this prime opportunity!



### VISIBILITY

Conveniently  
Positioned At The  
Corner Of H Street And  
22nd Street



### AMENITIES

24 Hour Access, AC &  
Central Heating,  
Bus Line,  
Gated Parking



### INVESTMENT/ OWNER-USER

Available Spaces  
For Leasing & Great for  
Owner-User/Investor



### ACCESSIBILITY

Access To Many  
Restaurants,  
Retailers Stores, And  
Transportation





Syuzi Hakobyan | 818.640.0208



JOHN HART  
COMMERCIAL REALTY



Lissette Cee Carretero  
& Associates

DRE 01873088 / 02126702

Lissette Cee Carretero | 805.205.0508

# DEMOGRAPHICS

## OVERVIEW

Bakersfiel's demographic composition is predominantly white and Hispanic, with Hispanics making up 52% of the population.



33

MEDIAN AGE



~54k

POPULATION



60%

RATE OF HOMEOWNERSHIP



~\$54k

AVERAGE HOUSEHOLD INCOME



5%

YEAR GROWTH IN OCCUPANTS

2020 TO 2021



2.75%

YEAR-OVER-YEAR GROWTH

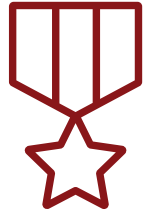
FEB 2022 - FEB 2023



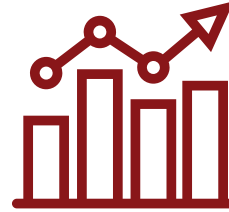
90%

U.S. CITIZENS

# DEMOGRAPHICS



## MILITARY-POPULATED HUB



## MAJORITY ATTENDED COLLEGE

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$448	\$1,366
HEALTH CARE	\$410	\$1,249
TRANSPORTATION & MAINTENANCE	\$2,343	\$7,142
HOUSEHOLD	\$386	\$1,177
FOOD & ALCOHOL	\$2,671	\$8,142
ENTERTAINMENT, HOBBIES & PETS	\$1,247	\$3,801
APPAREL	\$542	\$1,653

# NEIGHBORHOOD OVERVIEW

Downtown Bakersfield is a dynamic neighborhood that blends historic charm with modern vitality. The area features a mix of residential and commercial spaces, offering a diverse array of housing options from historic homes to contemporary apartments. Known for its cultural richness, downtown Bakersfield hosts local businesses, art galleries, and a variety of dining establishments. The neighborhood is a hub for community events and entertainment, fostering a lively atmosphere. Parks and green spaces provide opportunities for outdoor activities, contributing to the area's overall appeal. Ongoing revitalization efforts have aimed to enhance the urban experience, making downtown Bakersfield an increasingly desirable place to live, work, and explore.



**GAS**

- CHEVRON
- ARCO

**COFFEE**

- STARBUCKS
- BLUE OAK COFFEE ROASTING

**BANKS**

- WELLS FARGO
- CHASE



**RESTAURANTS**

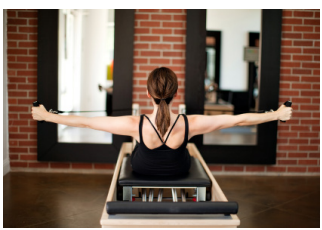
- THE 18HUNDRED
- TINA MARIE'S DOWNTOWN CAFÉ

**BARS**

- JERRY'S PIZZA & PUB

**THEATRE/SHOWS**

- THE HISTORIC BAKERSFIELD FOX THEATER
- STARS THEATRE



**MUSEUM**

- MUSEUM OF NATURAL HISTORY & SCIENCE

**FITNESS**

- POISE PILATES+BARRE

**SPAS**

- XCLUSIVE HAIR SALON & SPA
- REJUVENATION CLUB
- SKIN GYM





# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
H ST	22ND ST S	11,360	0.02 MI
H ST	21ST ST S	8,496	0.05 MI
H ST	21ST ST S	8,833	0.05 MI
23RD ST	H ST W	26,379	0.07 MI
21ST ST	G ST W	6,376	0.08 MI
21ST ST	G ST W	5,270	0.08 MI
21ST ST	H ST W	4,818	0.09 MI
23RD ST	F ST W	25,980	0.10 MI
F ST	22ND ST S	7,159	0.12 MI
23RD ST	EYE ST W	28,493	0.12 MI

# AREA LAYOUT

Downtown Bakersfield offers an enticing blend of culinary delights, cultural gems at museums and cozy coffee shops, creating a vibrant locale.



# 2201 H ST

## BAKERSFIELD, CA 93301



**Syuzi Hakobyan**  
REALTOR® | DRE 02126702

818.640.0208

**Lissette Cee Carretero**  
REALTOR® | DRE 01964383

805.205.0508



Lissette Cee Carretero  
& Associates



**SYUZI**  
HAKOBYAN  
RESULTS. DELIVERED. HERE.



**JOHNHART**  
COMMERCIAL · RE

DRE 01873088 / 02126702

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JohnHart Commercial and should not be made available to any other person or entity without the written consent of JohnHart Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JohnHart Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, JohnHart Commercial has not verified, and will not verify, any of the information contained herein, nor has JohnHart Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and JohnHart Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.