



COLDWELL BANKER
PREFERRED,
REALTORS®

OFFICE/RETAIL SPACE FOR LEASE

3820 COFFEE RD

Bakersfield, CA 93308



PROPERTY INFORMATION

Building Size:

Total RBA - 9,117 sq. ft. (approx.)

From 2,000 sq. ft. - 9,117 sq. ft.

Lot Size: 1.34 Acres (approx.)

Zoned: C2

Lease Rate: Upon Request

Features:

Current Layout includes 2 Receptions, Waiting room, 24 Office Spaces, 2 Large Open Office spaces (can be used for multiple cubicles), Conference room, Break room, Server room, Multiple Restrooms, Storage room, Lots of Parking space

Highlights:

- High Traffic area near Rosedale Hwy
- Lots of Businesses & Shopping including Walmart, Target, Home Depot, In-Shape, FedEx, WinCo, etc.
- Banks: Mechanics Bank, Bank of the Sierra and More
- Lots of Eateries and Restaurants
- Nearby Residential Areas



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

OFFICE/RETAIL SPACE FOR LEASE

3820 COFFEE RD

Bakersfield, CA 93308



Current Floorplan



ASSOCIATES

PAUL SKARPHOL, ARCHITECT
GREGORY FRANK, ARCHITECT
1801 OAK STREET SUITE III
BAKERSFIELD, CA 93301
(661) 334-2743
(661) 346-2903 (FAX)
skarpholassociates.com

These drawings, related specifications, ideas, designs or concepts represent hereby an offer made to the property of the architect and are not to be used, copied, printed, or otherwise used in connection with any work or project other than the specific project shown hereon without the prior written consent of the architect. Please contact with these drawings or specifications and materials including copies of these materials.



3820 COFFEE ROAD
BAKERSFIELD, CALIFORNIA

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

OFFICE/RETAIL SPACE FOR LEASE

3820 COFFEE RD

Bakersfield, CA 93308



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

OFFICE/RETAIL SPACE FOR LEASE

3820 COFFEE RD

Bakersfield, CA 93308



Consumer Profile Reports (STI: PopStats, 2022 Q2)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 POPULATION	10,598	74,512	217,111
2022 HOUSEHOLDS	3,777	25,788	77,649
MEDIAN HH INCOME	\$83,639	\$86,251	\$67,838

Traffic Count Report (INRIX Database)

INTERSECTION	DISTANCE (miles)	DAILY COUNT	DIRECTION
COFFEE RD	0.06	19,466	N
COFFEE RD	0.07	18,738	S

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

OFFICE/RETAIL SPACE FOR LEASE

3820 COFFEE RD

Bakersfield, CA 93308



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com

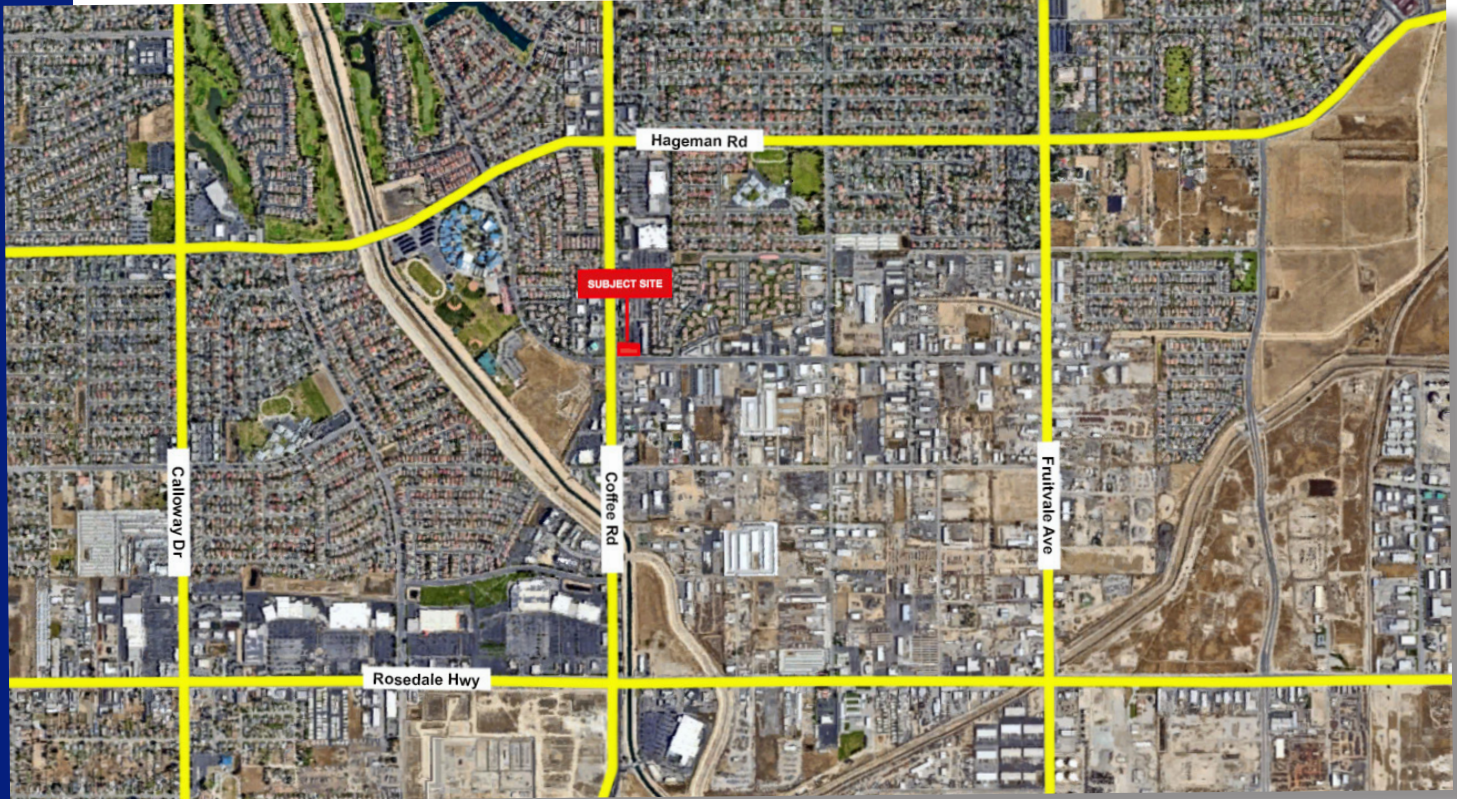


COLDWELL BANKER
PREFERRED,
REALTORS®

OFFICE/RETAIL SPACE FOR LEASE

3820 COFFEE RD

Bakersfield, CA 93308



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com