

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A large, blue, three-dimensional sign for "BUCK OWENS BLVD. PLAZA" mounted on a tall, dark grey metal post. The sign is angled upwards and to the right.A sign for "STAINMASTER CARPET" with the tagline "Always spillable. Always beautiful?" and a list of brands: SHAW, ROYALTY, MOHAWK, and BEAULIEU.A sign for "ARMOR COATINGS" with a logo featuring a stylized "A" and the text "UNDERCOVER INNOVATIONS".A sign for "STONE CRAFTERS" with a list of services: Residential, Renovation, New Construction, Granite Fabrication, Kitchen Specialist, and Free Estimates. The phone number 661-201-7887 is also listed.A sign for "THE FIT SPOT" with a logo featuring a stylized "F" and the text "THE FIT SPOT".A sign for "ADVANCE" with the text "CAR AUDIO & MOBILE SECURITY".A sign for "STONE CRAFTERS" with a list of services: Residential, Renovation, New Construction, Granite Fabrication, Kitchen Specialist, and Free Estimates. The phone number 661-201-7887 is also listed.A sign for "THE FIT SPOT" with a logo featuring a stylized "F" and the text "THE FIT SPOT".

For Lease | +/- 1,500 SF - 4,350 SF

## Office/Warehouse in Rosedale "Oilpatch"

3624 Buck Owens Blvd | Bakersfield, CA

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## Property Overview:

**3624 Buck Owens Blvd** is a multi-tenant, office/warehouse project that is centrally located within the highly desirable Rosedale "Oil Patch" submarket, just east of Highway 99 and north of Rosedale Hwy. The property is situated on approximately 2.30 acres of M-1 zoned land.

## Property Details:

<b>Address</b>	3624 Buck Owens Blvd Bakersfield, CA 93308
<b>APN</b>	332-120-03
<b>Building Size</b>	+/- 30,715 Square Feet
<b>Parcel Size</b>	+/- 2.30 Acres
<b>Zoning</b>	M-1; Light Industrial City of Bakersfield



**Water**  
California Water  
Servico Co.



**Electric**  
PG&E  
(4 wire, 200 amp, 3  
phase, 120/208 volt)



**Sewer**  
City of Bakersfield



**Gas**  
PG&E

## Available:

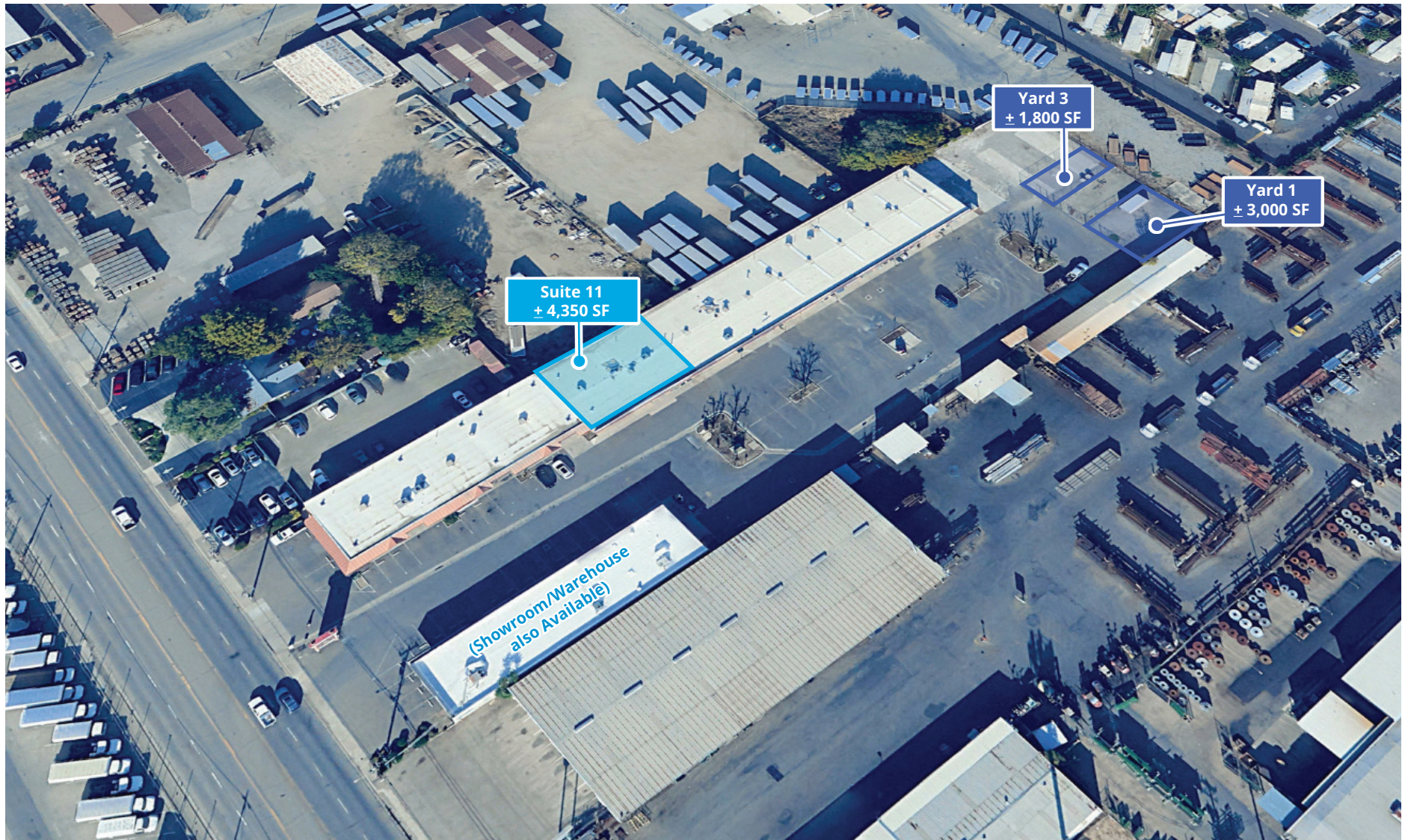
Suite 11	+/- 4,350 SF	\$4,350/mo. Industrial Gross
Yard 1	+/- 3,000 SF	\$500/mo.
Yard 3	+/- 1,800 SF	\$400/mo

## Property Highlights:

- Large Monument sign on Buck Owens Blvd, with good Highway 99 visibility.
- Centrally located with freeway access to Highway 99 and Rosedale Highway.
- Recent renovations include new LED lights, interior and exterior paint, monument signage, and wrought iron fence securing the parking lot.
- Abundant amount of onsite fully secured parking.
- Flexible Term
- Suites Individually metered.



# Site Plan



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# Property Photos



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# Aerial



## Population

1 Mile: 3,305  
3 Mile: 89,376  
5 Mile: 276,497



## Daytime Population

1 Mile: 11,255  
3 Mile: 154,326  
5 Mile: 324,888



## Median Age

1 Mile: 36.4  
3 Mile: 34.3  
5 Mile: 33.5



## Businesses

1 Mile: 685  
3 Mile: 7,883  
5 Mile: 13,444



## Average HH Income

1 Mile: \$90,778  
3 Mile: \$67,829  
5 Mile: \$76,431



## Households

1 Mile: 1,270  
3 Mile: 33,056  
5 Mile: 94,203