



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:

Address 3624 Buck Owens Blvd
Bakersfield, CA 93308

APN 332-120-03

Building Size +/- 30,715 Square Feet

Parcel Size +/- 2.30 Acres

Zoning 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

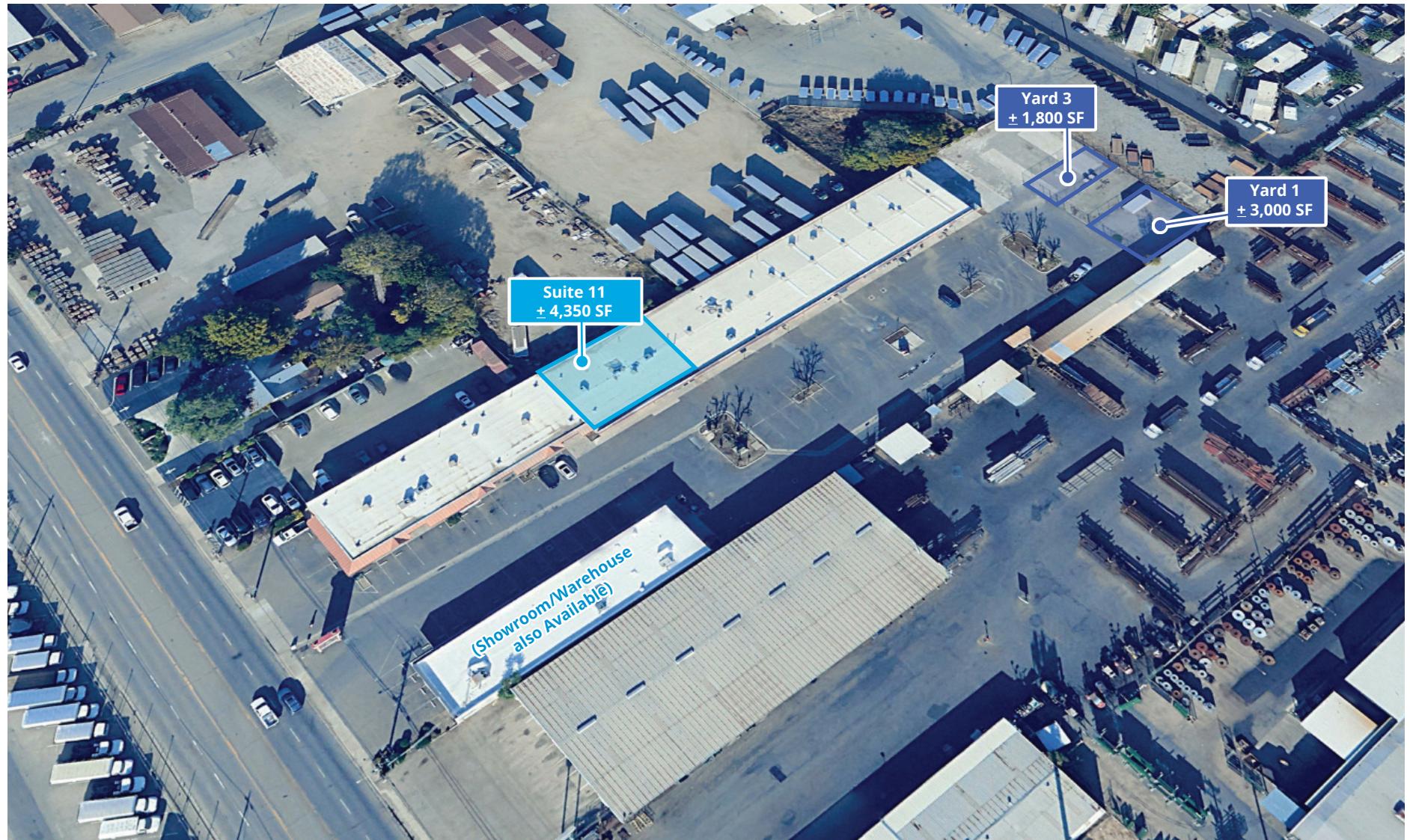
Yard 1 +/- 3,000 SF \$500/mo.

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