

Available for lease!

1652-1656 Oak Street
Bakersfield, California 93301



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**AVISON
YOUNG**

Leasing terms

SF AVAILABLE:

900 SF - 1,665 SF

ASKING RENT:

\$1.00

TERM:

Modified Gross

DATE AVAILABLE:

Available

HIGHLIGHTS

- Unit 1656-C: ±1,665 SF space
- Unit 1656-D: ±900 SF space
- Great opportunity for various retail including pet services, beauty, health, and more!
- Ample parking (5.22/1,000 SF)
- Customizable interiors



Location overview

Demographics (2 mile radius)

40,236

Population

14,609

Households

62,049

Employees

\$60,510

Average household income

54%

Renter occupied

7,821

Businesses

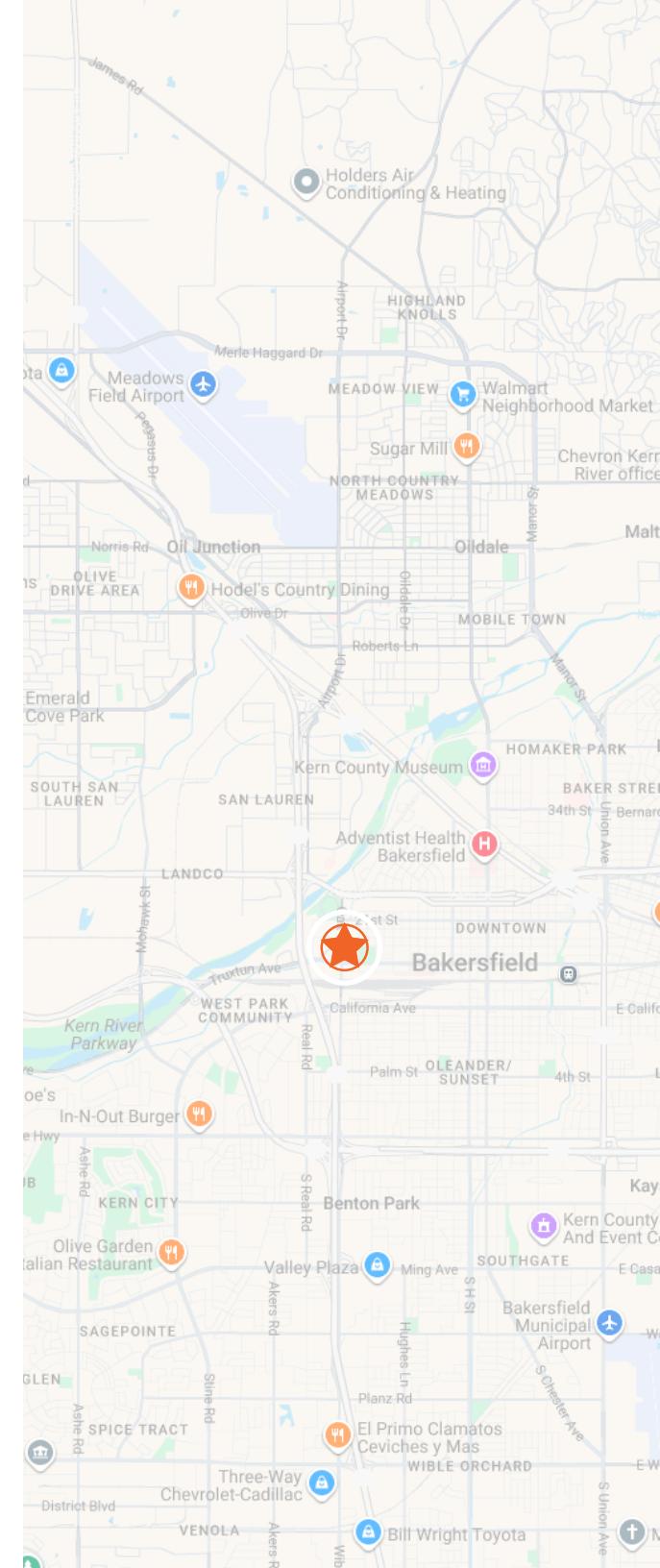
About Bakersfield, California

Bakersfield is a city in and the county seat of Kern County, California, United States. The city covers about 151 sq mi near the southern end of the San Joaquin Valley, which is located in the Central Valley region.

Bakersfield's population as of the 2020 Census was 403,455, making it the 47th-most populous city in the United States and the 9th-most populous in California. The Bakersfield-Delano Metropolitan Statistical Area, which includes all of Kern County, had a 2020 census population of 909,235, making it the 62nd largest metropolitan area in the United States.

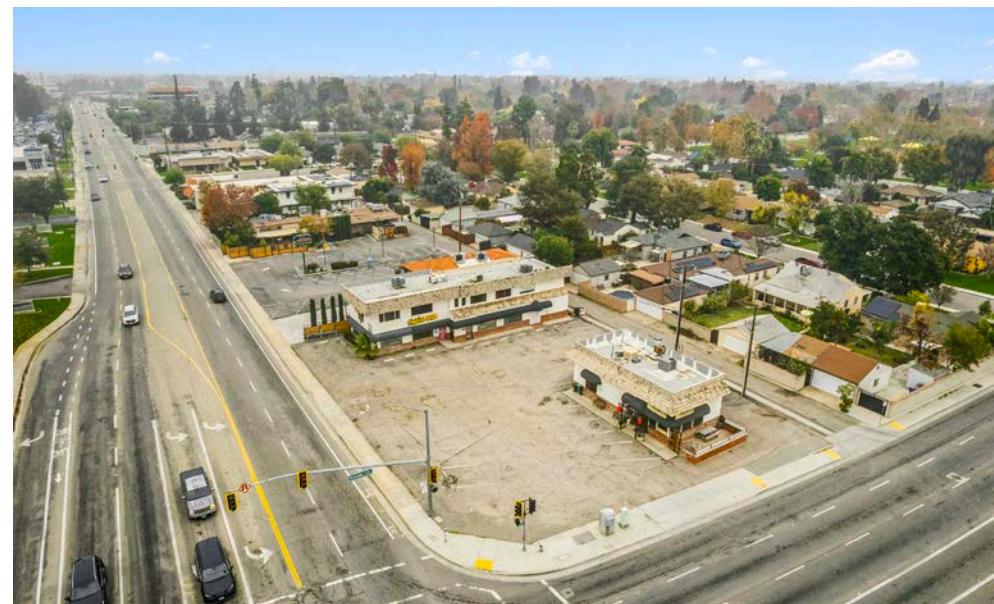
Bakersfield is a significant hub for both agriculture and energy production. Kern County is California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices.

source: https://en.wikipedia.org/wiki/Bakersfield,_California



Property photos





We look forward to
speaking with you!

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