



# 1201 BAKER STREET

BAKERSFIELD, CA 93305

**Sale Price: \$2,315,000**





# INVESTMENT SUMMARY

**NOI:** \$133,303.50

**Cap Rate:** 6.2%

**Lease Type:** NNN

**Guaranty:** Corporate Guarantee

# PROPERTY HIGHLIGHTS



## ADDRESS

1201 Baker Street, Bakersfield, CA 93305



## APN

014-100-16



## YEAR BUILD

1972



## BUILDING SIZE

±13,465 SF



## PARCEL SIZE

±60,112 SF



## ZONING

Commercial





# LEASE SUMMARY

**Tenant Name:** Bank of America

**Leased SF:** ±13,465 SF

**Lease Commencement:** June 1, 2018

**Renewal Expiration:** May 31, 2028

**Renewal Lease Term:** 4 years

**Renewal Options Remaining:** 5, 5-Year Options

**Use:** Bank

# RENT SCHEDULE

## OPTIONS

	Annual Rent
June 1, 2028 - May 31, 2033	\$10.40
June 1, 2033 - May 31, 2038	\$10.92
June 1, 2038 - May 31, 2043	\$11.46
June 1, 2043 - May 31, 2049	\$12.04
June 1, 2049 - May 31, 2054	\$12.64





## CONTACT

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