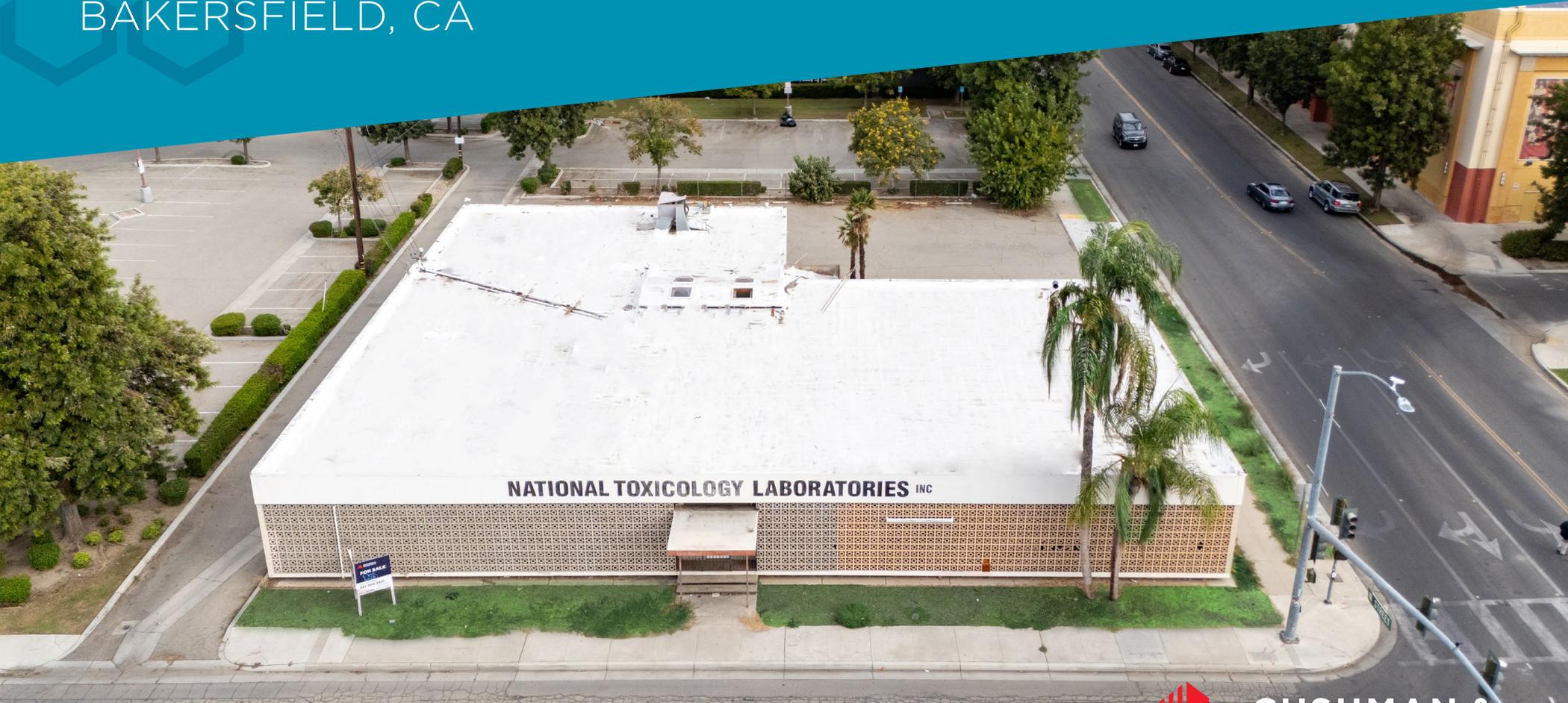


FOR SALE

# 1100 CALIFORNIA AVENUE

BAKERSFIELD, CA



NATIONAL TOXICOLOGY LABORATORIES INC

**ASKING PRICE REDUCED**



**CUSHMAN &  
WAKEFIELD**

# PROPERTY FEATURES

9,301 SF  
TOTAL BUILDING

0.45 AC  
LOT SIZE

C-C  
ZONING

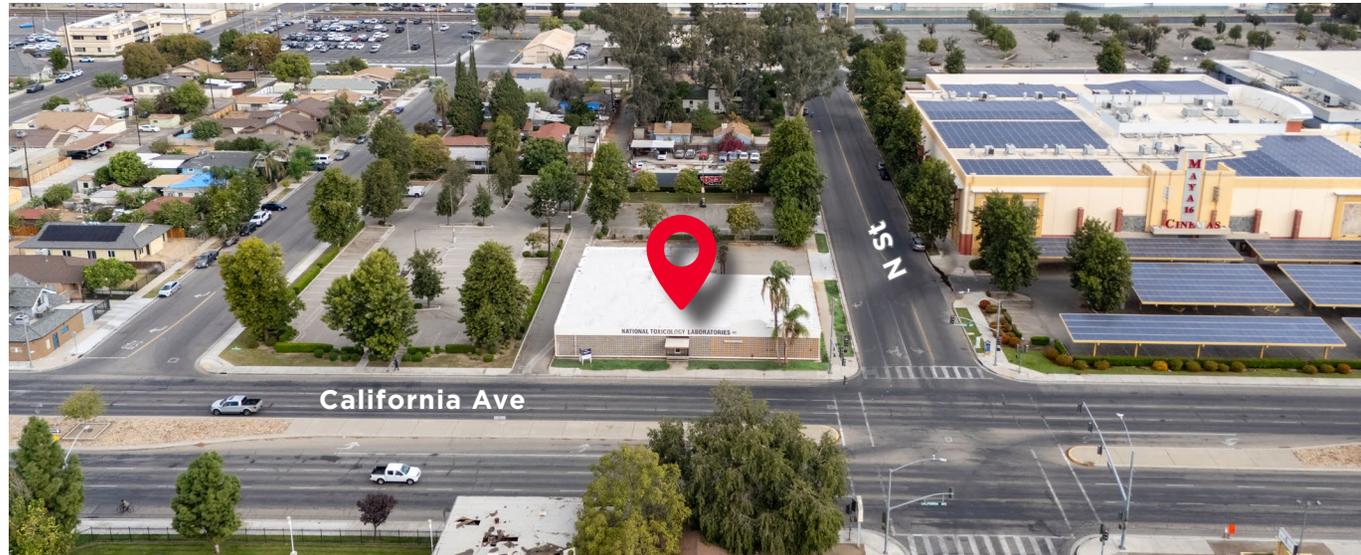
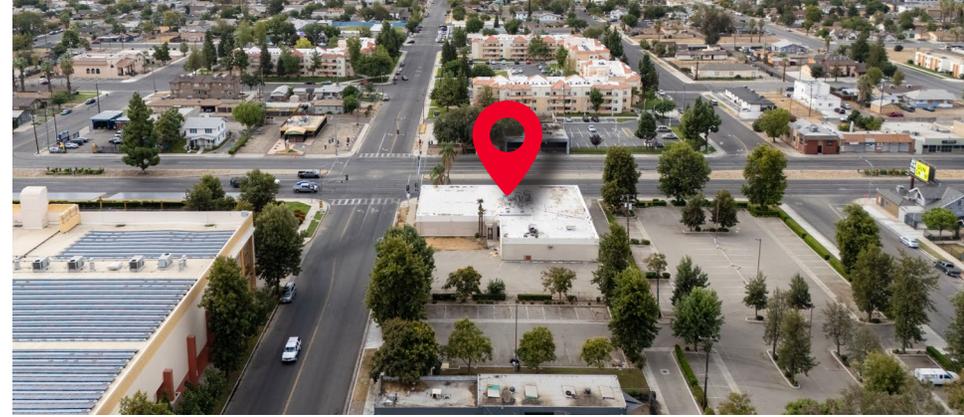
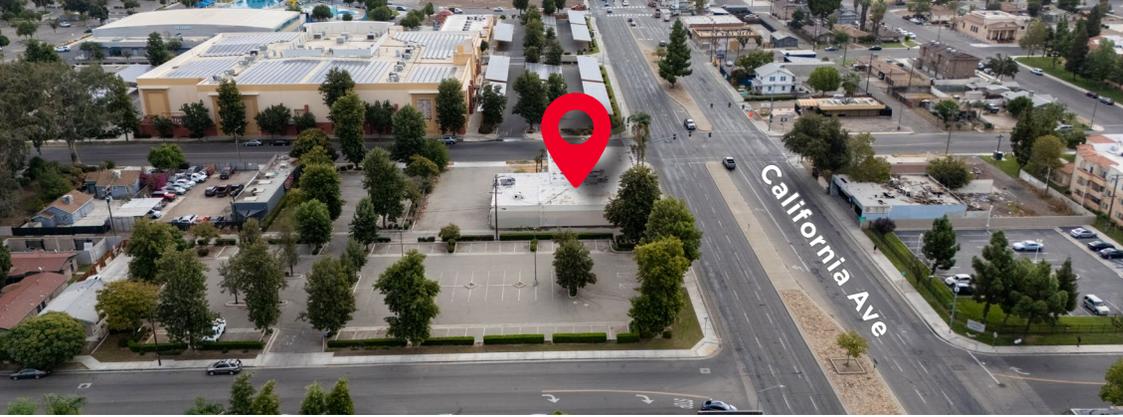
19  
PARKING

1960  
YEAR BUILT

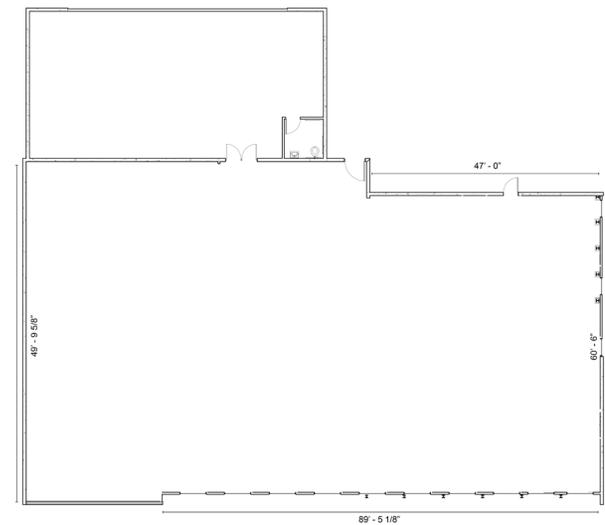
**\$695,000**  
~~\$795,000~~  
ASKING PRICE



**Flexible zoning allows for retail, office, medical or mixed use.** Walking distance to Maya Cinema Development. **Priced way below replacement cost.** True value add investment.



## FLOOR PLAN



# AERIAL

KERN  
COUNTY  
LIBRARY

Dignity Health Arena  
Theater & Convention Center

Valley Children's  
ICE CENTER  
OF BAKERSFIELD

BAKERSFIELD  
MCMURTRY  
AQUATIC CENTER

MAYA CINEMAS

- CHINA BISTRO
- FRED LOYA INSURANCE
- AT C FRESH
- BOBA POINT
- SWEET BITES N ICE
- FINO JEWELRY



N Street

California Ave

Q Street



**CUSHMAN &  
WAKEFIELD**



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