

# FOR SUBLEASE ► RETAIL

+/- 10,980 SF AVAILABLE

2530 Chester Ave, Bakersfield, CA 93301

APN: 005-341-05-00-6, County of Kern

## PROPERTY DETAILS

- LEASE RATE: CONTACT BROKER FOR PRICING
- SPACE AVAILABLE: +/- 10,980 SF
- RETAIL SHOWROOM
- (1) ROLL-UP DOOR WITH ACCESS TO 26TH ST
- (1) ROLL-UP DOOR WITH ALLEY ACCESS
- ON-SITE PARKING WITH 21 SPACES
  - BACK PORTION SECURED & FULLY-FENCED WITH SLIDING GATE
  - AMPLE STREET PARKING AVAILABLE
- ACROSS THE STREET FROM ADVENTIST HEALTH & KAISER PERMANENTE
- CLOSE PROXIMITY TO CA-204 & CA-178 FREEWAYS
- CENTRAL DOWNTOWN CORE LOCATION
- TRAFFIC COUNT - CHESTER AVE: +/- 19,800 ADT
- ZONING: C-2, CITY OF BAKERSFIELD



OLIVIERI COMMERCIAL GROUP  
9810 Brimhall Road  
Bakersfield, CA 93312  
[www.oliviericommercial.com](http://www.oliviericommercial.com)

*For additional information  
please contact:*

**Giana Olivieri**  
Senior Vice President  
LIC. #01973774  
(661) 616-4453  
[giana@oliviericommercial.com](mailto:giana@oliviericommercial.com)

**Anthony Olivieri, CCIM, CRX**  
President  
LIC. #01325989  
(661) 617-1850  
[anthony@oliviericommercial.com](mailto:anthony@oliviericommercial.com)

# CLOSE-UP AERIAL

2530 Chester Ave, Bakersfield, CA 93301



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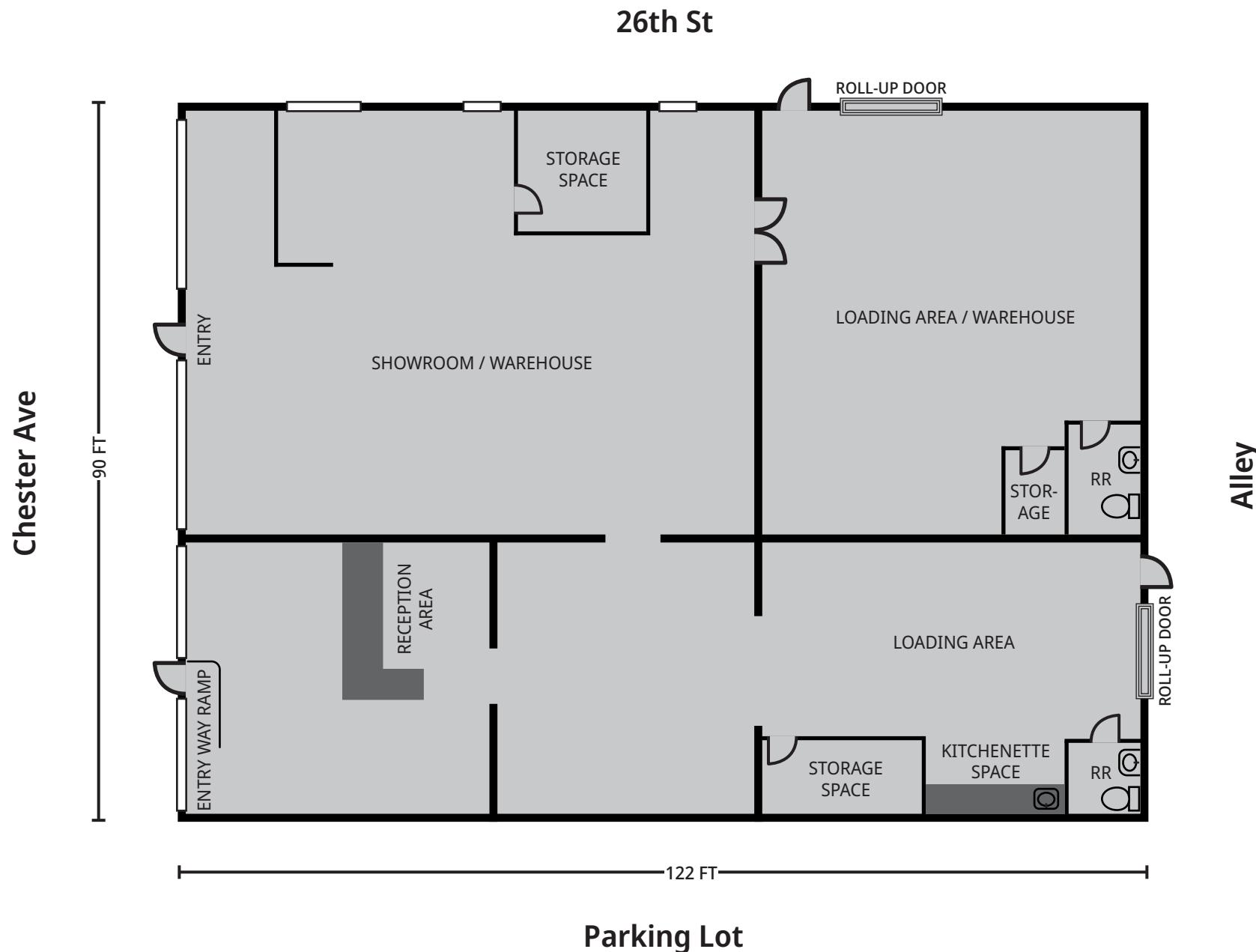
# AERIAL OVERVIEW

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# PHOTOS

(Reception, Loading Area, Showroom, Warehouse)

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# DEMOGRAPHICS

2530 Chester Ave, Bakersfield, CA 93301

## 1-Mile Radius

### KEY FACTS

11,021

Population



2.5

Average Household Size

33.6

Median Age

\$42,820

Median Household Income

123,780

Population



3.0

Average Household Size

31.9

Median Age

\$45,391

Median Household Income

298,983

Population



3.0

Average Household Size

32.6

Median Age

\$57,984

Median Household Income

### BUSINESS



2,388

Total Businesses



29,073

Total Employees



7,387

Total Businesses



83,346

Total Employees



12,539

Total Businesses



139,205

Total Employees

### INCOME



\$42,820

Median Household Income



\$25,680

Per Capita Income



\$14,024

Median Net Worth



\$45,391

Median Household Income



\$20,581

Per Capita Income



\$20,720

Median Net Worth



\$57,984

Median Household Income



\$25,492

Per Capita Income



\$56,024

Median Net Worth



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