

INDUSTRIAL FOR SALE

COMMERCIAL SERVICE/INDUSTRIAL SPACES IN BAKERSFIELD, CA

716 & 718 E California Ave, Bakersfield, CA 93307



Sale Price

\$400,000

OFFERING SUMMARY

| | |
|----------------|-----------------------------------|
| Building A: | \$225,000 |
| Building B: | \$175,000 |
| Lot Size: | 0.33 Acres |
| Year Built: | 1966 |
| Zoning: | M1 - Light Manufacturing |
| Cross Streets: | California Ave & Baker St |
| APN's: | 016-410-07-00-5 & 016-410-06-00-2 |
| Market: | Bakersfield |
| Submarket: | Southeast Bakersfield |

PROPERTY HIGHLIGHTS

- ±3,396 SF Available Surrounded w/ Quality Tenants
- Building A: ±1,896 SF | Building B: ±1,500 SF
- Densely Populated Trade Area On Busy Street
- Office Space | Roll Up Doors | Easy Access
- ±306,610 Residents Within 5-Mile Radius
- ±69,280 Cars Per Day @ Corner Location
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Flexible Zoning That Allows Many Uses | Well Maintained Building
- Easy Access from Surrounding Major Corridors
- Shop with Roll Up Doors + Fully Paved Parking Area

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PROPERTY DESCRIPTION

±3,396 SF of commercial service/industrial space located on one of Bakersfield's main corridor, California Avenue. The (2) buildings consist of building A of ±1,896 SF & building B of ±1,500 SF. Both buildings offer easy access, flexible zoning which allows for many uses, roll up doors, multiple entrance/exit points, & ample parking. The Buildings could be sold separately or together. Great visibility, convenient parking & easy access to CA-204 on/off ramps. Many front parking spaces available and excellent existing corner signage. Spaces offer multiple configurations and are setup to have a office/showroom, shop, and a common area parking lot. Spaces equipped w/ ample power, roll up doors, restrooms, security, & are separately metered.

LOCATION DESCRIPTION

Located just north of California Ave, east of King St, south of Butte St, & west of Baker St in Bakersfield, CA. Bakersfield is a city in Kern County, California, United States. Bakersfield is the largest city and county seat of Kern County. The city covers about 151 sq mi (390 km²) near the southern end of the San Joaquin Valley, which is located in the Central Valley region. Bakersfield is the 9th most populous city in California with the city & county population at 407,615 & 917,673, respectively. Bakersfield is located in inland Southern California, an hour and fifty minutes north of Los Angeles.



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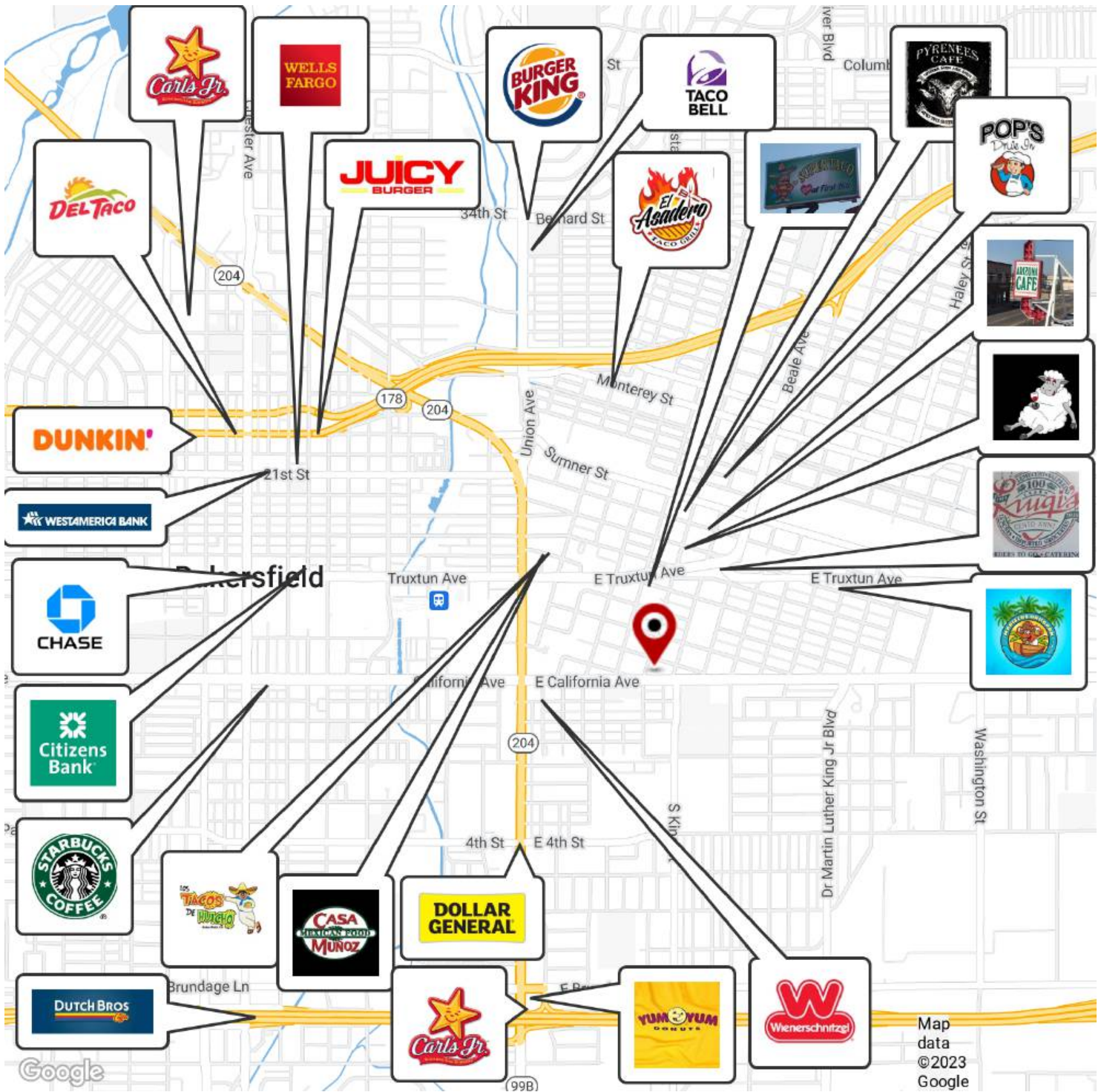
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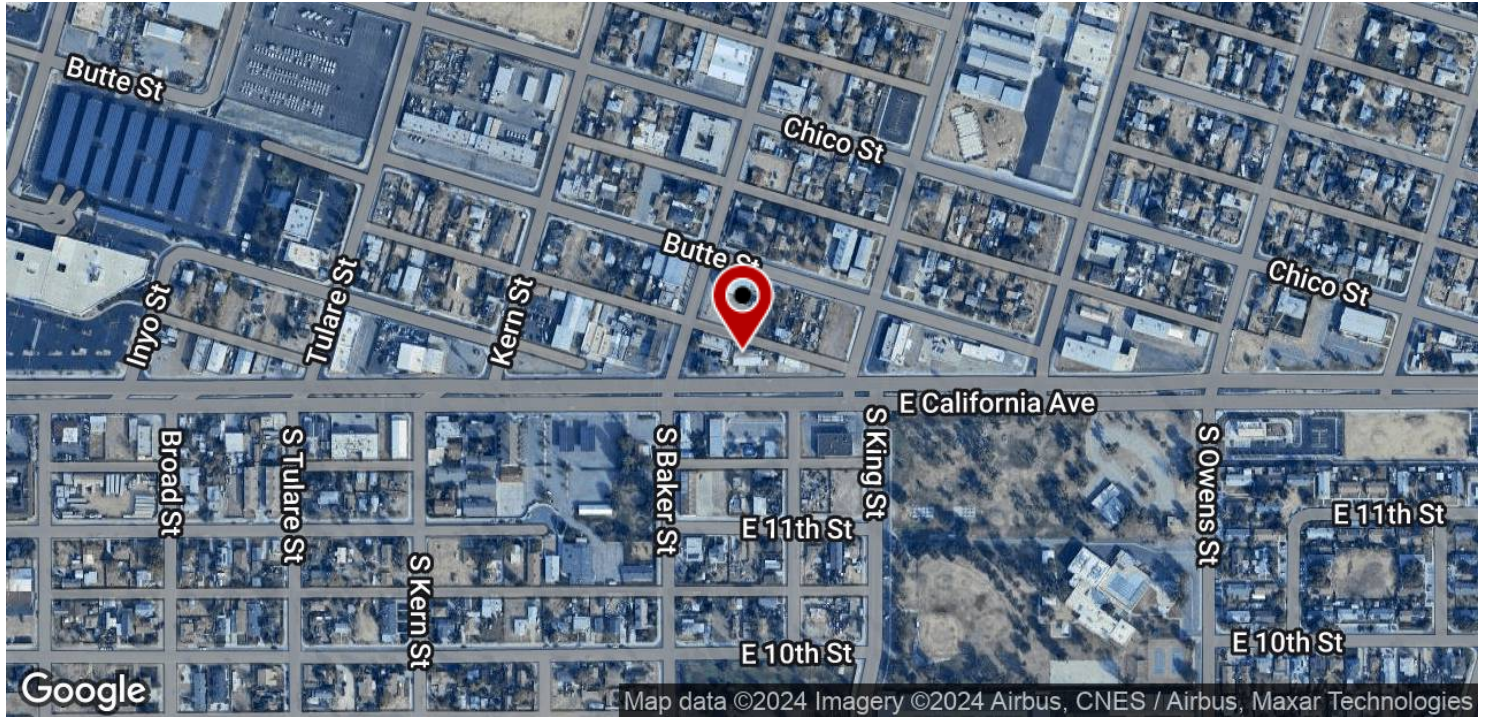
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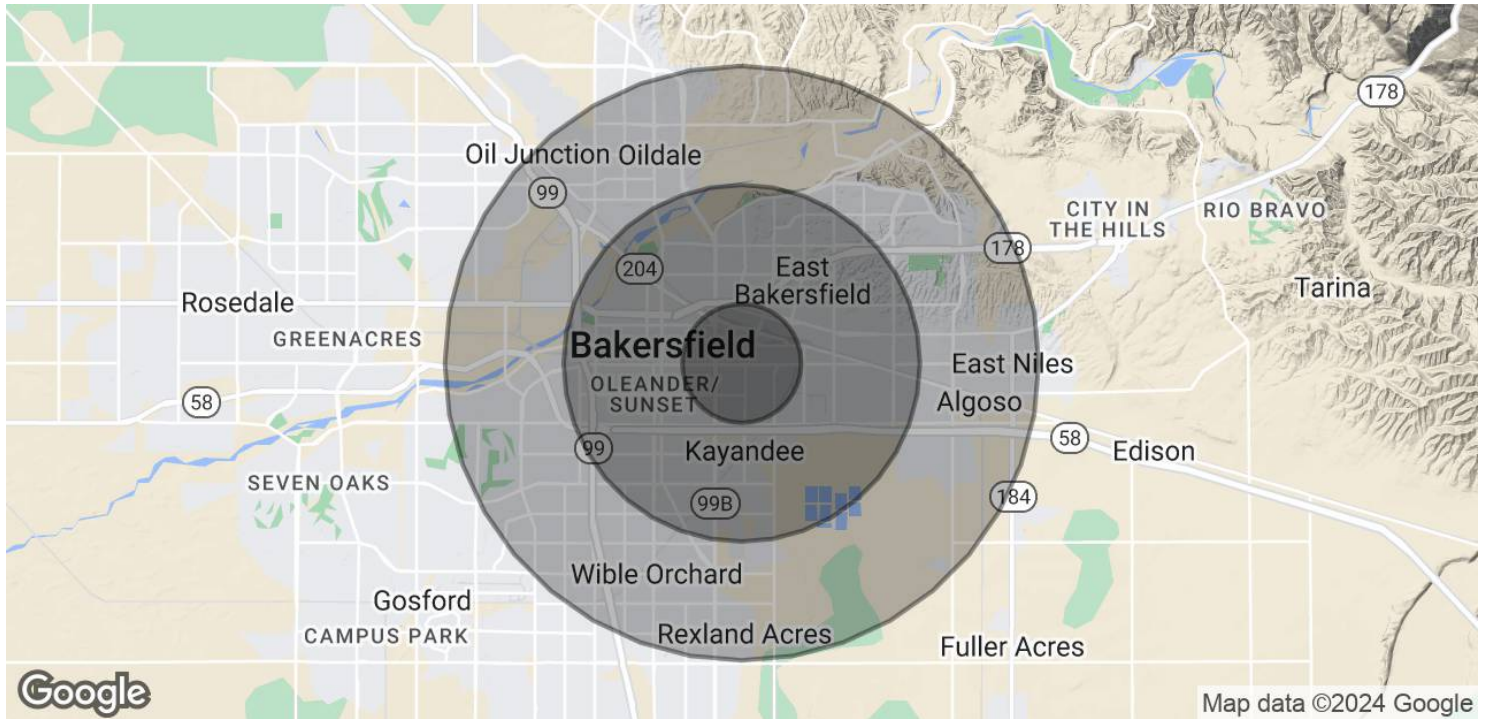
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| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 16,302 | 138,575 | 292,296 |
| Average Age | 25.6 | 28.3 | 30.3 |
| Average Age (Male) | 26.3 | 27.5 | 29.3 |
| Average Age (Female) | 26.5 | 30.0 | 31.8 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 5,054 | 44,590 | 98,084 |
| # of Persons per HH | 3.2 | 3.1 | 3.0 |
| Average HH Income | \$31,304 | \$45,449 | \$50,998 |
| Average House Value | \$95,101 | \$126,105 | \$149,803 |
| ETHNICITY (%) | | | |
| Hispanic | 72.9% | 70.5% | 62.9% |

2020 American Community Survey (ACS)

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