



Colliers



SUMMIT  
FINANCIAL SERVICES

3977

3977

For Lease | Model Suite  
**Riverlakes  
Office Park**

3977 Coffee Rd Suite C | Bakersfield, CA

**Contact Us:**

**Scott Wells**

Senior Vice President | Principal  
License No. 01126196  
+1 661 631 3822  
scott.wells@colliers.com

**Colliers International**

Central California  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield

# Property Information

3977 Coffee Road, Suite C is located in the Riverlakes Office park on the Northwest Corner of Coffee Road and Riverlakes Drive.

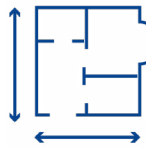
## Lease Rate:

\$2.05/SF Adjusted Gross

## Highlights:

- Class "A"
- Model Suite: 4,825 SF
- Rare Northwest location
- Beautiful common area entrance

## Availability:



**Available for Lease**

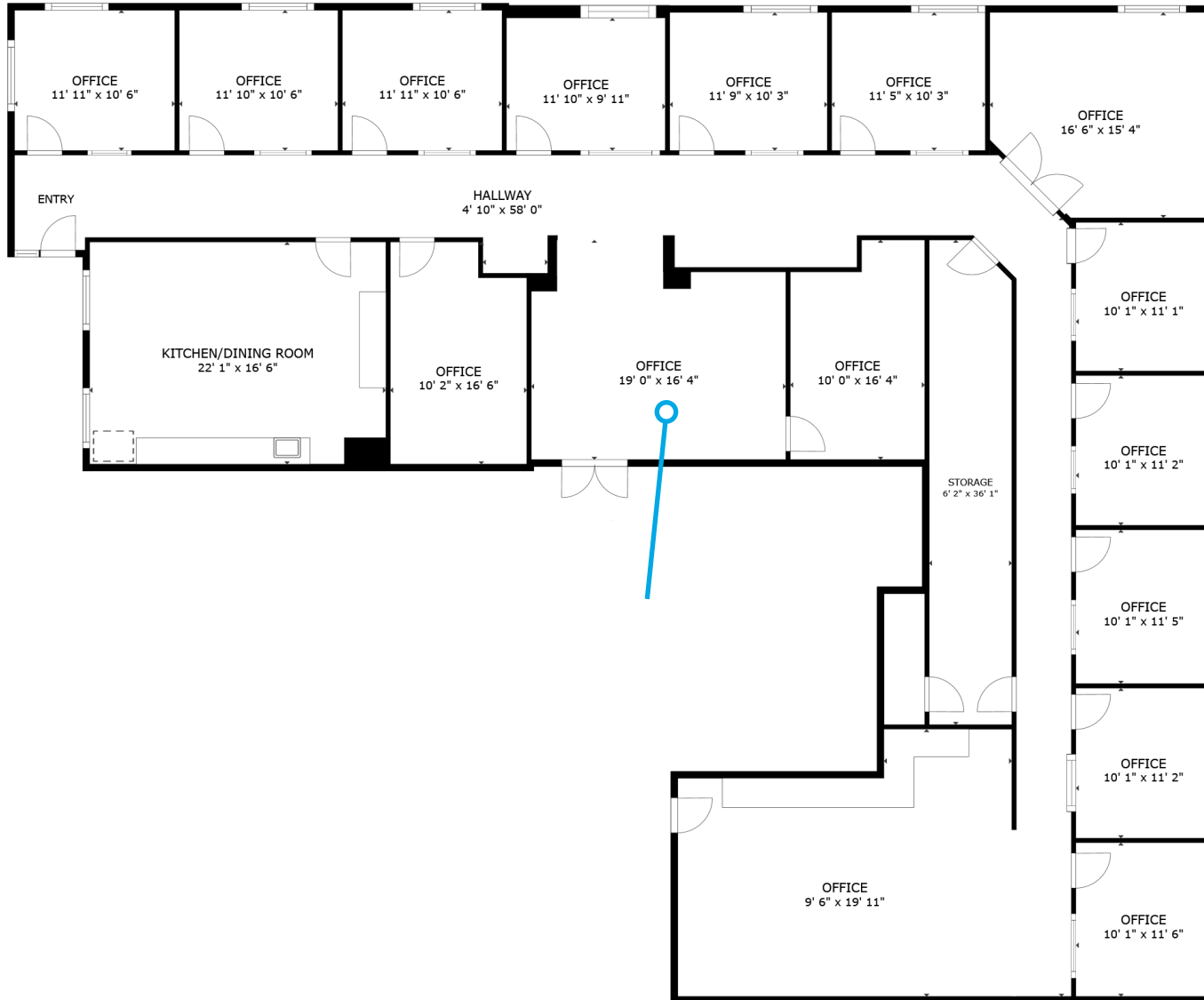
Suite C: ± 4,082 SF

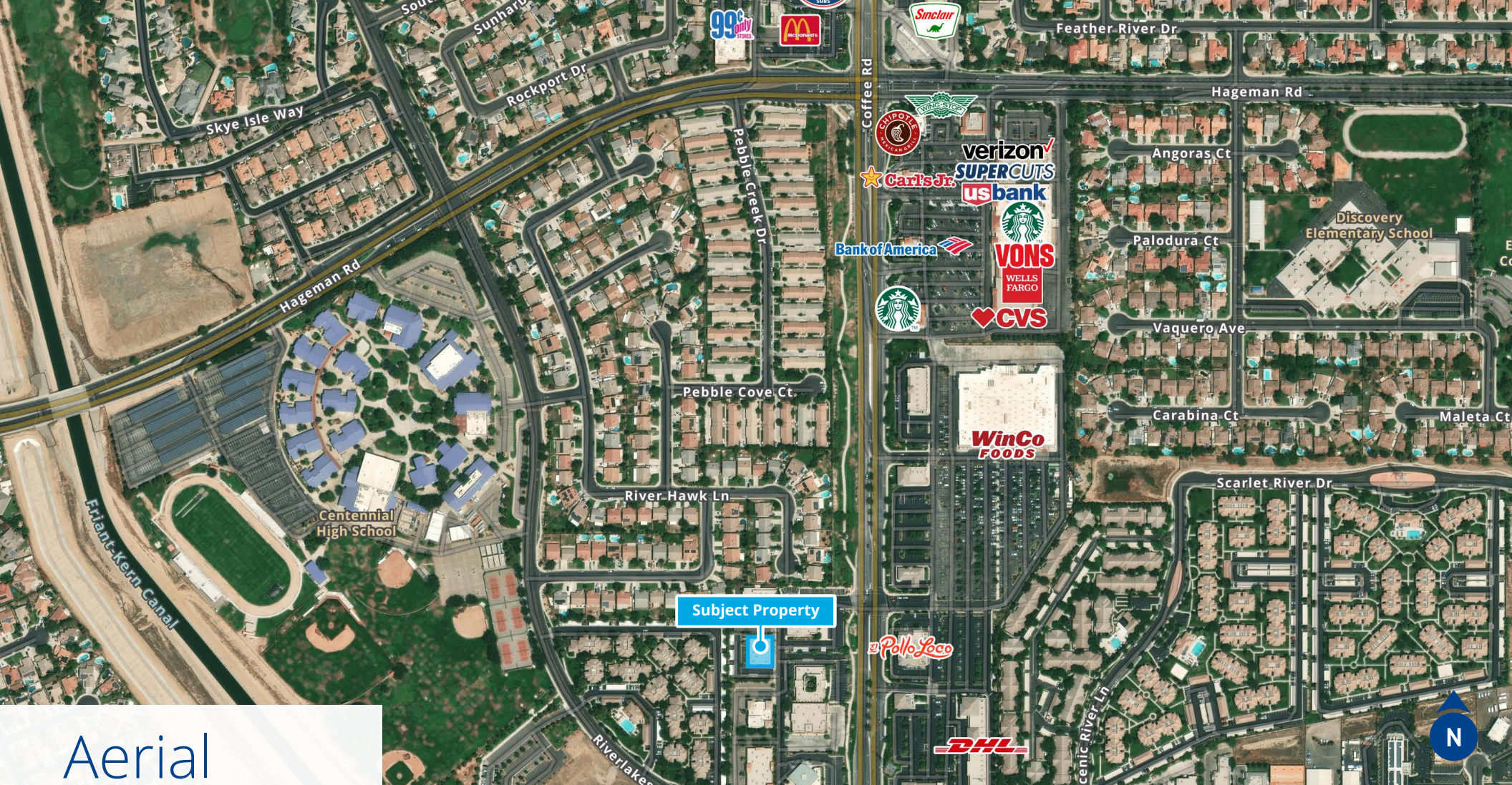
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



3977 Coffee Rd

# Floor Plan - Suite C





# Aerial

## Demographics



### Population

1 Mile: 6  
3 Mile: 46,088  
5 Mile: 114,066



### Daytime Population

1 Mile: 4,165  
3 Mile: 43,563  
5 Mile: 121,810



### Businesses

1 Mile: 300  
3 Mile: 1,272  
5 Mile: 4,689



### Median Age

1 Mile: 67.5  
3 Mile: 35.7  
5 Mile: 34.6



### Households

1 Mile: 2  
3 Mile: 15,943  
5 Mile: 38,646



### Average HH Income

1 Mile: \$117,667  
3 Mile: \$109,766  
5 Mile: \$102,677