



Colliers



For Lease

Office & Warehouse Building

± 2,740 SF Available

915 34th St., Bakersfield, CA 93301

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Accelerating success.

Property Overview

915 34th Street is conveniently situated in Central Bakersfield a block away from Mercy Hospital. It allows quick access to Hwy 99 and Hwy 58. This location also provides close proximity to Hwy 178 West and Eastbound.

Lease Rate:

\$2,800/mo., Industrial Gross

Available:

± 2,740 SF (office and warehouse)

Highlights:

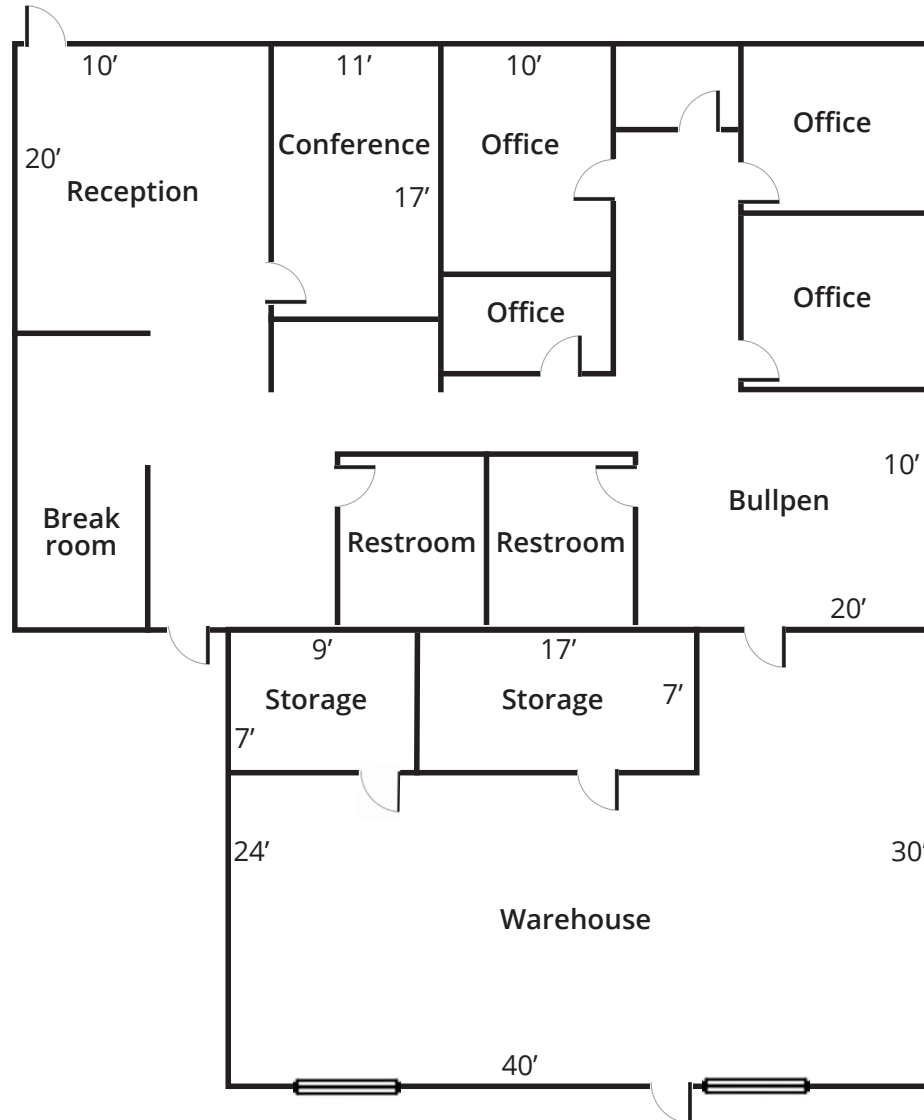
- Approximately ±1,700 SF office area
- Approximately ±1,040 SF warehouse
- Concrete block construction
- Fully paved and fully fenced yard area
- Centrally located
- Convenient Hwy access
- M-1 (Light Industrial) Bakersfield City Zoning
- APN 002-031-11

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915 34th St

Floor Plan

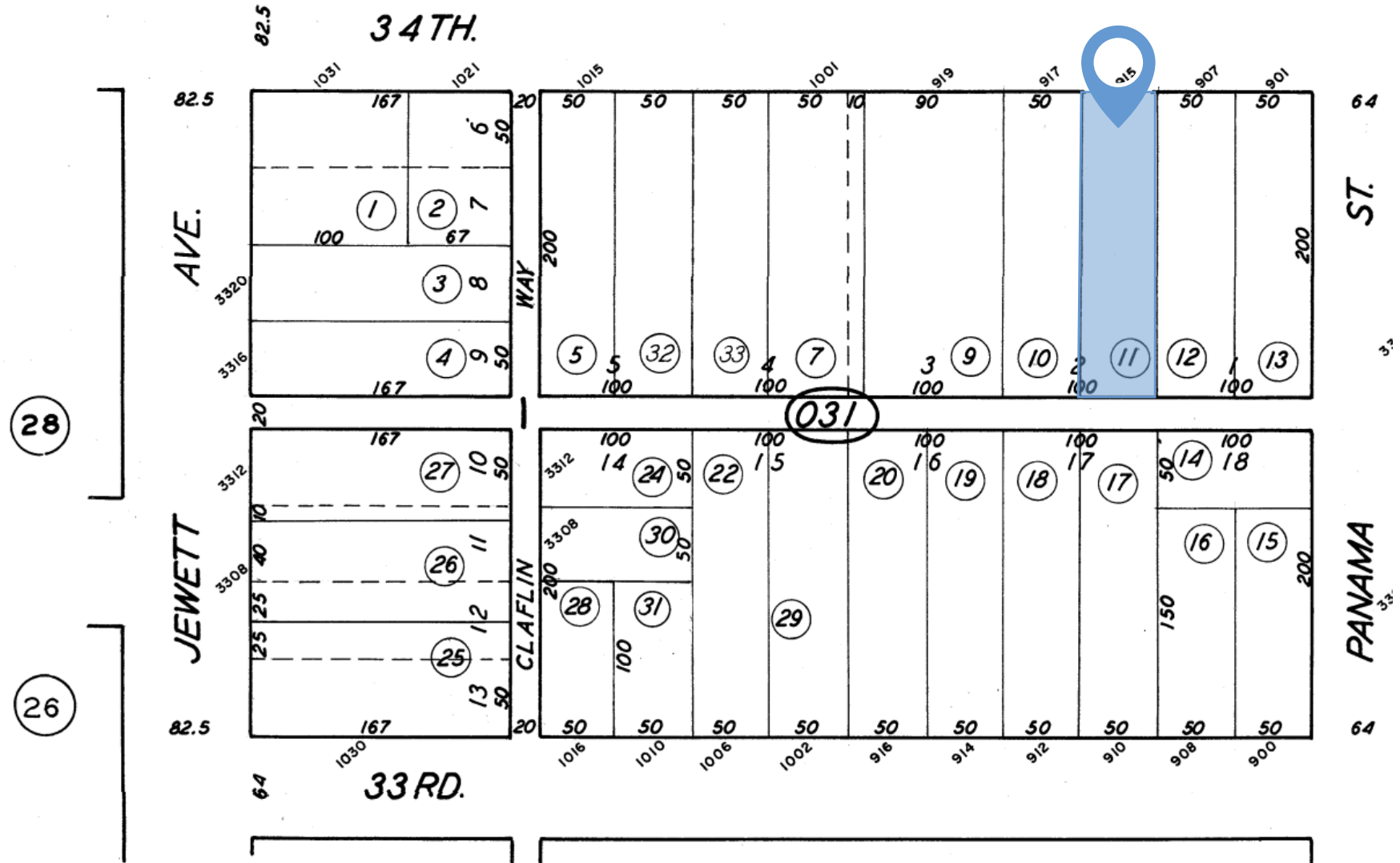


*Not to scale



915 34th St

Parcel Map





Location Aerial

Demographics



Population
 1 Mile: 12,877
 3 Mile: 121,720
 5 Mile: 275,658



Daytime Population
 1 Mile: 29,109
 3 Mile: 165,037
 5 Mile: 320,256



Businesses
 1 Mile: 1,291
 3 Mile: 7,094
 5 Mile: 12,423



Median Age
 1 Mile: 32.4
 3 Mile: 32.1
 5 Mile: 32.6



Households
 1 Mile: 4,718
 3 Mile: 40,325
 5 Mile: 90,893



Average HH Income
 1 Mile: \$56,828
 3 Mile: \$60,753
 5 Mile: \$72,960

Photos



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