

# FOR SALE DOWNTOWN BAKERSFIELD TWO-BUILDING PARCEL

1701 F St. & 1916 F St.  
Bakersfield, CA 93301



**Contact:**

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CALDRE # 02018538

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 **BRIMHALL REALTY**

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# PROPERTY OVERVIEW

**Building 1** - 2,833 Square feet of C-1 Zoned Office or Retail space available in Westchester, Downtown Bakersfield. 1st floor consists of a lobby, conference room, 2 ADA restrooms, break room, storage and 2 large offices. 2nd floor has 4 offices, a restroom, storage and a large conference room with a sunroom. Building is fully gated for security with signage available on F Street with great exposure.

**Building 2** – 1100 Square feet of Office Space currently used a medical office. Features 4 rooms, 2 restrooms, small kitchen area and a reception area.


Property is centrally located within walking distance to restaurants, Mercy Hospital and the Kern County Superior Court.

### Property Details

- **Price** \$799,900
- **Size** 3,935 SF
- **1701 F Street** – Two story former home of 2,833 SF Built - 1912
- **1916 17th Street** – Single story building of 1,102 SF Built - 1947
- **Parcel Size** 7,961 SF
- **Zoning** C-1 City of Bakersfield
- **APN** 004-132-06

### Property Highlights

- Formerly known as the Frank Munzer House, the property has a historical designation with the Historical Preservation Commission
- Two buildings on a single parcel
- Originally constructed as a home, the main building consists of 2,833 SF / currently used as commercial office
- The second building is a single level, single tenant facility of approximately 1,100 SF
- Preferred corner location with excellent visibility on the Northwest Corner of F Street and 17th Street
- Partially occupied on month-to-month leases



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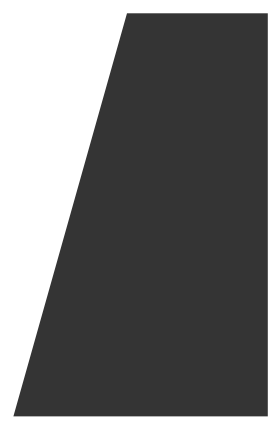


# PROPERTY PHOTOS



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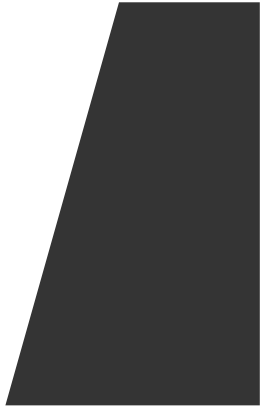
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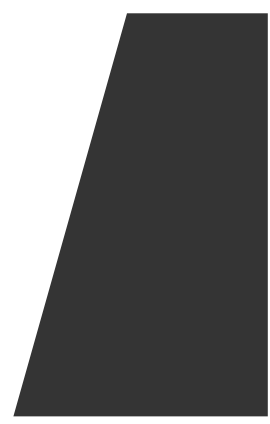
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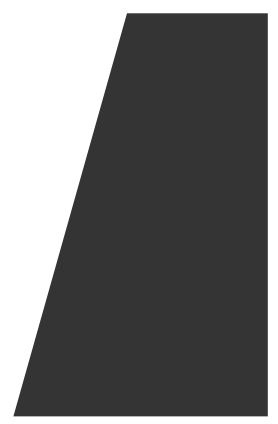


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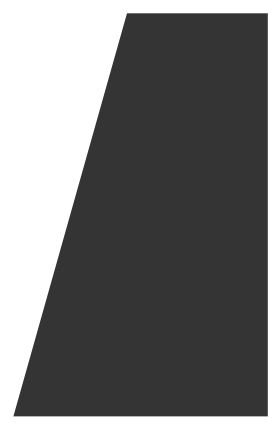


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# 1701 F ST

1701 F St, Bakersfield, CA, 93301

## First Floor



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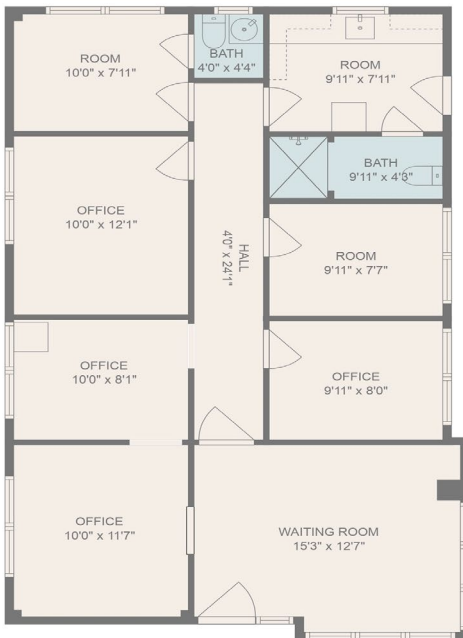
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**1916 17th ST**

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**Floor Plan**



Total scanned area: 1090 sq. ft

Measurements are deemed highly reliable but are approximate.



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**1701 F ST**

1701 F St, Bakersfield, CA, 93301

**Infographic: Key Facts (Drive Time: 5 minutes)**

KEY FACTS

34,927

Population



2.8

Average Household Size

31.4

Median Age

\$35,839

Median Household Income

EDUCATION

30%

No High School Diploma



30%

High School Graduate



27%

Some College



13%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,438

Total Businesses



45,491

Total Employees

EMPLOYMENT



50%

White Collar



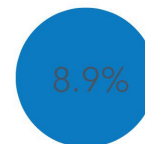
33%

Blue Collar



17%

Services



Unemployment Rate

INCOME



\$35,839

Median Household Income



\$18,120

Per Capita Income



\$13,881

Median Net Worth

Households By Income

The largest group: <\$15,000 (21.2%)

The smallest group: \$200,000+ (2.0%)

Indicator	Value	Difference
<\$15,000	21.2%	+9.5%
\$15,000 - \$24,999	15.2%	+3.8%
\$25,000 - \$34,999	12.5%	+2.6%
\$35,000 - \$49,999	14.4%	+0.8%
\$50,000 - \$74,999	19.0%	+1.0%
\$75,000 - \$99,999	6.2%	-4.2%
\$100,000 - \$149,999	6.3%	-7.4%
\$150,000 - \$199,999	3.2%	-3.2%
\$200,000+	2.0%	-2.9%

Bars show deviation from 06029 (Kern County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.



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Infographic: Community Profile (Drive Time: 5 minutes)

# COMMUNITY PROFILE

34,927 0.3% 2.8 87.5 31.4 \$35,839 \$13,881 \$218,211 29% 60% 11%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



16.9%  
Service Workers

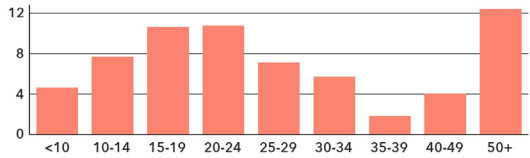


33.1%  
Blue Collar Workers

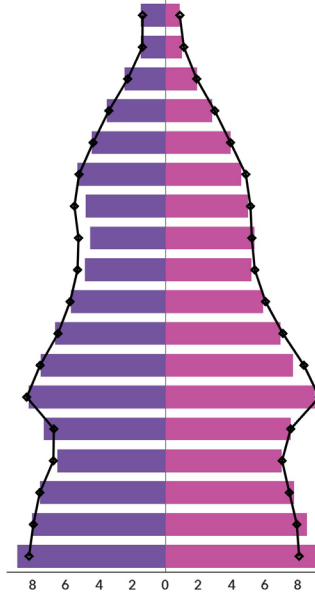


50.0%  
White Collar Worker

Mortgage as Percent of Salary



Age Profile: 5 Year Increments

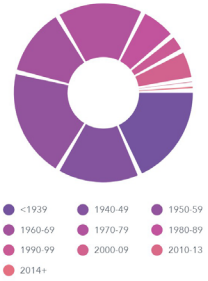


Dots show comparison to 06029 (Kern County)

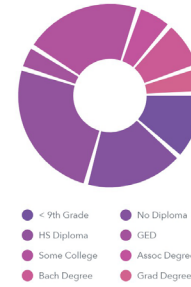
Home Ownership



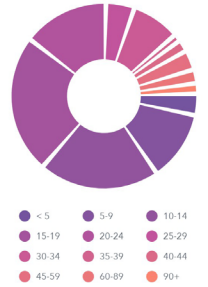
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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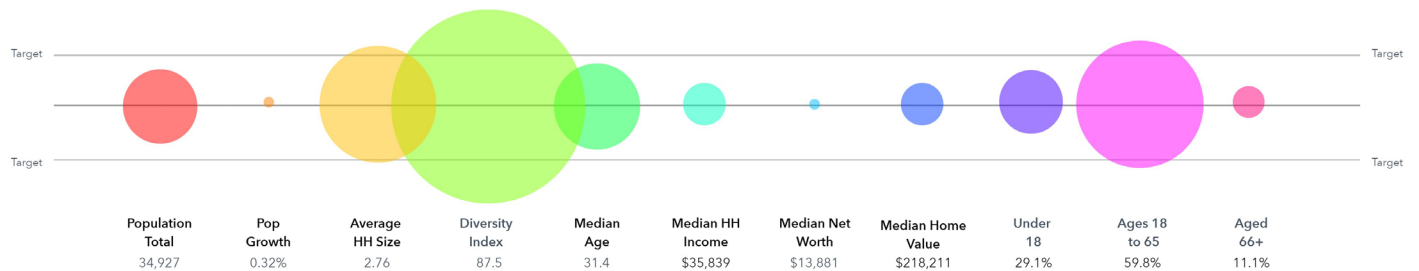
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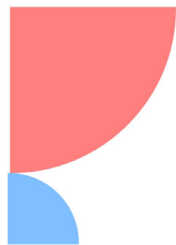
Infographic: Proportional Circles (Drive Time: 5 minutes)

## MARKET SUMMARY

1701 F St, Bakersfield, CA, 93301



No High School Diploma 30%

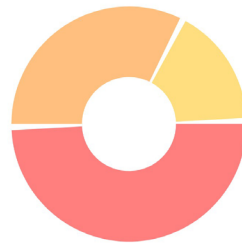


High School Graduate 30%



Bachelor's, Professional or Graduate Degree 13%    Some College 27%

Educational Attainment



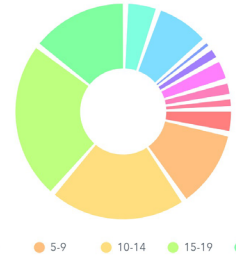
White Collar    Blue Collar    Services

Job Type



Owner    Renter    Vacant

Home Ownership

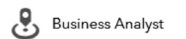


● < 5    ● 5-9    ● 10-14    ● 15-19    ● 20-24  
● 25-29    ● 30-34    ● 35-39    ● 40-44    ● 45-59  
● 60-89    ● 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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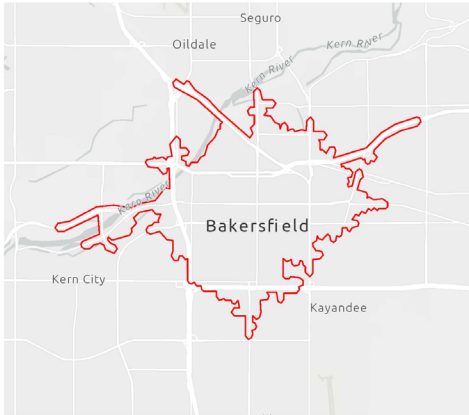
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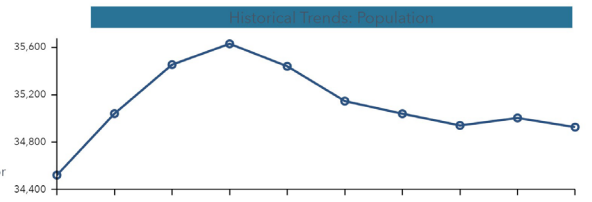
Infographic: Population Trends (Drive Time: 5 minutes)



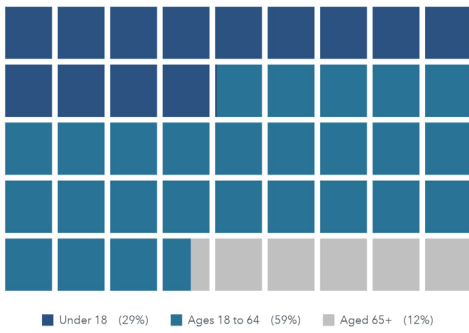
# POPULATION TRENDS AND KEY INDICATORS

<b>34,927</b>	<b>12,302</b>	<b>2.76</b>	<b>31.4</b>	<b>\$35,839</b>	<b>\$218,211</b>	<b>38</b>	<b>N/A</b>	<b>88</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

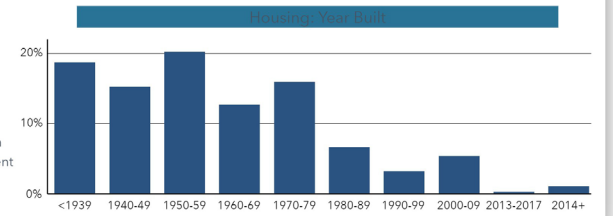
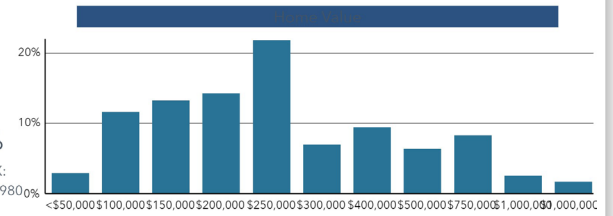
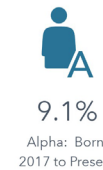
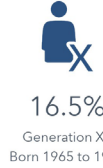
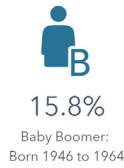
## MORTGAGE INDICATORS




## POPULATION BY AGE



## POPULATION BY GENERATION



esri THE SCIENCE OF WHERE  
 This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



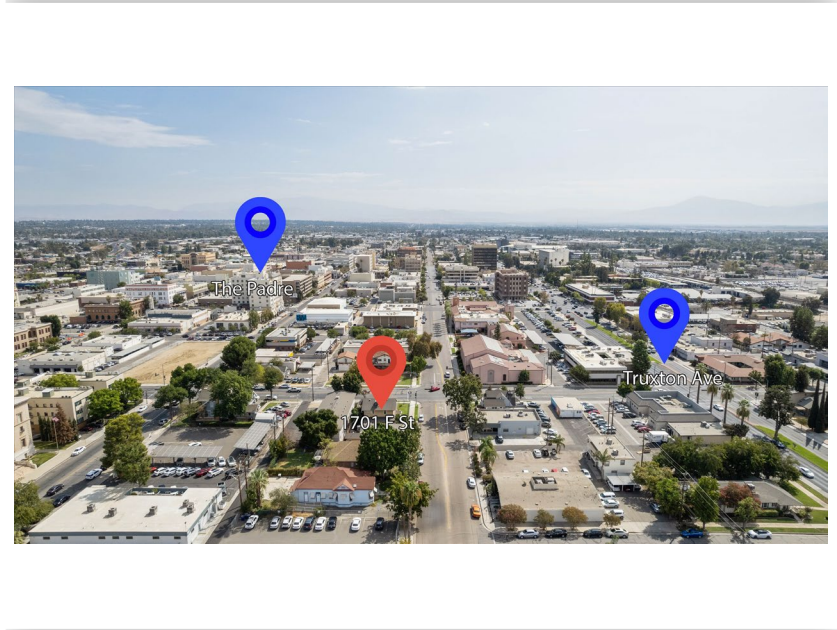
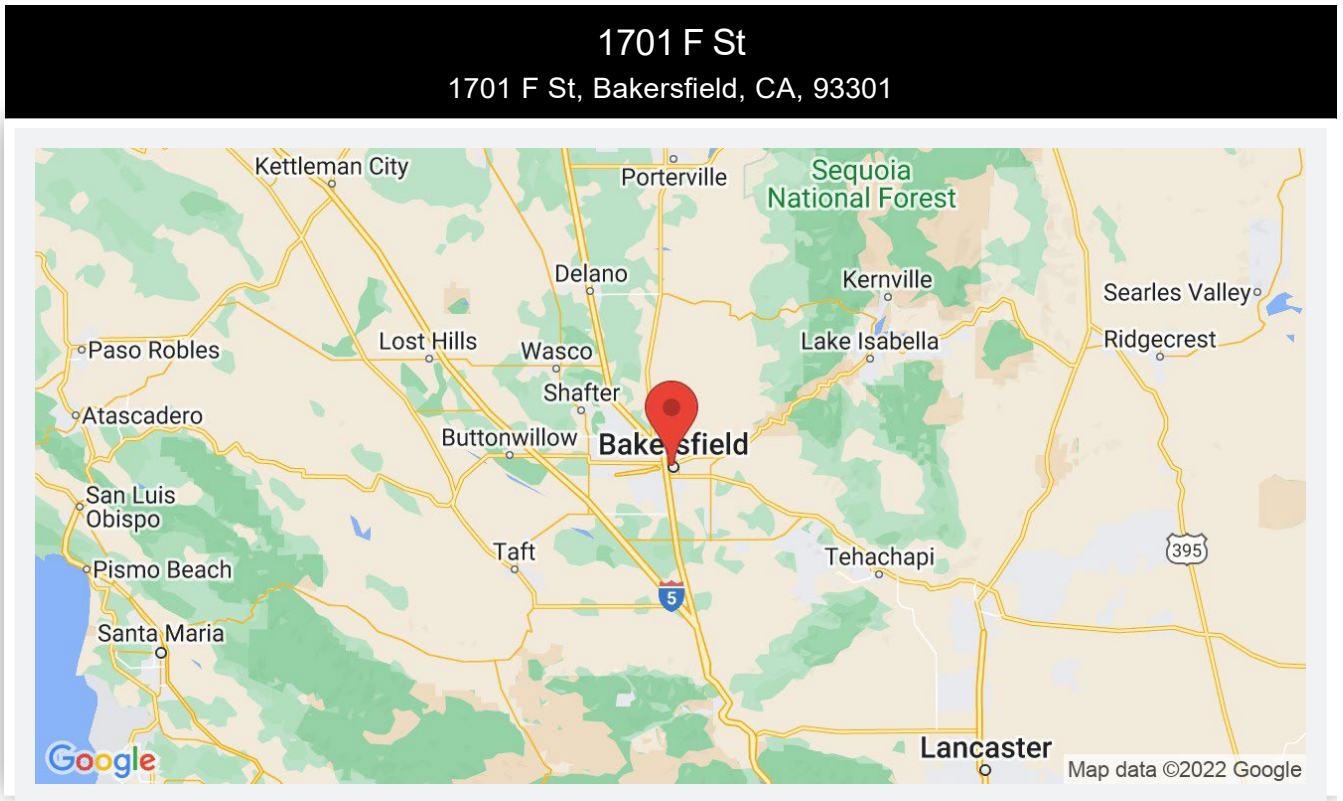
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## AREA LOCATION MAP



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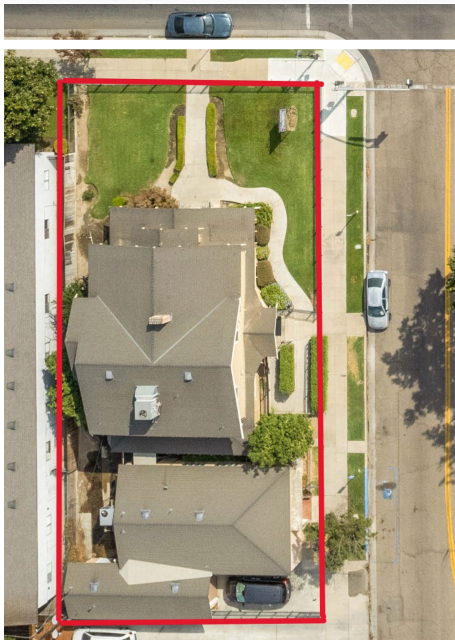
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**1701 F ST & 1916 17<sup>th</sup> ST**  
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**STREET VIEW MAP**

**1701 F St and 1916 17<sup>th</sup> St**  
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