



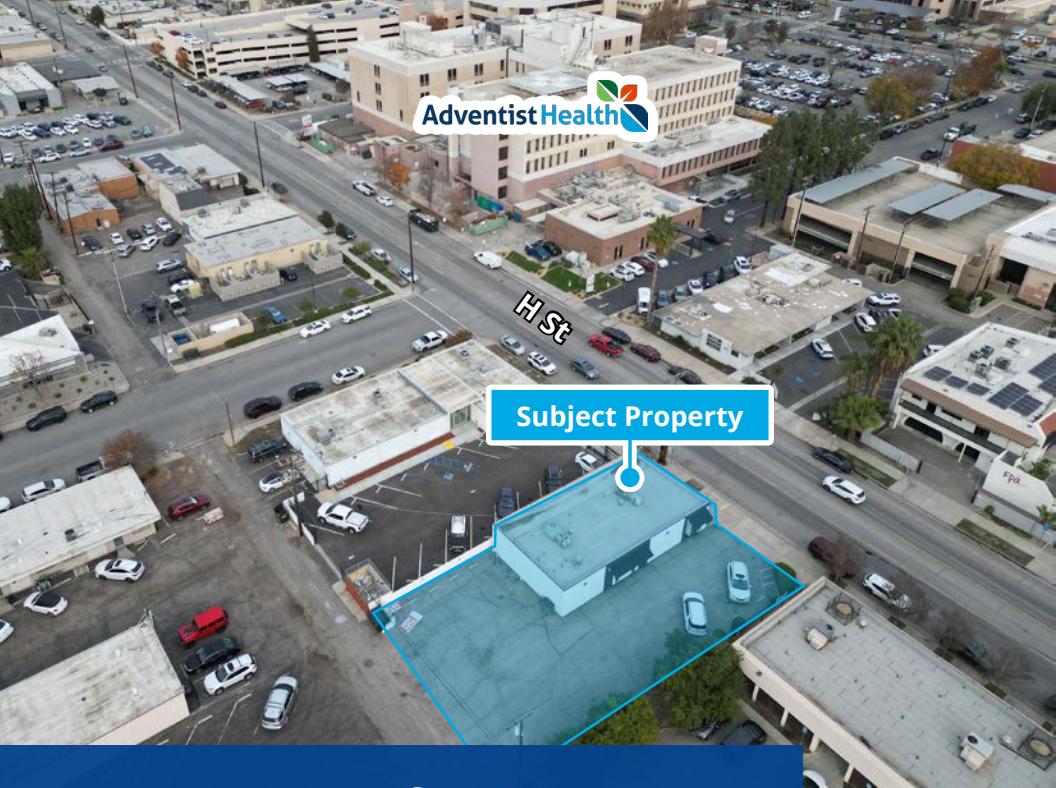
For Sale | +/- 2,448 SF
Freestanding Medical Office
Building in Downtown

2525 H St | Bakersfield, CA 93301

Jason Alexander
Senior Vice President | Principal
License No. 01360995
+1 661 631 3818
jason.alexander@colliers.com

Cameron Mahoney
Senior Vice President | Principal
License No. 01937802
+1 661 631 3814
cameron.mahoney@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Property Information

An exceptional opportunity to own a 2,448 sf., freestanding medical office building in the heart of Bakersfield's thriving healthcare corridor. Ideally suited for medical practices, dental offices, urgent care, or specialty clinics, this standalone property offers privacy, visibility, and convenience. Located on H Street, between 25th Street and 26th Street, and directly adjacent to Adventist Hospital.

Sales Price:

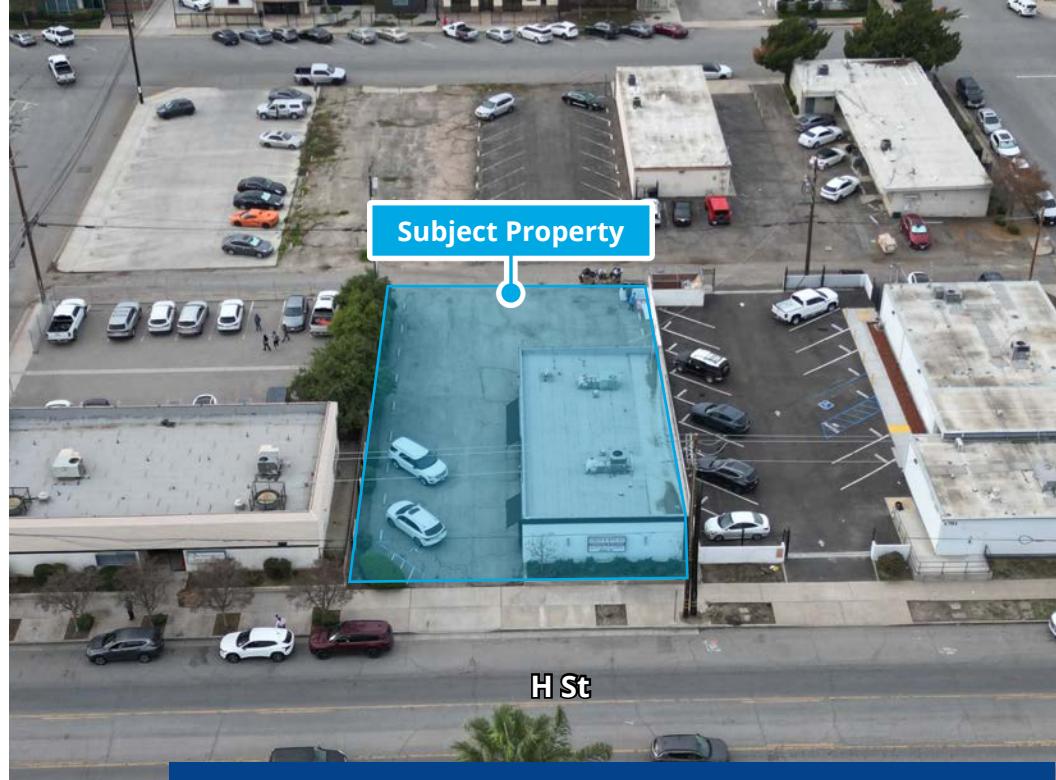
\$675,000 (\$275 psf)

Building Size:

+/- 2,448 sf

Lot Size:

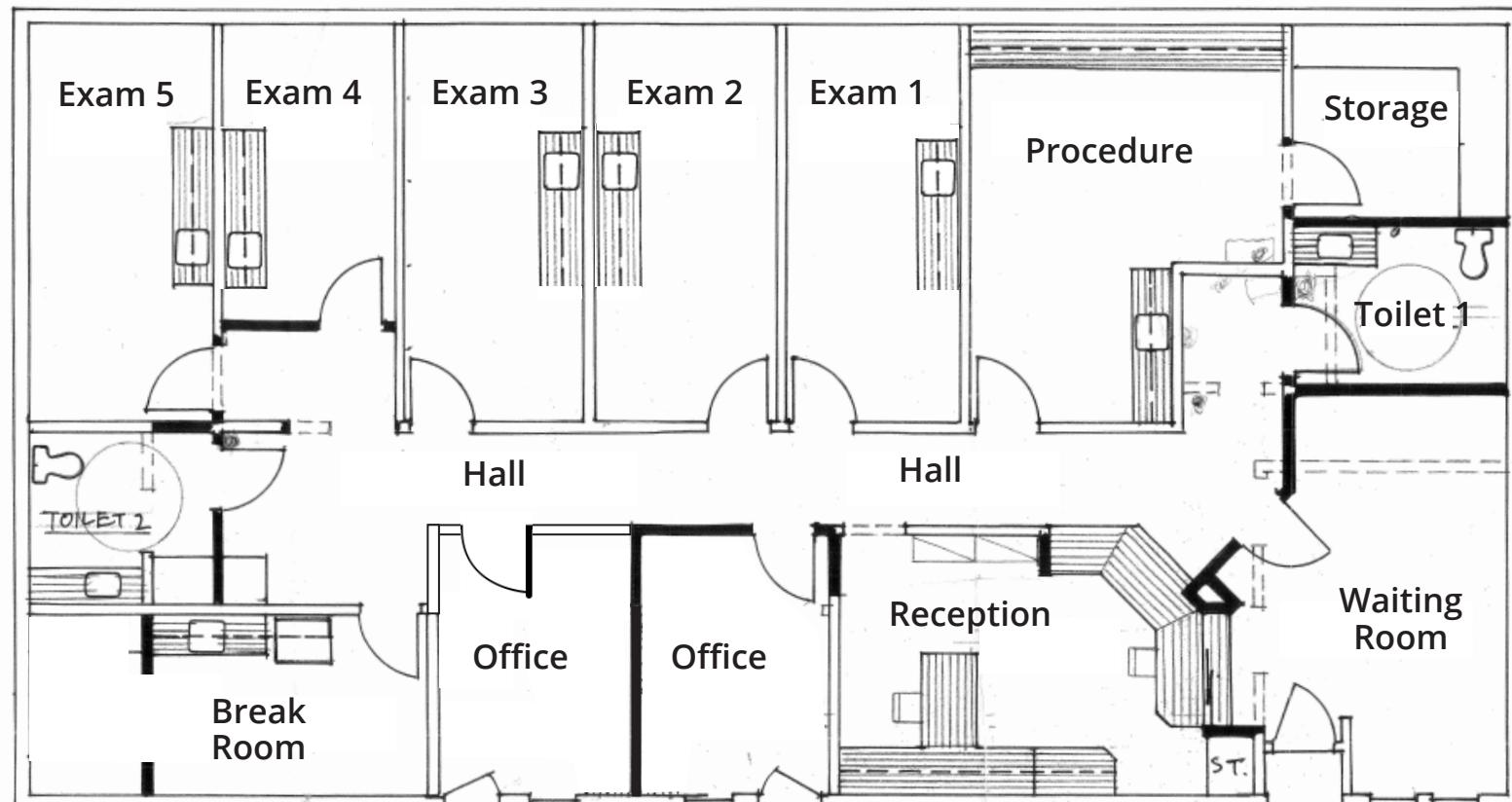
+/- 9,147 sf



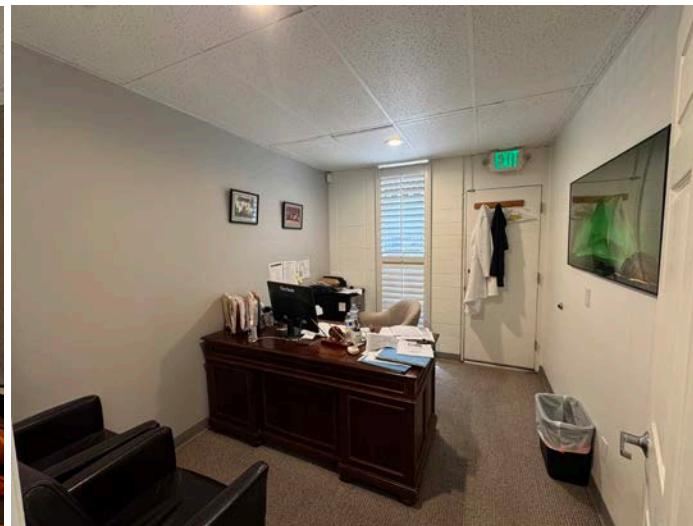
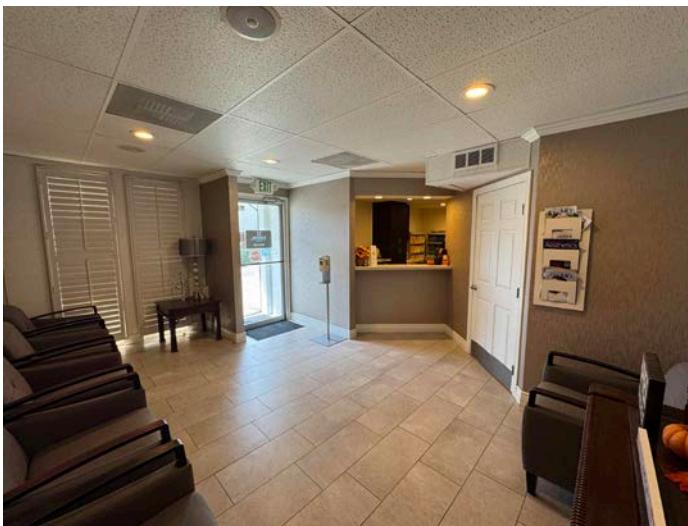
Property Highlights:

- Freestanding medical office building
- Fully Renovated in 2015
- Efficient medical office floor plan which includes: waiting room, reception/work area, procedure room, 5 exam rooms, 2 doctor offices, break room, 2 restrooms, and a storage room
- Upgraded and modern finishes
- Virtually no work required to occupy building
- Concrete block exterior construction
- Private parking lot with 14 parking spaces
- Excellent location directly adjacent to Adventist Hospital
- APN # 001-281-13

Floor Plan



Interior Photos



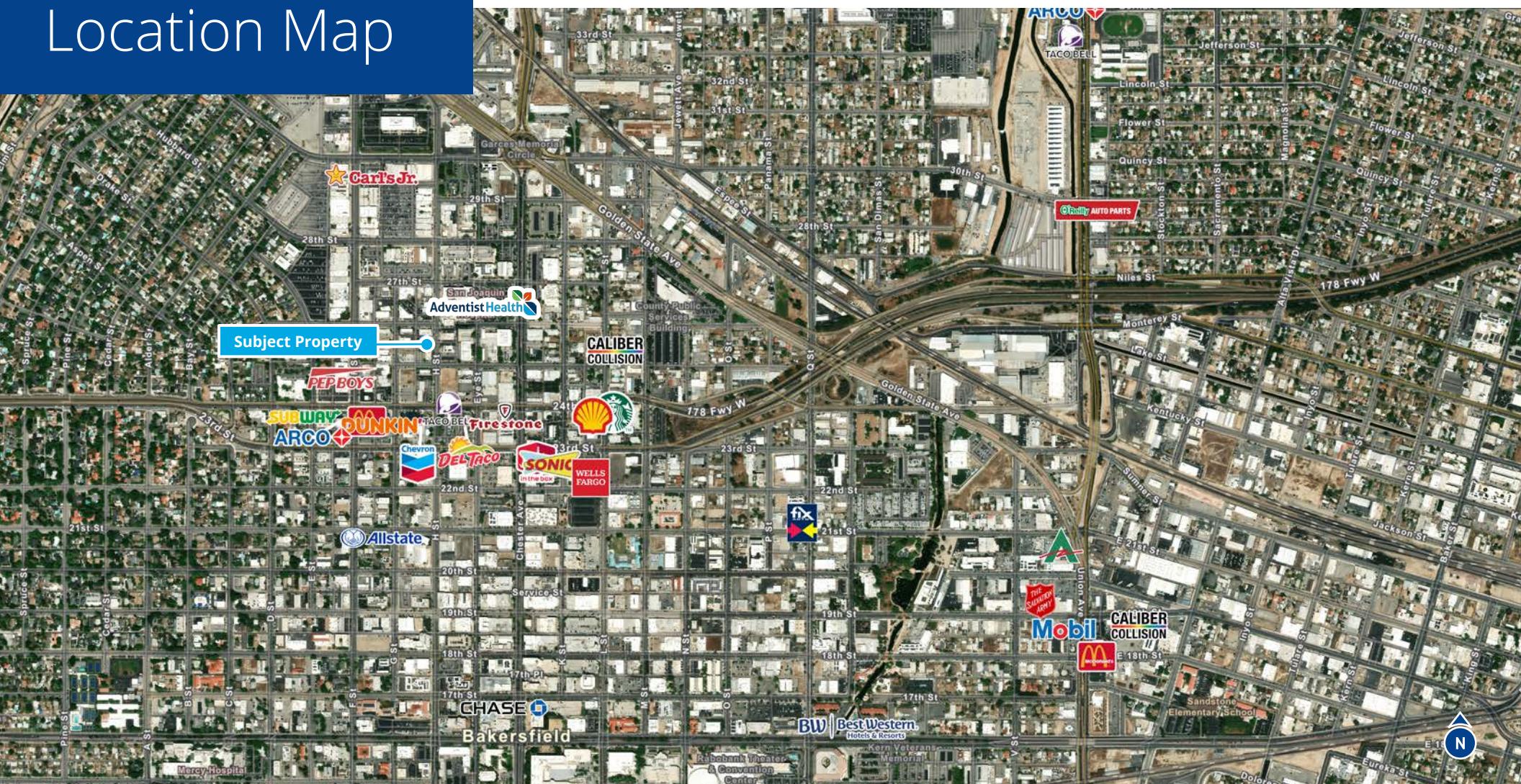
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Exterior Photos



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Location Map



Demographics



Population

1 Mile: 11,001
3 Mile: 122,930
5 Mile: 297,573

Total Employees

1 Mile: 27,184
3 Mile: 84,586
5 Mile: 139,469

Average HH Income

1 Mile: \$68,507
3 Mile: \$62,199
5 Mile: \$76,478

Median Age

1 Mile: 33.7
3 Mile: 32.0
5 Mile: 32.7

Households

1 Mile: 4,324
3 Mile: 41,066
5 Mile: 100,234

Businesses

1 Mile: 2,276
3 Mile: 7,441
5 Mile: 12,600