

# Office Space **AVAILABLE** FOR LEASE

**5100**  
**California Avenue**  
Bakersfield, CA

## Property Features

- Major intersection at California Ave & Mohawk St
- Ample covered parking and surface parking
- Small suites offer flexibility for tenants to expand or contract their footprint
- Monument signage
- Secured common areas
- Efficient space with direct entry into each suite - no common lobby
- Proximity to central and west Bakersfield via the Westside Parkway and Truxtun Avenue
- Easy access to Highways 99 & 58



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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# Office Space Available For Lease

Offering Terms | Aerial Photo

5100 California Avenue - Bakersfield, CA



## Offering Terms

- **Rental Rate**  
Ground Floor \$1.65 PSF, Modified Gross  
Second Floor \$1.55 PSF, Modified Gross  
Rents exclude utilities & janitorial services
- **Tenant Improvements** Negotiable



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# Office Space Available For Lease

## Ground Floor Availability Building A Floor Plans (South Building)

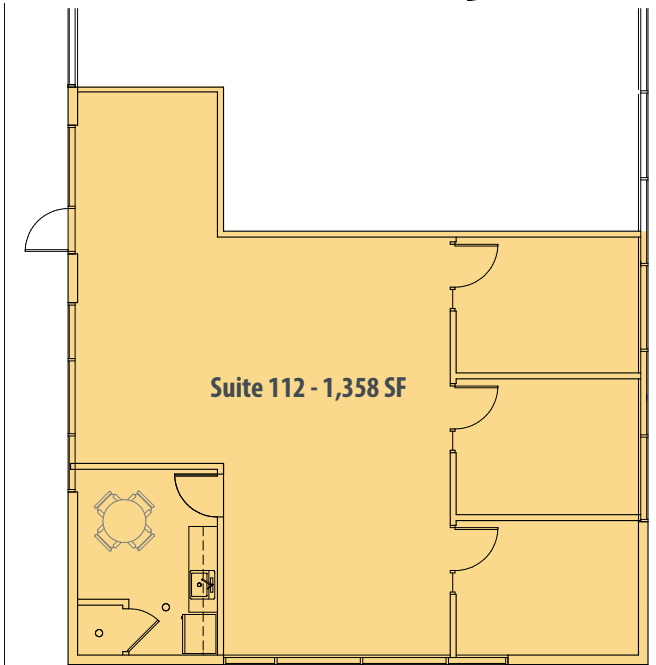
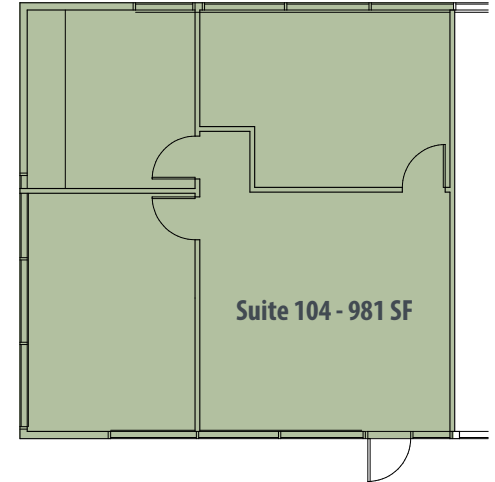
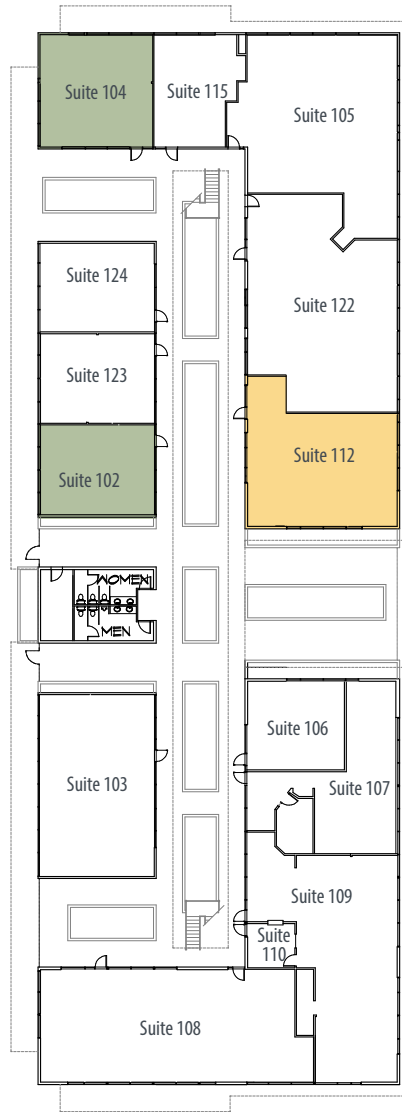
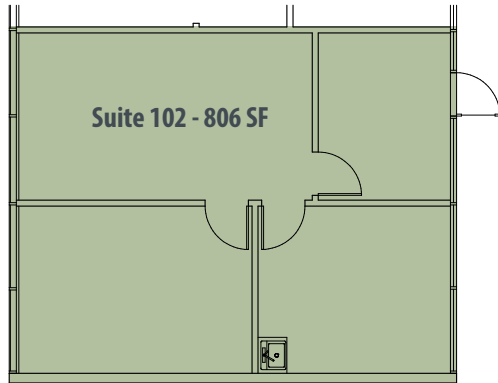
5100 California Avenue - Bakersfield, CA

### Available Suites

- Suite 102 806 SF
- Suite 104 981 SF
- Suite 112 1,358 SF

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\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

# Office Space Available For Lease

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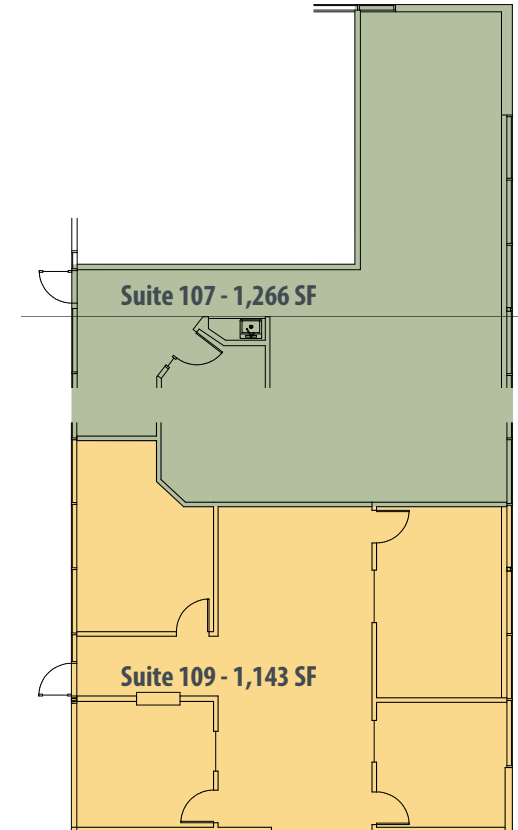
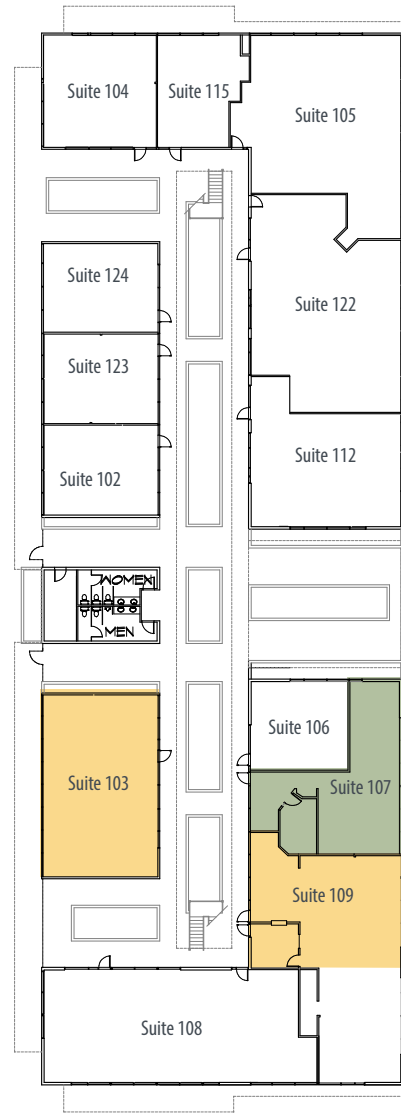
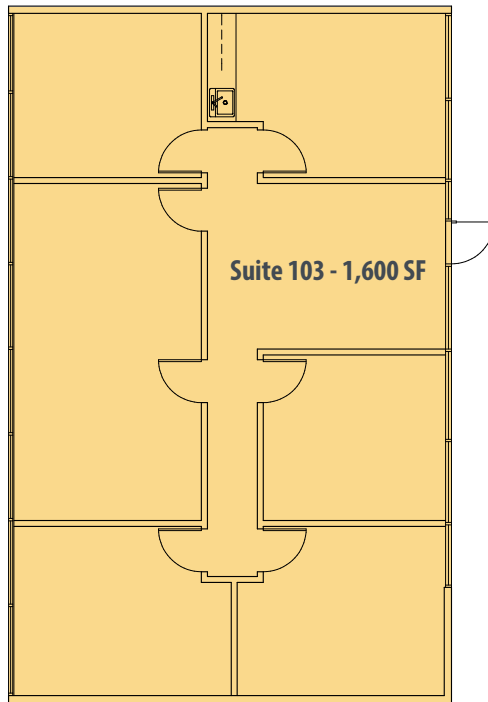
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### Available Suites

- Suite 103 1,600 SF
- Suite 107 1,266 SF
- Suite 109 1,143 SF

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\*Suites 107 & 109 can be combined for a total of 2,409 SF

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# Office Space Available For Lease

## Ground & Second Floor Availability Building B Floor Plans (North Building)

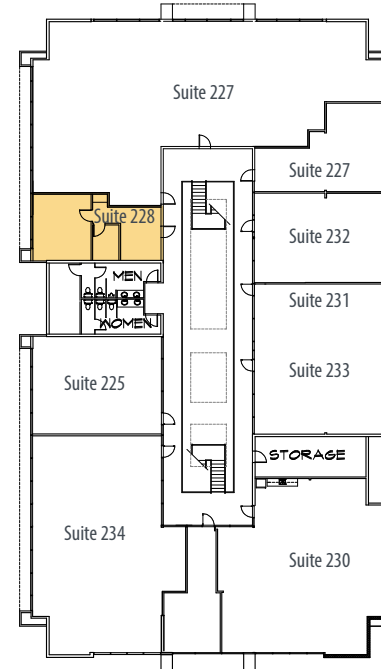
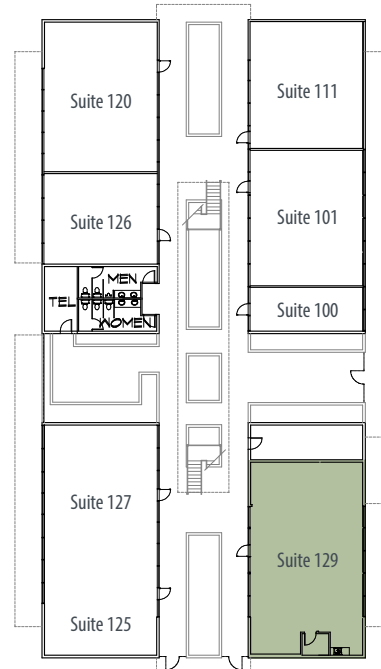
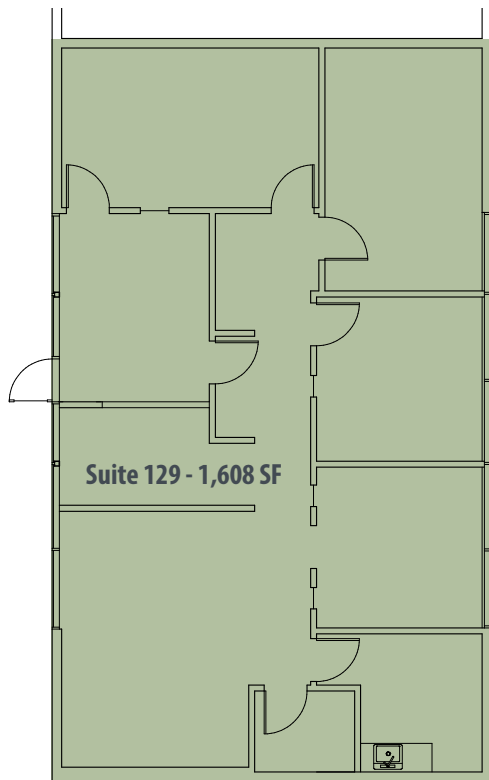
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### Ground Floor Available Suite

- Suite 129 1,608 SF

### Offering Terms

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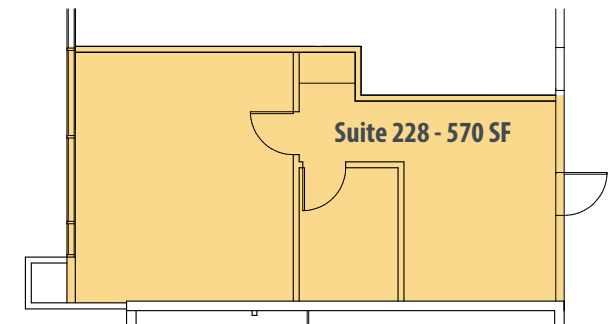


### Second Floor Available Suite

- Suite 228 570 SF

### Offering Terms

- **Rental Rate** \$1.55 PSF  
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# Office Space Available For Lease

## Property Photos

5100 California Avenue - Bakersfield, CA



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## Property Photos

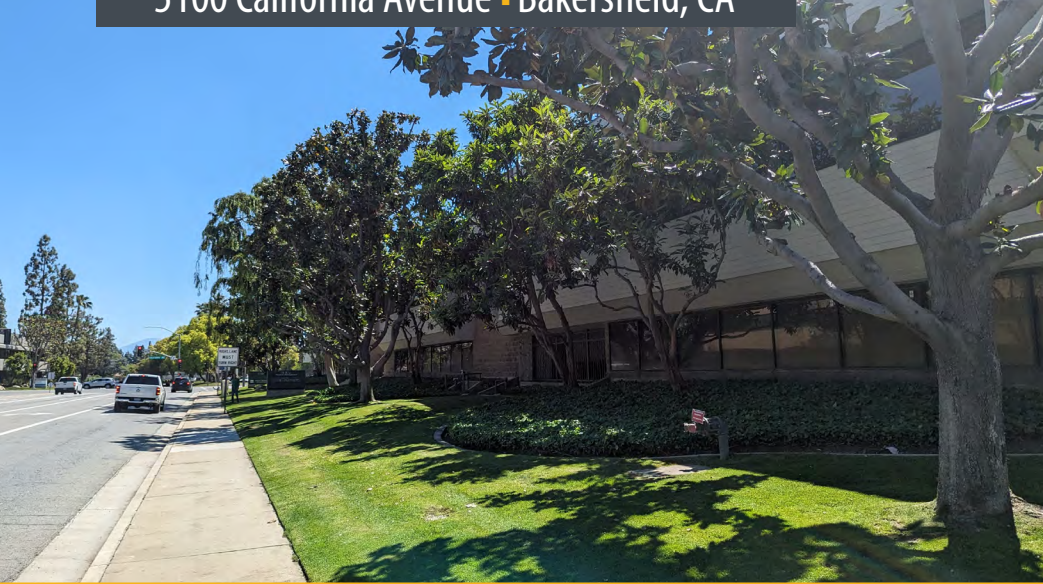
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# Office Space Available For Lease

## Property Photos

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# Office Space Available For Lease

## Aerial of Southwest Submarket

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**VONS** HomeGoods  
**Office DEPOT**  
**Jack in the Box** Party City  
**Jollibee** Dollar Tree  
**us bank** CHASE

**Smart & Final** Chick-fil-A  
**CVS pharmacy** IN-N-OUT  
**CHUZE FITNESS** FISH GRILL  
**Urbane Cafe** ALDI

**BARNES & NOBLE**  
 planet fitness

**BLAZE PIZZA** STARBUCKS COFFEE the Habit BURGER GRILL  
 Creamistry Xtreme SODA  
**FIREHOUSE SUBS** Verizon

**HOBBY LOBBY**  
**LASSENS** Curlington  
**IN-SHAPE HEALTH CLUBS** ROSS DRESS FOR LESS  
 Panera Bread Spectrum