

# FOR SALE OR LEASE

## 1201 COLUMBUS ST, BAKERSFIELD



ADDRESS: 1201 COLUMBUS ST, BAKERSFIELD, CA 93305

### OFFERING PRICE

\$590,000

FOR LEASE

\$1.25+NNN



3,950 SF  
AREA



1 STORY  
BUILDING



KERN  
COUNTY



121,331  
3 Mile



8,675  
VPD



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635



# AT A GLANCE

1201 COLUMBUS ST, BAKERSFIELD, CA 93305

AMAZING  
INVESTMENT  
OPPORTUNITY

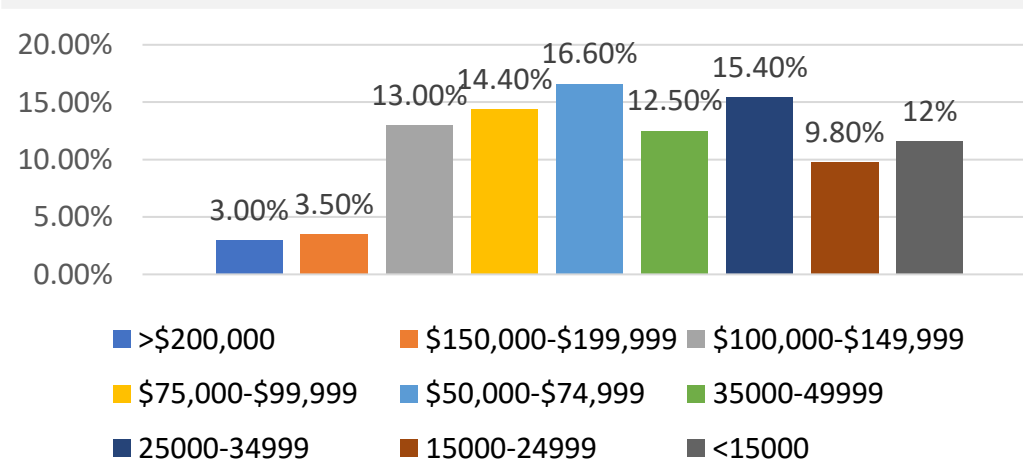
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	22,805	121,331	237,565
MEDIAN HH INCOME	\$50,692	\$45,668	\$49,104
AVERAGE HH INCOME	\$68,059	\$66,187	\$68,629

## TRAFFIC COUNTS

N Columbus St – 8,675 VPD

W River Blvd – 8,392 VPD

## HOUSEHOLDS BY INCOME



\$590,000.00  
PRICE



KERN  
COUNTY



LOT SIZE  
12,196 SF



1 STORY  
3,950 SF

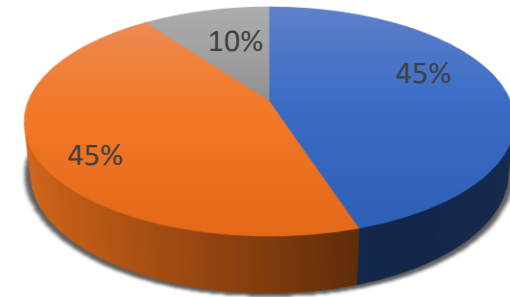


COMMERCIAL  
CATEGORY



RENTAL  
\$1.25+NNN

## 2021 HOUSEHOLD OCCUPANCY



Owner Occupied Housing Renter Occupied Housing  
Vacant Housing



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635



## AT A GLANCE

1201 COLUMBUS ST, BAKERSFIELD, CA 93305

**AMAZING  
INVESTMENT  
OPPORTUNITY**

Presenting an extraordinary chance for budding entrepreneurs in the meat market industry: an ideal building that's tailor-made for your business. Positioned in a sought-after location, this property offers an impressive array of existing features that are sure to propel your business venture forward.

The building comes already furnished with a 9-door walk-in refrigerator, ensuring ample storage space for your meat department. In addition, it boasts convenient floor sinks and meticulously laid tiles, creating a functional and hygienic environment for your operations. With these provisions in place, you can have your market up and running within a matter of months.

For further details and to seize this remarkable opportunity, simply reach out to us today. Don't hesitate to inquire – this could be the beginning of your prosperous journey in the meat market industry.



**ABDUL JOBAH, CCIM**  
**DRE: #01463742**  
**CELL: 661-200-9499**  
**AJOBAB@JOBABHCRJ.COM**

**MUADH SAED**  
**DRE: #02079370**  
**CELL: 661-200-9499**  
**MSAED@JOBABHCRJ.COM**

**SALAH JOBAH**  
**DRE: #01920825**  
**CELL: 661-200-9499**  
**SJOBAB@JOBABHCRJ.COM**



**841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635**





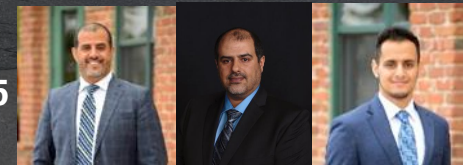
# PICTURES

1201 COLUMBUS ST, BAKERSFIELD, CA 93305

AMAZING  
INVESTMENT  
OPPORTUNITY



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635



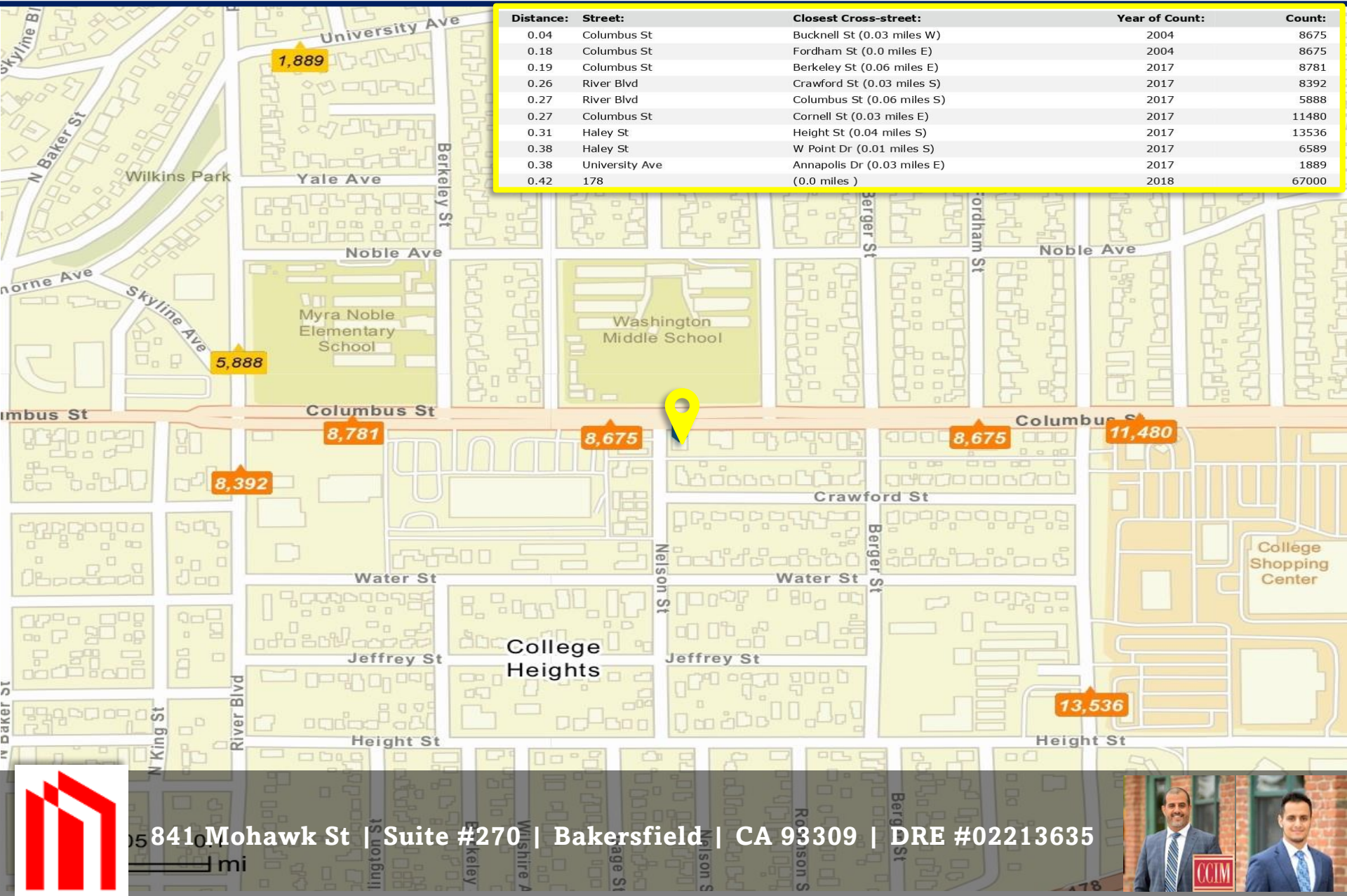


# TRAFFIC COUNT

1201 COLUMBUS ST, BAKERSFIELD, CA 93305

AMAZING  
INVESTMENT  
OPPORTUNITY

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Columbus St	Bucknell St (0.03 miles W)	2004	8675
0.18	Columbus St	Fordham St (0.0 miles E)	2004	8675
0.19	Columbus St	Berkeley St (0.06 miles E)	2017	8781
0.26	River Blvd	Crawford St (0.03 miles S)	2017	8392
0.27	River Blvd	Columbus St (0.06 miles S)	2017	5888
0.27	Columbus St	Cornell St (0.03 miles E)	2017	11480
0.31	Haley St	Height St (0.04 miles S)	2017	13536
0.38	Haley St	W Point Dr (0.01 miles S)	2017	6589
0.38	University Ave	Annapolis Dr (0.03 miles E)	2017	1889
0.42	178	(0.0 miles )	2018	67000



841 Mohawk St | Suite #270 | Bakersfield | CA 93309 | DRE #02213635



## AT A GLANCE

1201 COLUMBUS ST, BAKERSFIELD, CA 93305



1201 COLUMBUS ST, BAKERSFIELD, 93305

APN: 126-031-24-00-3, YEAR BUILT: 1970

LOT SIZE: 12,196 SF

BUILDING SIZE: 3,950 SF



**AMAZING  
INVESTMENT  
OPPORTUNITY**



**ABDUL JOBAH, CCIM**

**DRE: #01463742**

**CELL: 661-200-9499**

**AJOBAH@JOBACRI.COM**

**MUADH SAED**

**DRE: #02079370**

**CELL: 661-200-9499**

**MSAED@JOBACRI.COM**

**SALAH JOBAH**

**DRE: #01920825**

**CELL: 661-200-9499**

**SJOBACRI@JOBACRI.COM**



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635





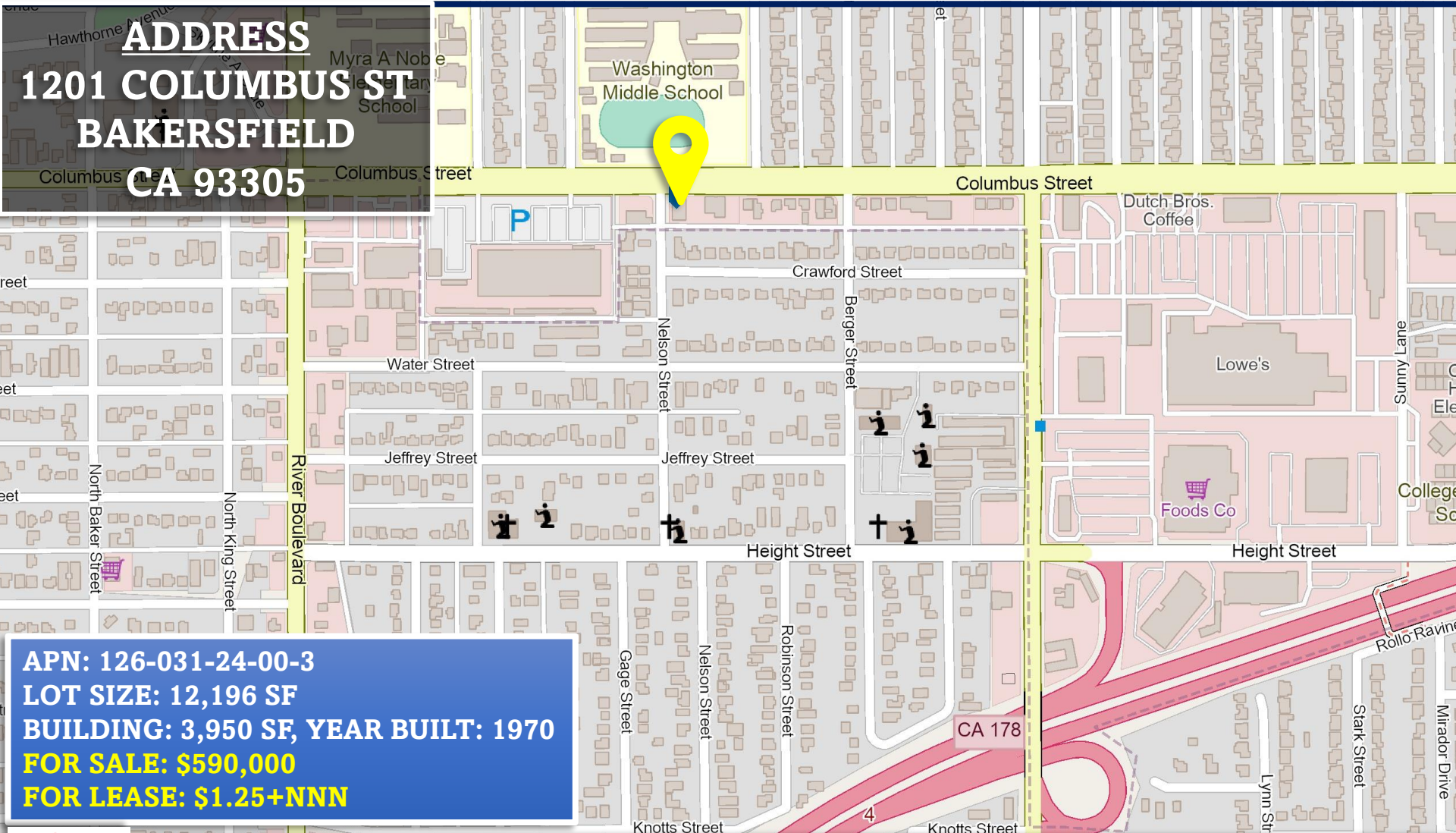
**OPEN STREET MAP**

**1201 COLUMBUS ST, BAKERSFIELD, CA 93305**

**AMAZING  
INVESTMENT  
OPPORTUNITY**

**ADDRESS**

**1201 COLUMBUS ST  
BAKERSFIELD  
CA 93305**



**841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635**





# AERIAL ZOOM OUT

1201 COLUMBUS ST, BAKERSFIELD, CA 93305

AMAZING  
INVESTMENT  
OPPORTUNITY

**ADDRESS**  
**1201 COLUMBUS ST**  
**BAKERSFIELD**  
**CA 93305**



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635





## OUR TEAM

1201 COLUMBUS ST, BAKERSFIELD, CA 93305

**AMAZING  
INVESTMENT  
OPPORTUNITY**



841 MOHAWK ST, SUITE#270  
BAKERSFIELD, CA 93309  
CELL (O) : 661-732-2246  
DRE: # 02213635  
INFO@ JOBABCRI.COM



**ABDUL JOBAB, CCIM**  
**DRE: #01463742**  
**CELL: 661-200-9499**  
**ERBIZ2005@ GMAIL.COM**



**SALAH JOBAB**  
**DRE: #01920825**  
**CELL: 661-201-3163**  
**SALAH661@ GMAIL.COM**



**MUADH SAED**  
**DRE: #02079370**  
**CELL: 661-378-2108**  
**MUADHSAED@GMAIL.COM**

<https://www.jobahcri.com/>



841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635



## DISCLAIMER

**1201 COLUMBUS ST, BAKERSFIELD, CA 93305**

**AMAZING  
INVESTMENT  
OPPORTUNITY**

The information contained in the brochure is proprietary and confidential. The brochure has been prepared to provide an unverified summary of financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in the potential purchase of the Property. It is intended to be reviewed only by the individual or entity receiving it from Jobah's Commercial Real Estate ("Agent"). The agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances; compliance with laws and regulations. The brochure is intended to be used for the purpose of a preliminary evaluation of the subject property. The Materials are not to be considered fact. The information contained in the brochure has been obtained by the Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the Materials. The information contained in the brochure is not a substitute for a thorough investigation of the financial, physical, and market conditions relating to the Property. Any prospective buyer must independently investigate and verify all the information set forth in the Materials. Any prospective buyer is solely responsible for all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the property.



**841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635**

