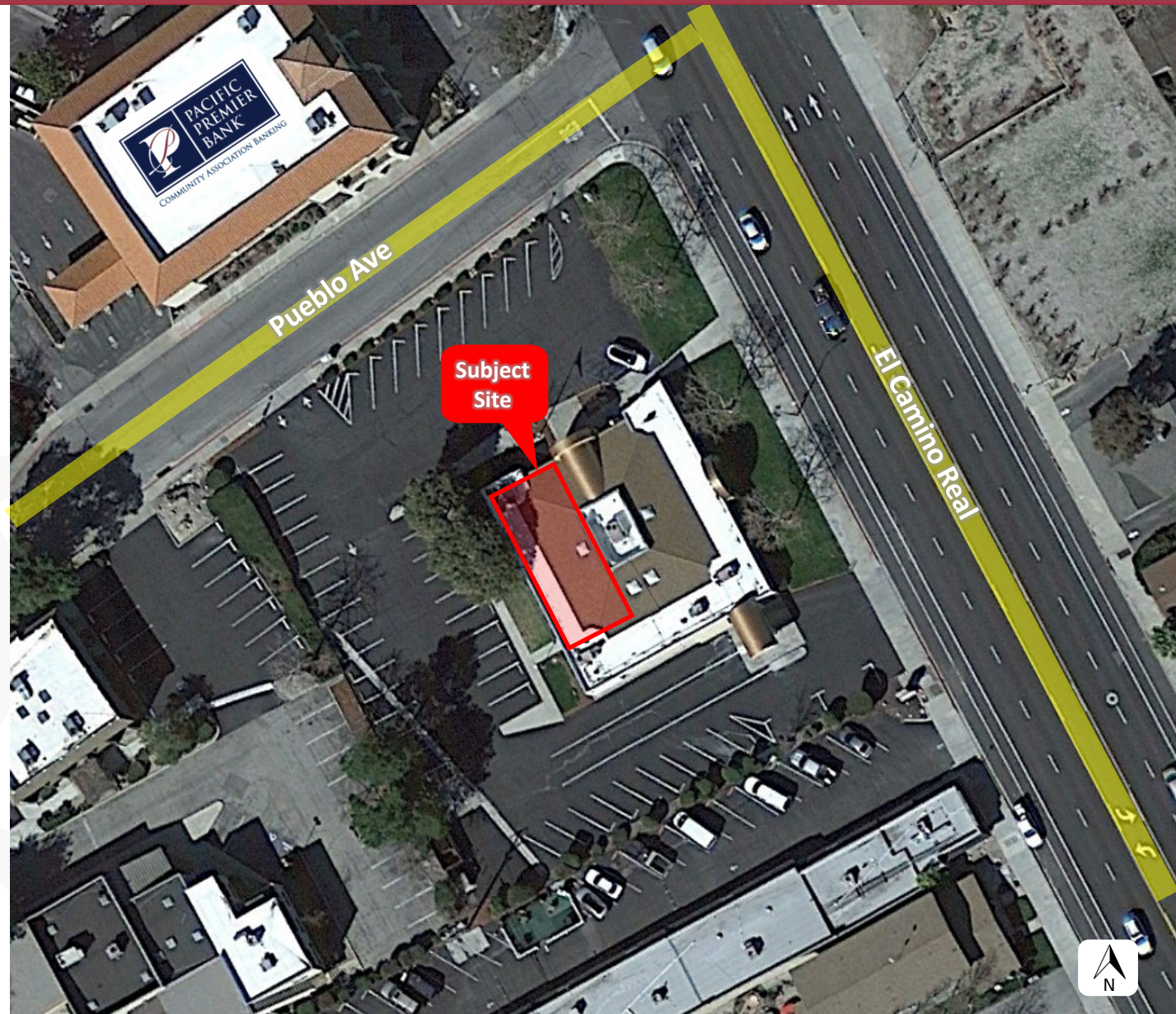


PROPERTY DETAILS

- **SPACE AVAILABLE:** +/- 2,164 SF
- **LEASE TYPE:** NNN
- **RENT:** \$1.55 PSF
- SHELL CONDITION
- READY FOR USE
- ***SUBJECT TO TENANT IMPROVEMENTS**
- UTILITIES INCLUDED IN RENT PRICE
(EXCLUDES ELECTRICITY)
- LOCATED ADJACENT TO COAST HILLS CREDIT UNION
- AMPLE PARKING ON SITE
- EASY ACCESS FROM PUEBLO AVE AND EL CAMINO REAL
- LOCATED NEAR CA-HWY 101 ON & OFF RAMP
- SIGNAGE OPPORTUNITIES AVAILABLE



9810 Brimhall Road
Bakersfield, CA 93312
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For additional information please contact:

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President
LIC. #01325989
(661) 617-1850
anthony@oliviericommercial.com





*The double-sided monument sign will be perpendicular to El Camino Real
(N) VIEW FROM EL CAMINO REAL



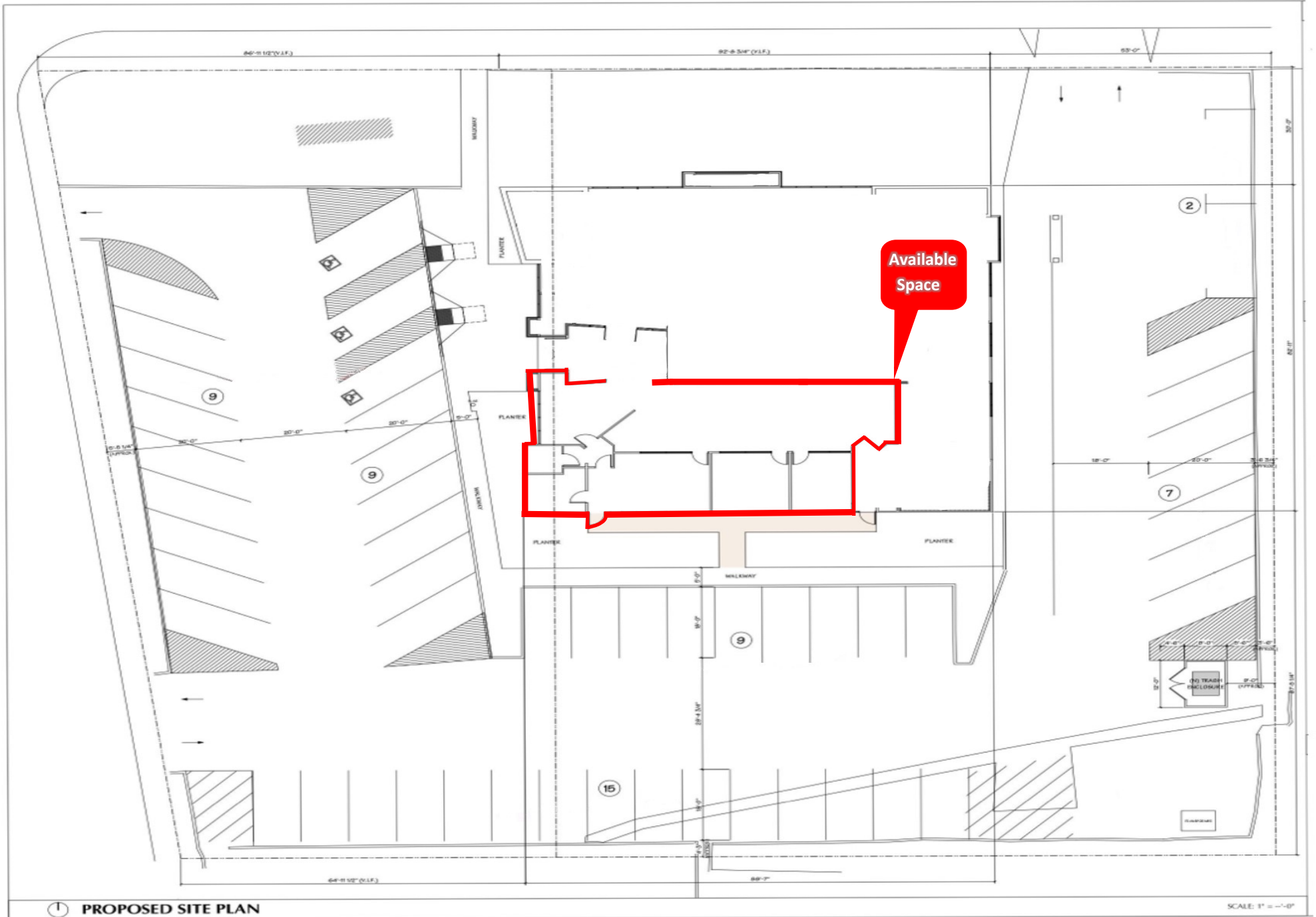
(N) FRONT ENTRY
VIEW FROM PUEBLO AVE.

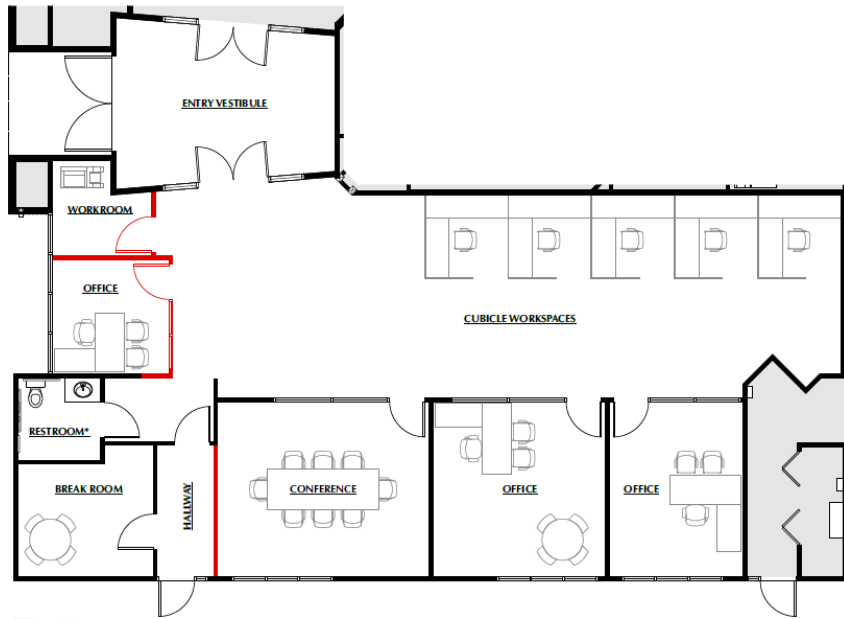
Conceptual Rendering

*This design is subject to change



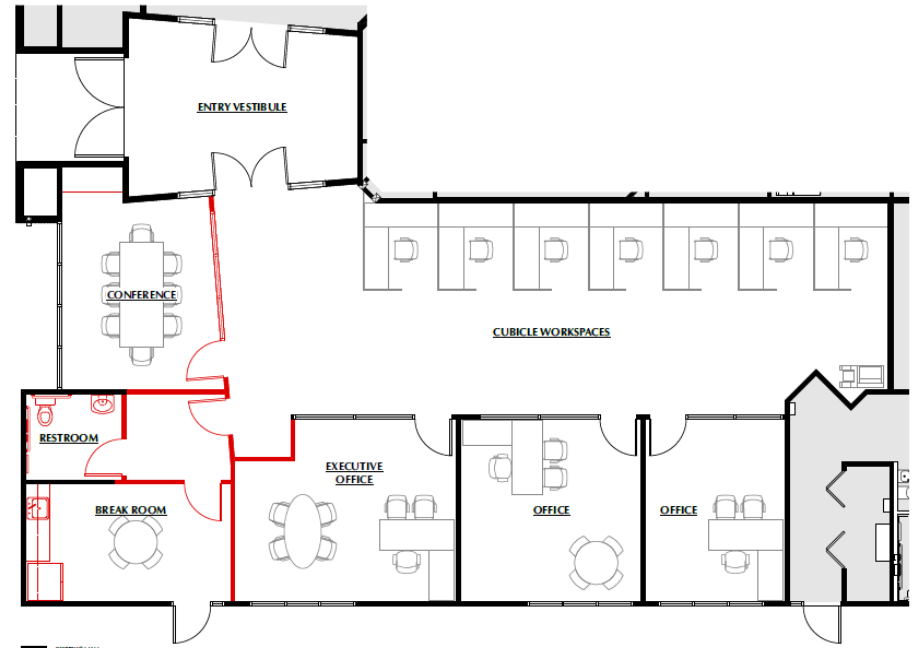






— EXISTING WALL
 — NEW PROPOSED WALL

*DISCLAIMER: GRAPHICS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ADDITIONAL WORK MAY BE REQUIRED BY LOCAL BUILDING OFFICIALS, INCLUDING BUT NOT LIMITED TO UPDATING THE EXISTING RESTROOM TO CURRENT ACCESSIBILITY REQUIREMENTS.



— EXISTING WALL
 — NEW PROPOSED WALL

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SCALE: 3/8" = 1'-0"






























— EXISTING WALL
 — NEW PROPOSED WALL

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SCALE: 3/8" = 1'-0"

1 Mile			3 Miles			5 Miles		
KEY FACTS			KEY FACTS			KEY FACTS		
 7,575 Population	 38.8 Median Age		 27,230 Population	 40.9 Median Age		 33,859 Population	 42.6 Median Age	
 2.6 Average Household Size	 \$89,759 Median Household Income		 2.5 Average Household Size	 \$89,244 Median Household Income		 2.5 Average Household Size	 \$92,384 Median Household Income	
BUSINESS			BUSINESS			BUSINESS		
 731 Total Businesses	 4,226 Total Employees		 1,342 Total Businesses	 9,579 Total Employees		 1,516 Total Businesses	 10,642 Total Employees	
INCOME			INCOME			INCOME		
 \$89,759 Median Household Income	 \$42,609 Per Capita Income	 \$201,707 Median Net Worth	 \$89,244 Median Household Income	 \$44,373 Per Capita Income	 \$200,663 Median Net Worth	 \$92,384 Median Household Income	 \$46,887 Per Capita Income	 \$245,963 Median Net Worth

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.