

# AVAILABLE For Lease

## Freestanding Office Building

**3600**  
**North Sillect Avenue**  
Bakersfield, CA 93308

**Full Remodel Underway**



**Dylan J. Lym**  
Vice President

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**Mark J. Smith, SIOR**  
Principal

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\*Rendering Not Final, Subject To Change.

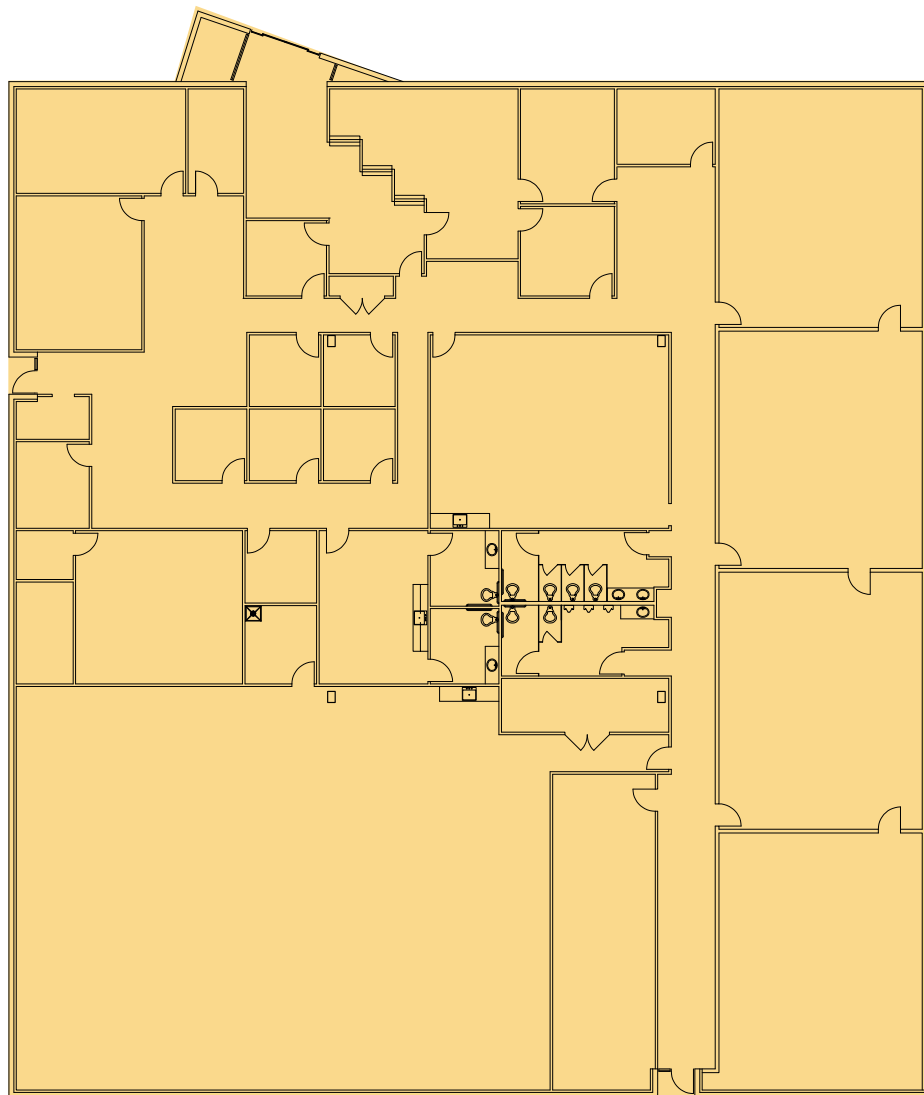
### Property Details

- Size: 17,125 SF
- Lease Rate: \$1.80 PSF/Mo. Modified Gross
- Parking: 204 Potential On-Site
- Parcel Size: 2.71 Acres (118,048 SF)
- Zoning: M-1 (Light Industrial), City of Bakersfield
- Year Built: 1987, renovated in 2023
- APN: 332-481-11

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Floor Plan | Assessor's Parcel Map

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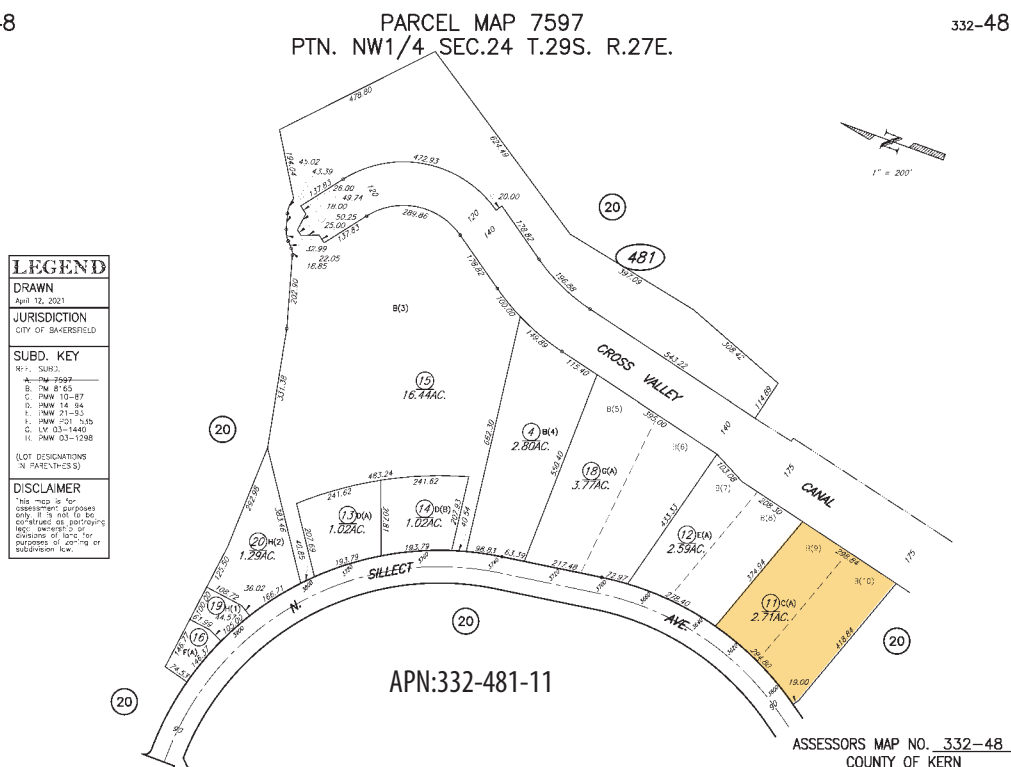


## Property Highlights

- Full interior remodel currently under construction including upgrades to all M.E.P. and cosmetics
- Recent exterior updates and planned parking lot improvements
- Secured on-site parking with new wrought iron and electric fencing
- Central location with easy access to Highway 99 and Downtown Bakersfield
- Limited availability of similar stand-alone office buildings
- Tenant Improvements negotiable subject to terms of lease

-48

332-48



These plans are not to scale, and represent to the best of our actual knowledge the condition of the improvements upon the completion of the building improvements

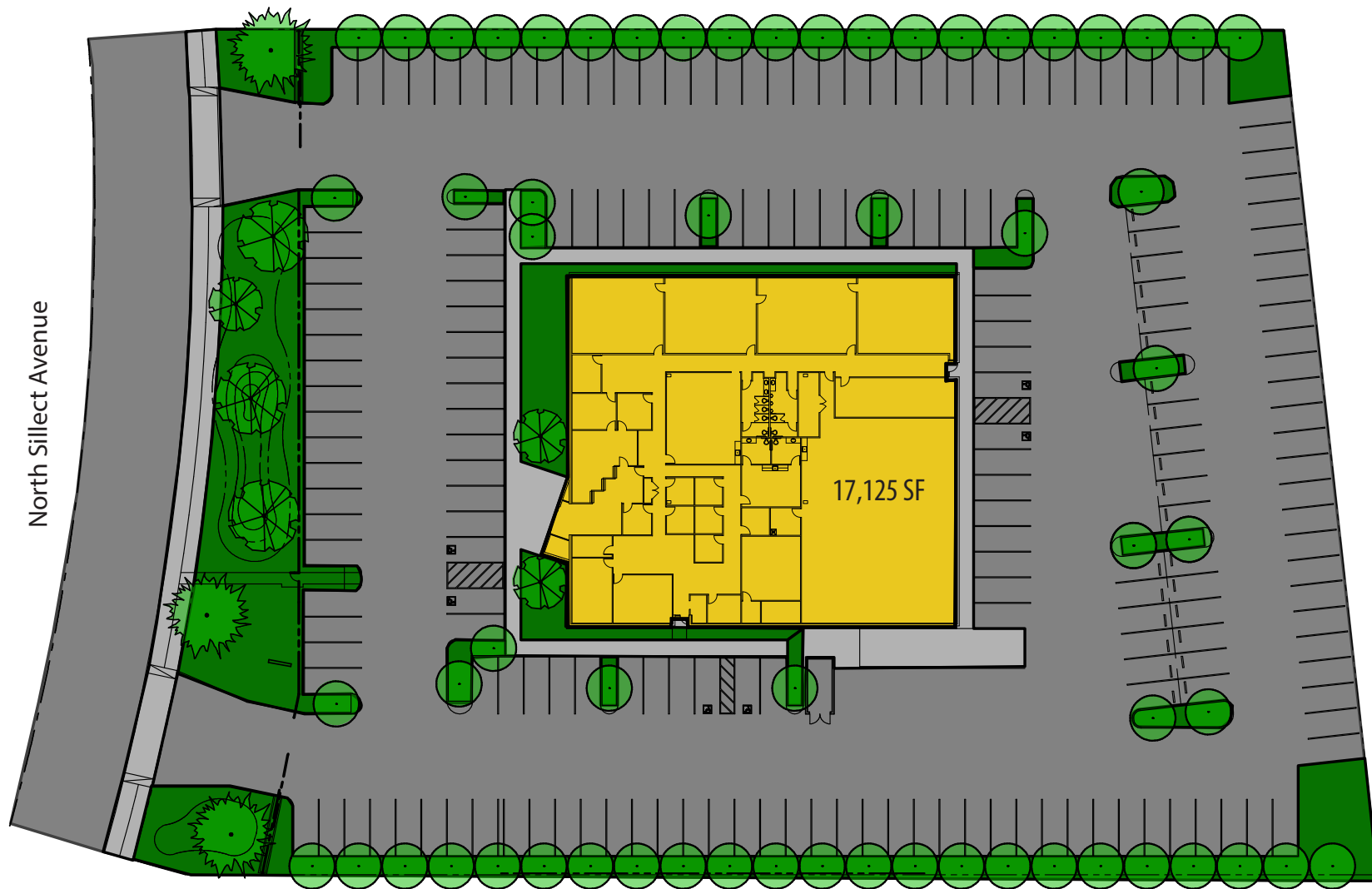


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## Site Plan

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## Aera Aerial Photo

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## Area Location Map

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# Freestanding Office Building Available For Lease

## Property Photos

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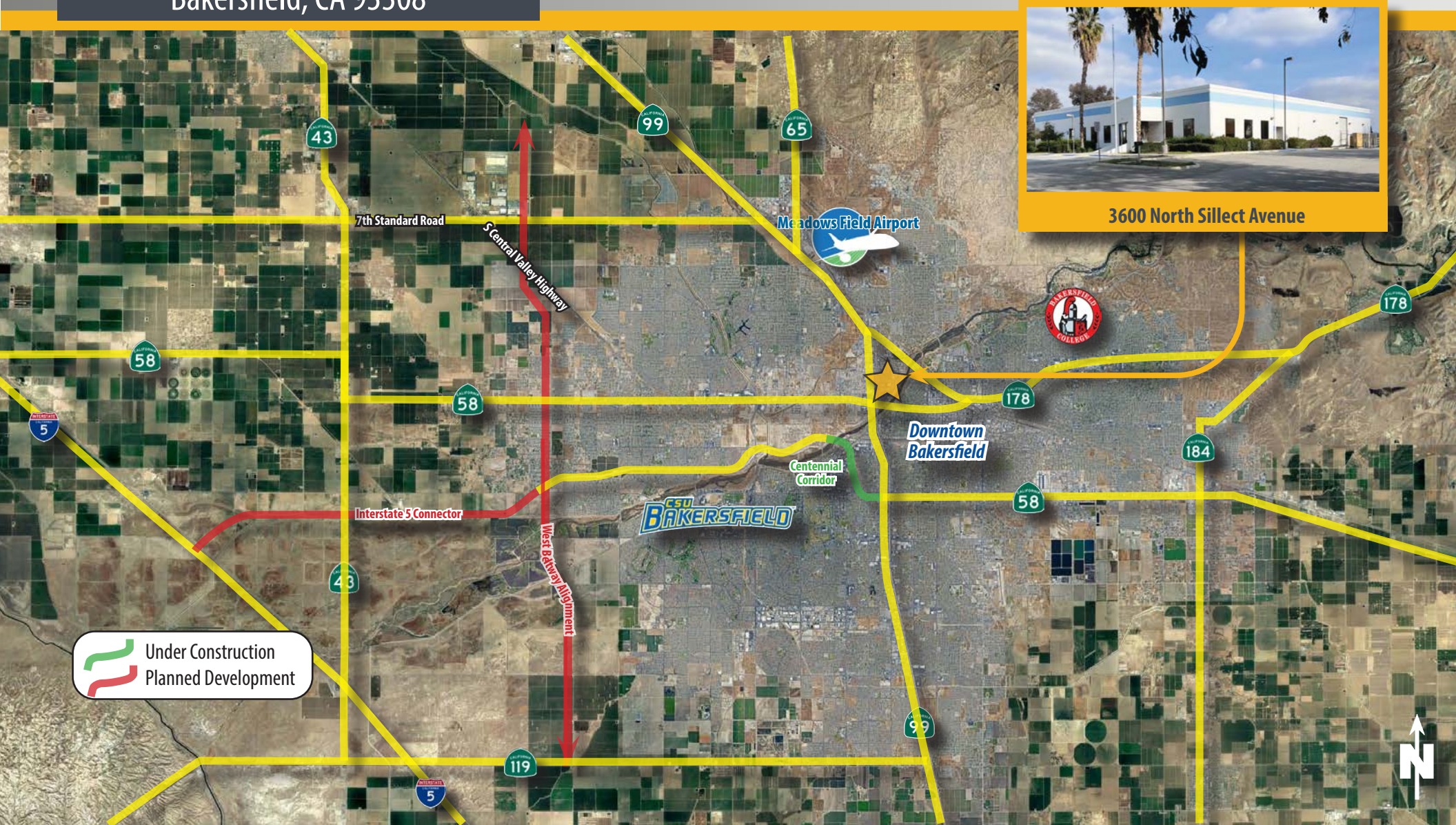


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## Bakersfield & Kern County Information

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### Location

Bakersfield and Kern County are the geographic center of California's weighted population. Located at the southern end of the San Joaquin Valley, Bakersfield is within four hours driving distance from 90 percent of the California Population. Located approximately 100 miles north of Los Angeles and 251 miles south of San Francisco, Bakersfield is easily accessible, just 15 minutes east of Interstate 5 and positioned at the crossroads of State Highways 99 and 58.

### Population & Demographic

The City of Bakersfield has seen a population increase of 57.64% between 2000 and 2019 and now stands at just over 389,000 residents within the city limits. Affordability of housing compared to other parts of California has caused the influx of residents and growth of population. Continued growth is expected with a projected 2030 population of 566,000 residents. Bakersfield is the ninth largest metropolitan area in California and the 52nd largest in the US.

### Economy

Energy/Oil and Agriculture are the two industries that have historically driven the Bakersfield and Kern County economies. Kern County is the #5 oil producing county in the United States accounting for approximately 72% of total California production. Kern leads the nation in production of almonds and pistachios and other leading commodities include grapes, citrus, milk and carrots. Government and military employment are strong in the county with Edwards Air Force Base and China Lake Naval Weapons Center ranking as two of the top employers in Kern County. Logistics, transportation and warehousing are rapidly expanding industries in the area given Kern's central location and broad reach to as many as 14% of the US population within 300 miles.

### Housing

The median home value of approximately \$365,000 (Oct: 2022), Kern County makes the fourth most affordable housing market in California. Compared to the median home value in California at approximately \$821,680, affordability is a key to growth of the market. This has led to more than 60% of households owning their home. The average household size is 3.16 persons.

### Climate

Bakersfield covers approximately 110 square miles and is 492 feet above sea level. It is partially surrounded by three mountain ranges: The Temblor range to the west, the Tehachapi range to the south and the Sierra Nevada range to the east. The Kern River flows through the valley; the fastest falling river in the United States. Bakersfield is centrally located about 100 miles north of Los Angeles, 90 miles south of Fresno, and 90 miles east of the Pacific Ocean, which puts Bakersfield close to a variety of recreational and business resources. Generally, temperatures are mild year-round. Summers are warm and dry, winters are cool with mild rainfall, and snow about once every 30 years!

Source: Kern EDC Market Report, 2021 & Gary Crabtree, SRA



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## Top 10 Reasons To Do Business in Kern County

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### 1 | Location, Location, Location!

**KERN COUNTY IS GEOGRAPHICALLY THE CENTER OF CALIFORNIA'S POPULATION**, making it accessible to nearly 40 million consumers.



Photo courtesy Bakersfield CVB

### 2 | #2 in the Nation for Agriculture Production

(2019 Kern County Crop Report)

The county leads the nation in pistachio and almond production, with grapes, citrus, and milk being some of the other top commodities.



### 3 | #3 in Job Creation

(Surge Cities 2020)

Bakersfield was ranked #3 in job creation for attracting more entrepreneurs and providing an opportunity for businesses to stand out.



### 4 | Fastest-growing City in California

(California Department of Finance, Demographic Research Unit)

Bakersfield's population grew by 1.7% in 2019, which was more than eight times greater than California's growth rate.



### 5 | Economic Resiliency

(Chmura Economics & Analytics, JobsEQ)

Bakersfield MSA ranked among top 15 metro areas in the U.S. for economic resiliency during the COVID-19 pandemic. Rankings were based on news reports for key industries, unemployment claims data, job postings, and other data.



Photo courtesy Michael McCloskey

### 6 | #5 Housing Market in the Nation

(RealtyHop)

Bakersfield is ranked the fifth most affordable housing market in the nation.

Source: Kern EDC Market Report, 2021



### 7 | #7 Oil-producing County in the U.S.

(Drilling Edge)

Kern County is the No. 7 oil-producing county in the nation, yielding 111 million barrels of oil annually. This amount represents 71% of California's total oil production and a daily production of 326,000 barrels of oil.



### 8 | #1 in the U.S. for Engineering Salaries

(Live Career)



Photo courtesy The Bakersfield Californian

### 9 | Kern County Jobs Pay More than the U.S. Average

(Bureau of Labor Statistics)

Employees in 29 different occupations earn more in the Bakersfield area compared to the national average.



### 10 | #3 in Nation for Human Capital Availability

(WalletHub)

The Bakersfield MSA ranked #3 in the U.S. for human capital availability, defined as the economic value of an employee's skill set. 💎



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## Kern County At A Glance

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# KERN COUNTY At A GLANCE

## LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

**#2** in Agricultural  
Production  
Nationwide



**#3** in Economic  
Diversity  
Nationwide



**#4** in STEM  
Jobs  
Nationwide

**OVER 50** MAJOR DISTRIBUTION  
CENTERS



## THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**70%**  **60%** 



**#1** Largest  
Wind Farm  
in the U.S.

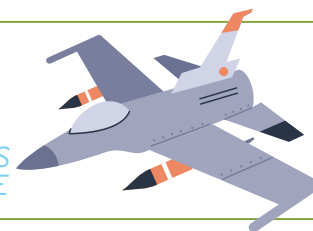


**2<sup>ND</sup>** Largest  
Solar Farm  
in the U.S.



**#7** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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