

1

FOR LEASE

**DOWNTOWN BAKERSFIELD
TWO-BUILDING PARCEL**

1701 F St. & 1916 17 St.
Bakersfield, CA 93301



Contact:

Bobby Chalhoub, REALTOR

Phone: 661.487.1262

Email: bobby@bobbychalhoub.com

CALDRE # 02018538

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PROPERTY OVERVIEW

Building 1 - 2,833 Square feet of C-1 Zoned Office or Retail space available in Westchester, Downtown Bakersfield. 1st floor consists of a lobby, conference room, 2 ADA restrooms, break room, storage and 2 large offices. 2nd floor has 4 offices, a restroom, storage and a large conference room with a sunroom. Building is fully gated for security with signage available on F Street with great exposure.

Building 2 – 1100 Square feet of Office Space currently used a medical office. Features 4 rooms, 2 restrooms, small kitchen area and a reception area.

Property is centrally located within walking distance to restaurants, Mercy Hospital and the Kern County Superior Court.

Property Details

- Price [REDACTED]
- Size 3,935 SF
- **1701 F Street** – Two story former home of 2,833 SF Built - 1912
- **1916 17th Street** – Single story building of 1,102 SF Built - 1947
- **Parcel Size** 7,961 SF
- **Zoning** C-1 City of Bakersfield
- **APN** 004-132-06

For LEASE

Property Highlights

- Formerly known as the Frank Munzer House, the property has a historical designation with the Historical Preservation Commission
- Two buildings on a single parcel
- Originally constructed as a home, the main building consists of 2,833 SF / currently used as commercial office
- The second building is a single level, single tenant facility of approximately 1,100 SF
- Preferred corner location with excellent visibility on the Northwest Corner of F Street and 17th Street
- Partially occupied on month-to-month leases



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PROPERTY PHOTOS

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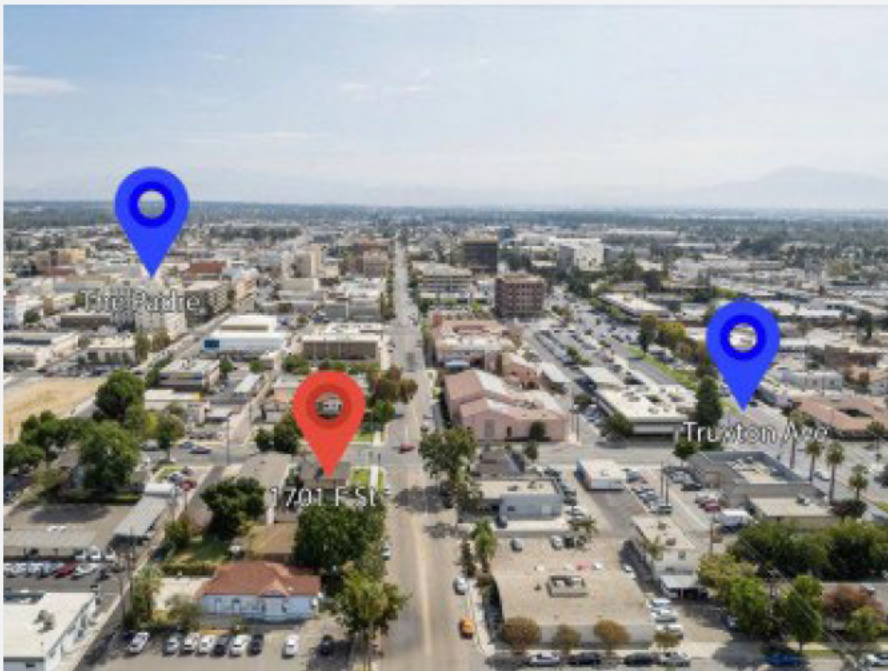
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1701 F ST

1701 F St, Bakersfield, CA, 93301

First Floor**Contact:**Bobby Chalhoub, REALTOR Phone:
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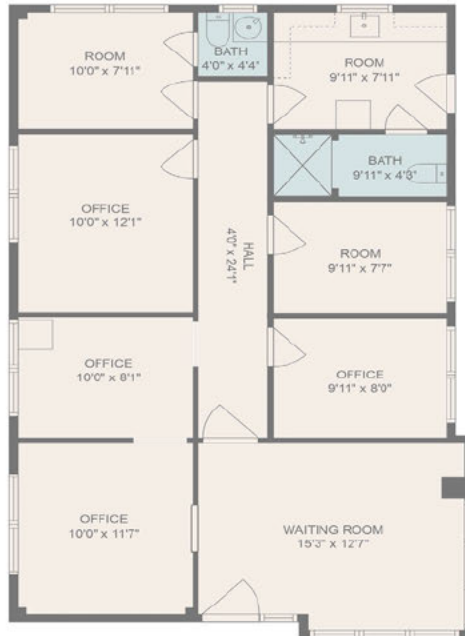
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Second Floor**Contact:**Bobby Chalhoub, REALTOR Phone:
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1916 17th ST

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Floor Plan

Total scanned area: 1090 sq. ft

Measurements are deemed highly reliable but are approximate.

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1701 F ST

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Infographic: Key Facts (Drive Time: 5 minutes)**KEY FACTS**

34,927

Population



2.8

Average
Household Size

31.4

Median Age

\$35,839

Median Household
Income**BUSINESS**

4,438

Total Businesses



45,491

Total Employees

INCOME

\$35,839

Median Household
Income

\$18,120

Per Capita Income



\$13,881

Median Net Worth

EDUCATION

30%

No High School
Diploma

30%

High School
Graduate

27%

Some College



13%

Bachelor's/Grad/Pr
of Degree**EMPLOYMENT**

50%

White Collar



33%

Blue Collar



17%

Services

Unemployment
Rate**Households By Income**

The largest group: <\$15,000 (21.2%)

The smallest group: \$200,000+ (2.0%)

Indicator	Value	Difference	
<\$15,000	21.2%	+9.5%	
\$15,000 - \$24,999	15.2%	+3.8%	
\$25,000 - \$34,999	12.5%	+2.6%	
\$35,000 - \$49,999	14.4%	+0.8%	
\$50,000 - \$74,999	19.0%	+1.0%	
\$75,000 - \$99,999	6.2%	-4.2%	
\$100,000 - \$149,999	6.3%	-7.4%	
\$150,000 - \$199,999	3.2%	-3.2%	
\$200,000+	2.0%	-2.9%	

Bars show deviation from
06029 (Kern County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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Infographic: Community Profile (Drive Time: 5 minutes)

COMMUNITY PROFILE

34,927 0.3% 2.8 87.5 31.4 \$35,839 \$13,881 \$218,211 29% 60% 11%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



16.9%
Service Workers

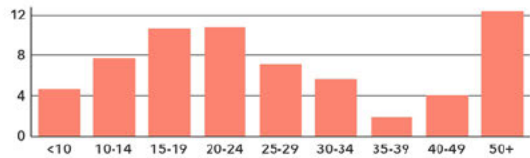


33.1%
Blue Collar Workers

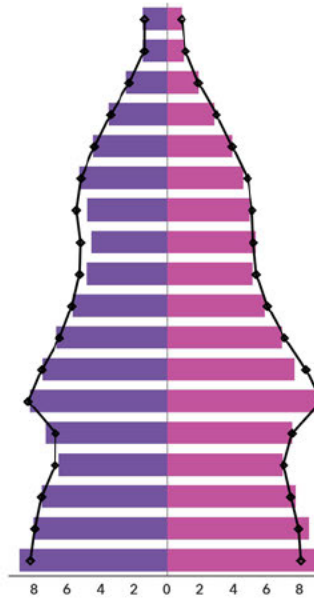


50.0%
White Collar Worker

Mortgage as Percent of Salary



Age Profile: 5 Year Increments

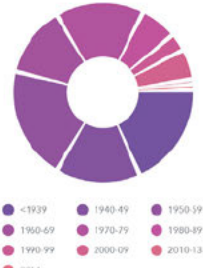


Dots show comparison to 06029 (Kern County)

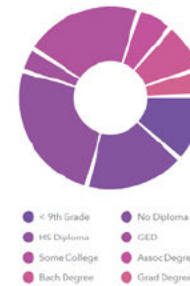
Home Ownership



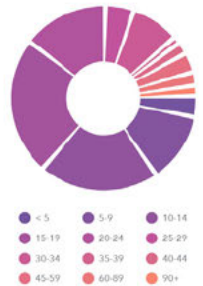
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2025



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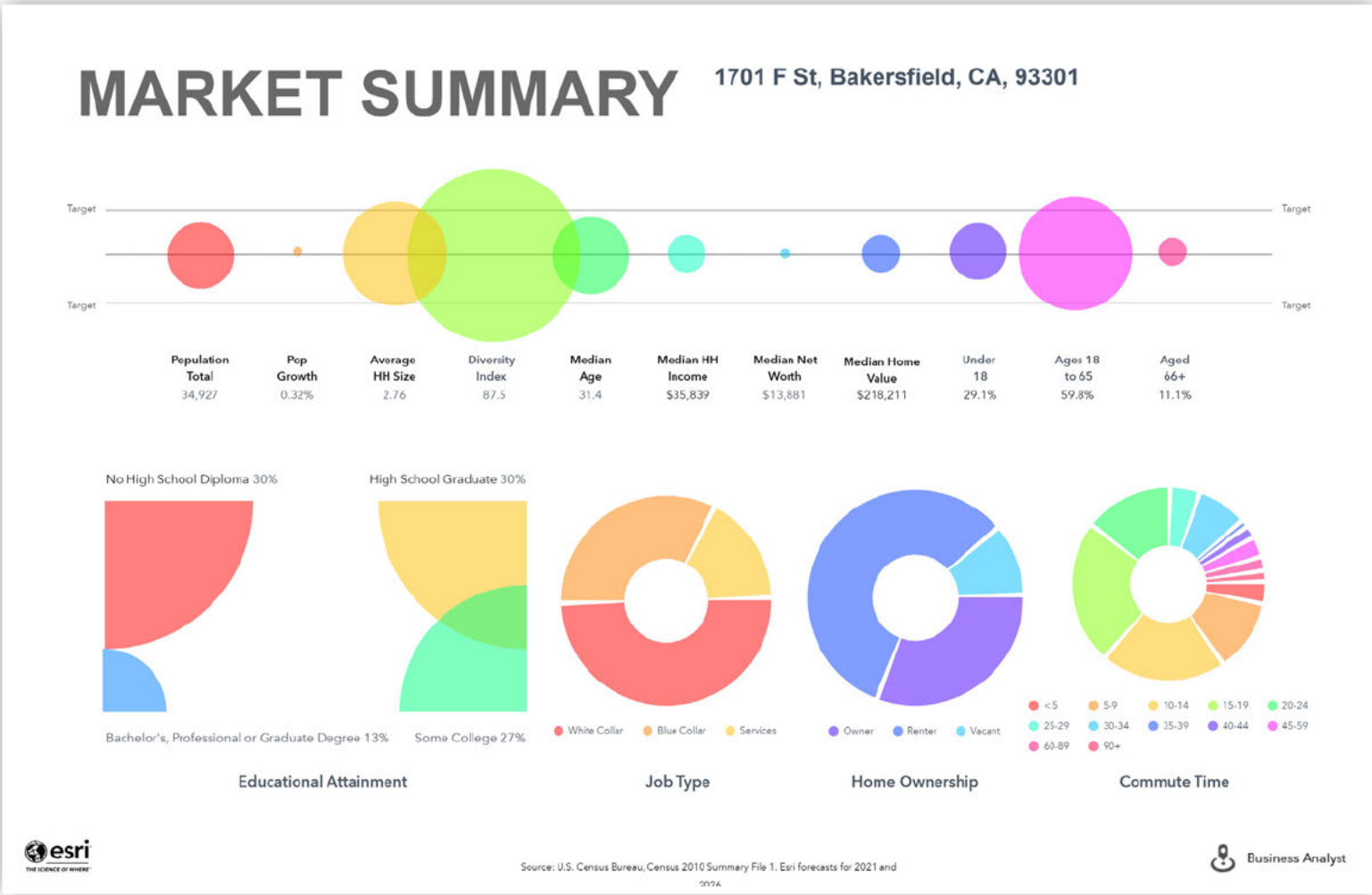
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Infographlc: Proportional Circles (Drive Time: 5 minutes)



**BRIMHALL
REALTY**

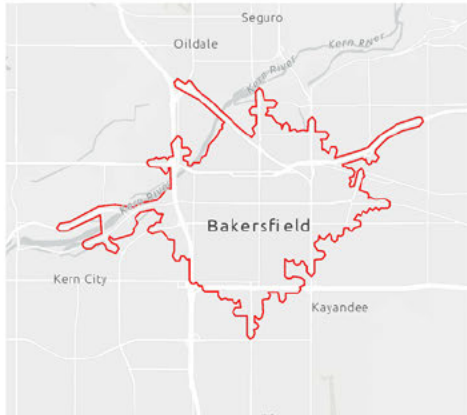
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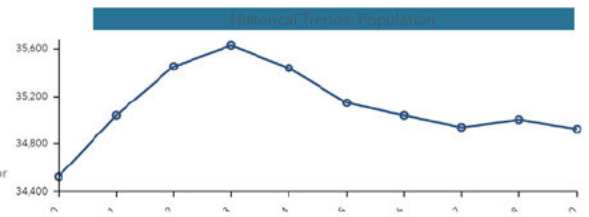
Infographic: Population Trends (Drive Time: 5 minutes)



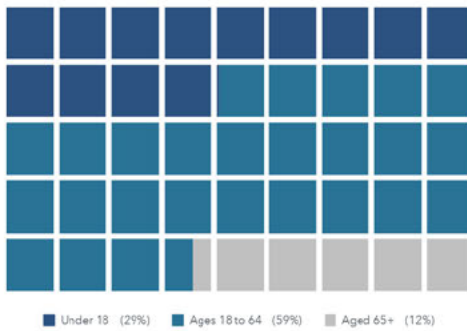
POPULATION TRENDS AND KEY INDICATORS

34,927	12,302	2.76	31.4	\$35,839	\$218,211	38	N/A	88
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

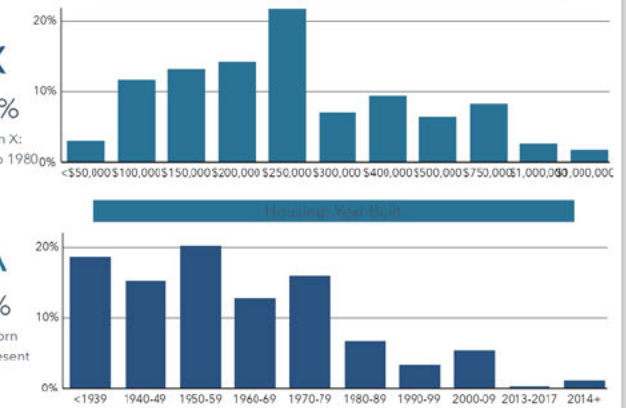
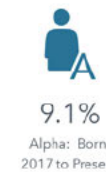
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025.
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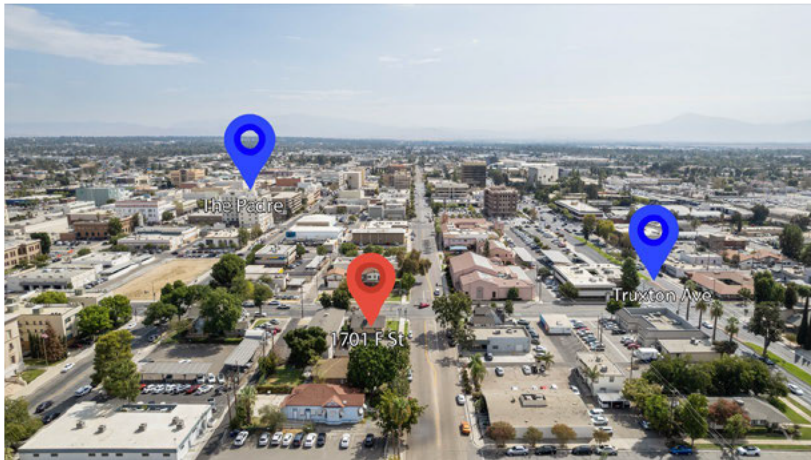
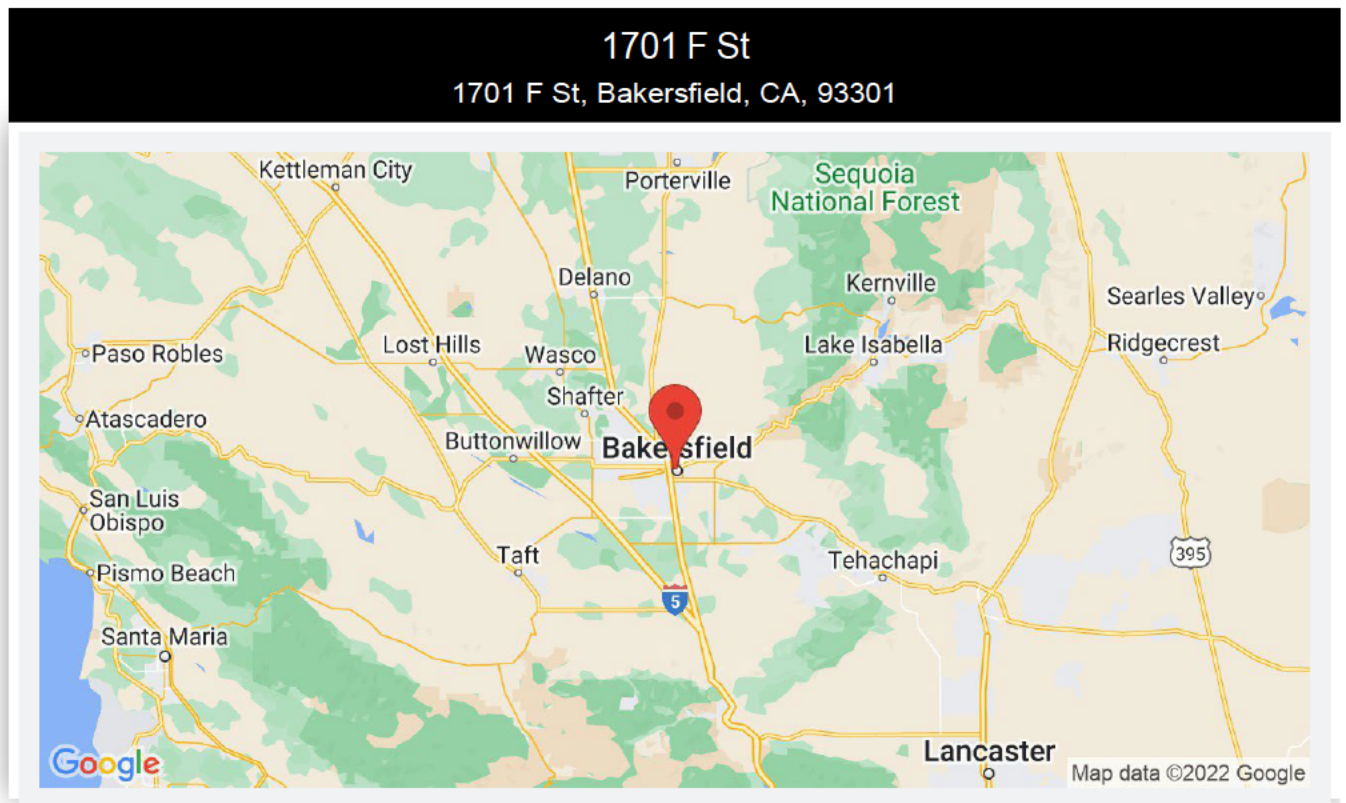
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AREA LOCATION MAP**Contact:**

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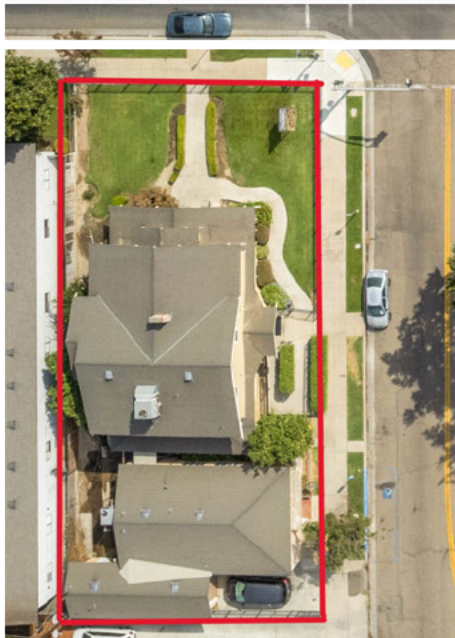
1701 F ST & 1916 17th ST

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STREET VIEW MAP

1701 F St and 1916 17th St

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9711 Holland St. Suite1
Bakersfield, CA 93311

License: 02018538

