

C-2 Commercial Properties

AVAILABLE

FOR SALE or LEASE

**1517 25th Street,
2429 Chester Ave
& 2408 Eye St**

Bakersfield, CA

Property Highlights

- Located in close proximity to Adventist Health Bakersfield Hospital
- Located across the street from a three story Kaiser Permanente medical office building consisting of approximately 43,000 SF
- Additional Fee Simple Interest for sale across the street. The improved 13,403 SF auto body shop located at 1516 25th Street and 2530 Eye Street can be purchased along with the subject property



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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Offering | Property Details

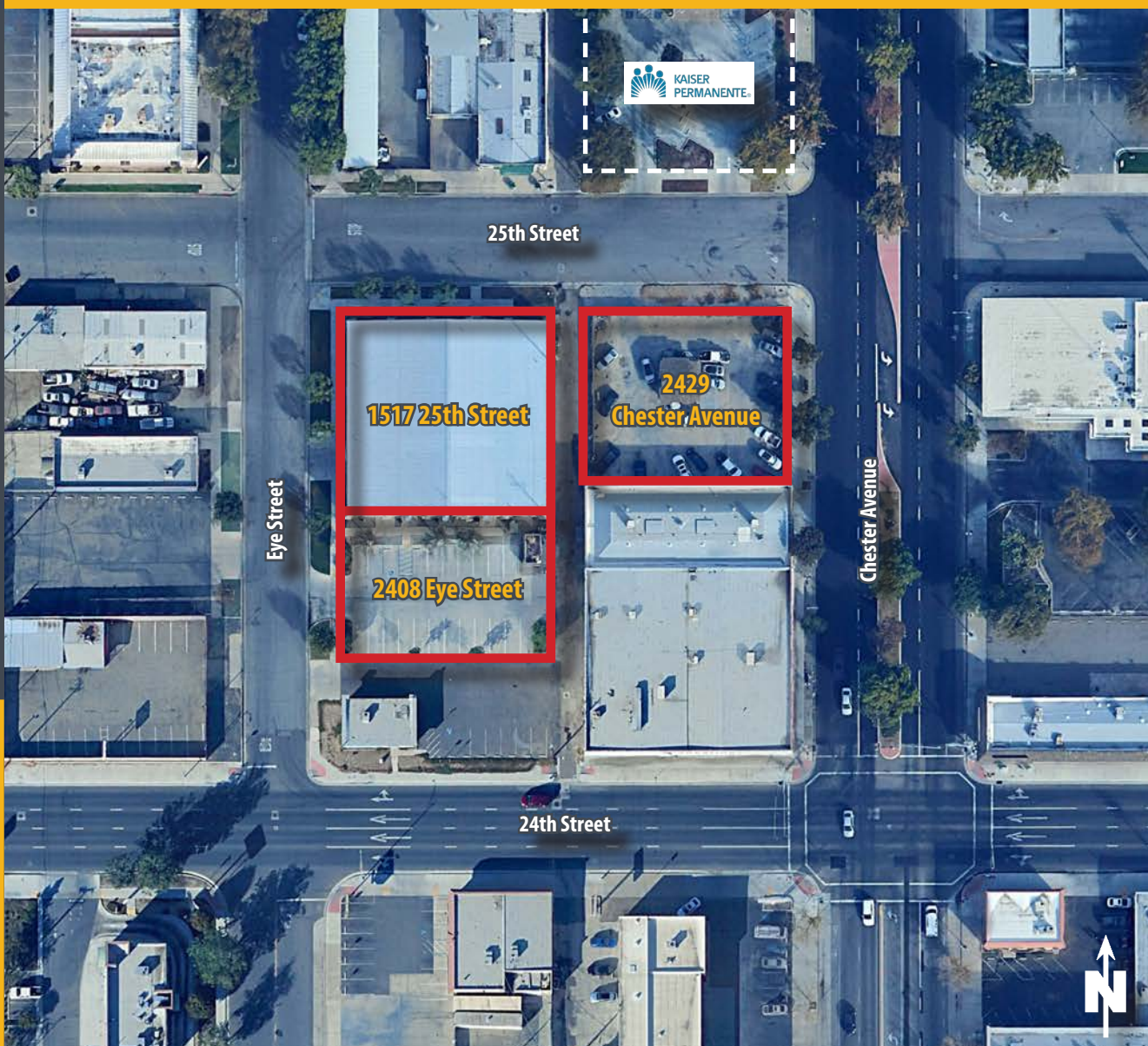
1517 25th Street, 2429 Chester Ave &
2408 Eye Street ■ Bakersfield, CA

Offering

- **Price** \$995,000
- **Rental Rate** \$0.90 Modified Gross
- For purchase in interest, the leasehold is subject to Buyer's assumption of existing ground lease obligations

Property Details

- 13,216 SF of building area
- Total land area of 0.88 Acres (38,342 SF)
- Leasehold Interest For Sale
- **Zoning** C-2 Regional Commercial
- **APNs** 005-362-02 (2408 Eye Street)
005-362-03 (1517 25th Street)
005-362-04 (2429 Chester Ave)
- **Current Use** Auto Body Shop and Parking Lots



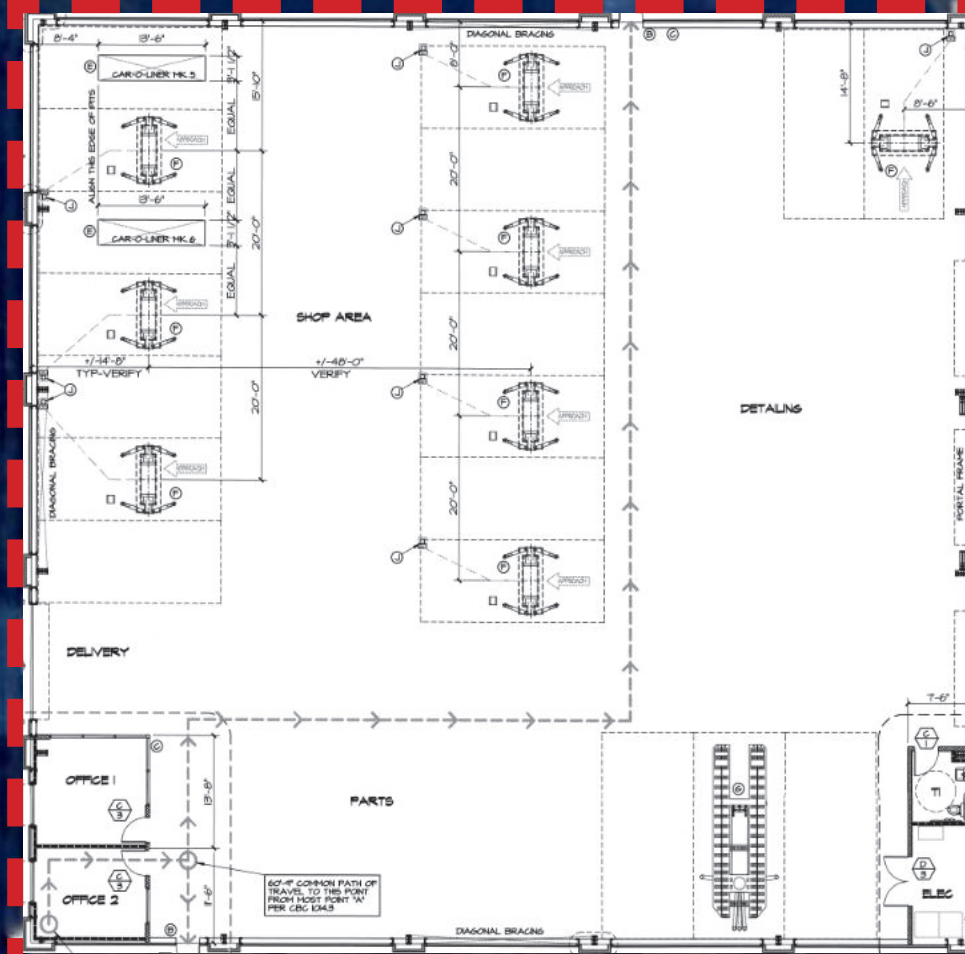
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1517 25th Street Floor Plan

1517 25th Street, 2429 Chester Ave &
2408 Eye Street ■ Bakersfield, CA

Eye Street

2429 Chester Ave



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Property Information

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1517 25th Street

- APN 005-362-03
- 13,216SF of building area
- 0.39 Acres
- Constructed in 2012
- Metal building (walls and roof)
- Interior improvements include two offices and a restroom (approx. 413 SF)
- Roll-up Doors** 4 - 14'x10'

2429 Chester Avenue

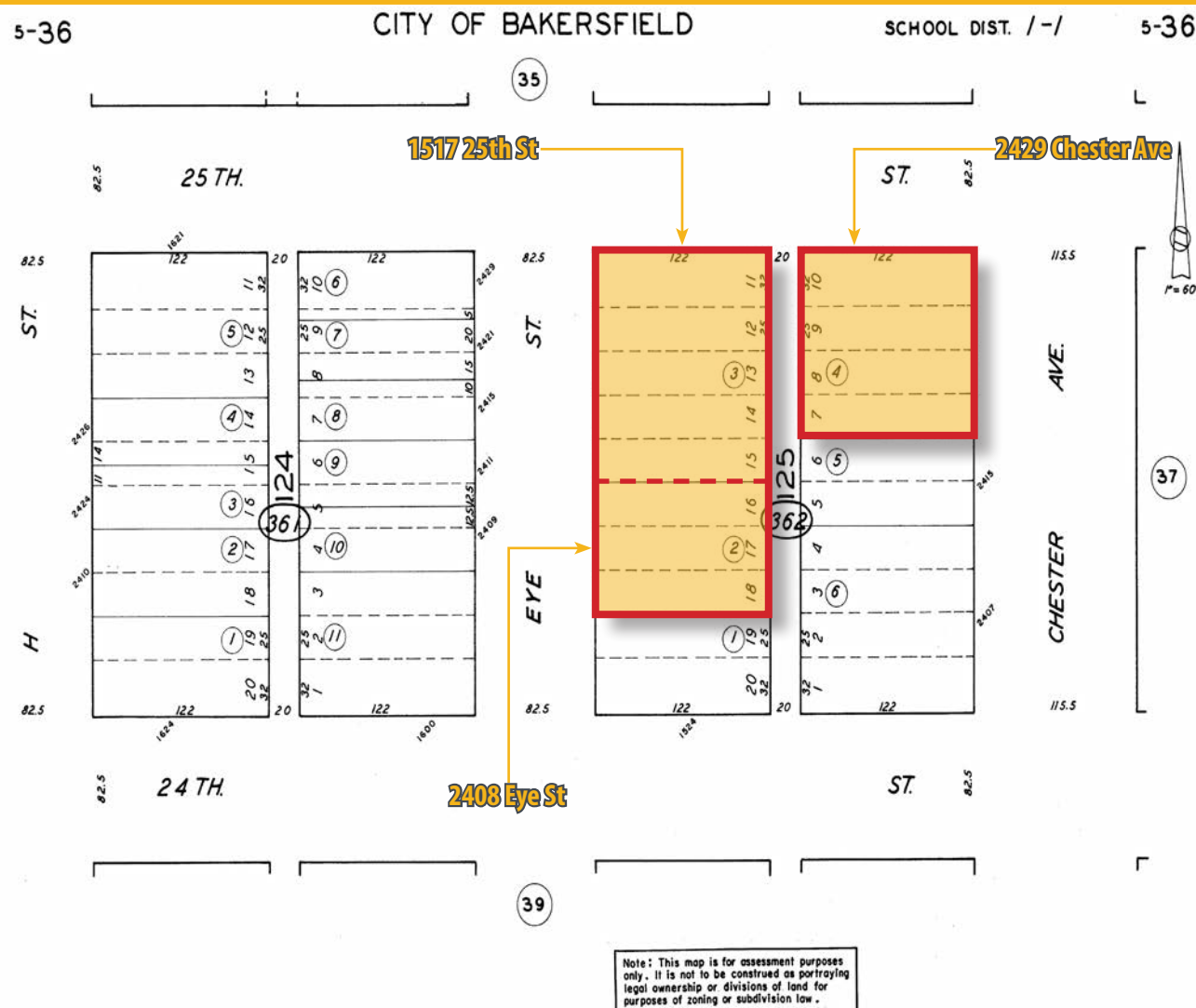
- APN 005-362-04
- 0.30 Acres
- Small kiosk on site
- Secured and fenced parking lot

2429 Chester Ave and 1517 25th Street are subject to a ground lease with remaining term through 08/31/40 with one 10-year option to extend followed by two 5-year extension options allowing the ability to control the site through 2060. The annual rent started at \$9,000 annually subject to CPI increases.

2408 Eye Street

- APN 005-362-02
- 0.19 Acres
- Improved as a parking lot

2408 Eye street is subject to a separate ground lease that commenced on 10/01/13 with firm term through 09/31/43 with one 10-year option to extend followed by two 5-year extension options allowing the ability to control the site through 2063. The annual rent started at \$24,000 annually subject to CPI increase.



ASSESSORS MAP NO. 5-36
COUNTY OF KERN

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Property Photos

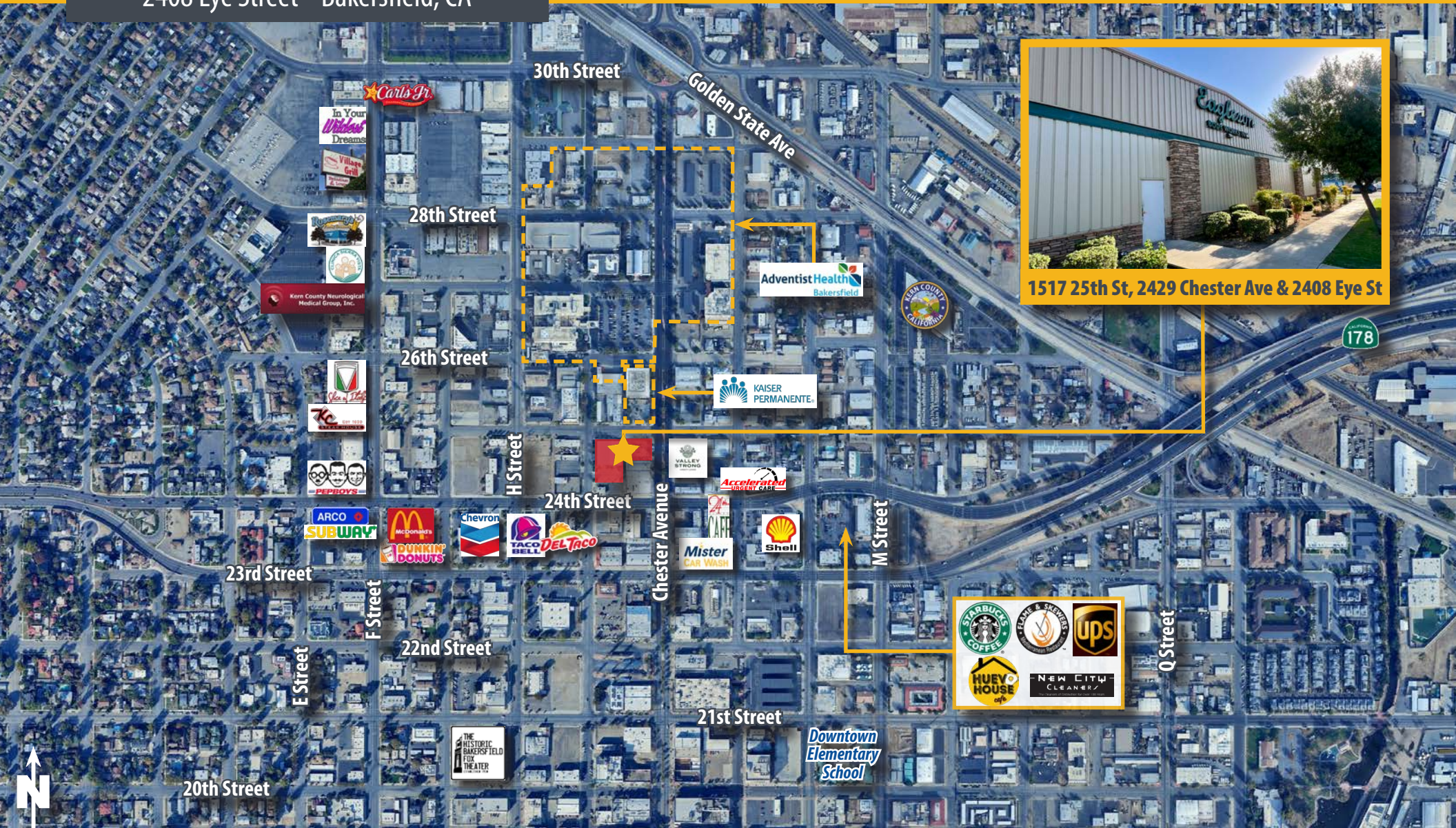
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Aerial of Downtown Area Submarket & Property Location

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