



River Rock Plaza

3505 Coffee Rd, Bakersfield, CA 93308



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River Rock Plaza

\$3,530,000

3 Franchise tenants of NNN investment property for sale in Bakersfield!!!

CAP rate: 5.25% PRICE: \$3,530,000

Tenants: FedEx office/printing, Flame Broiler Restaurant and Dickey's Barbeque Pit Restaurant

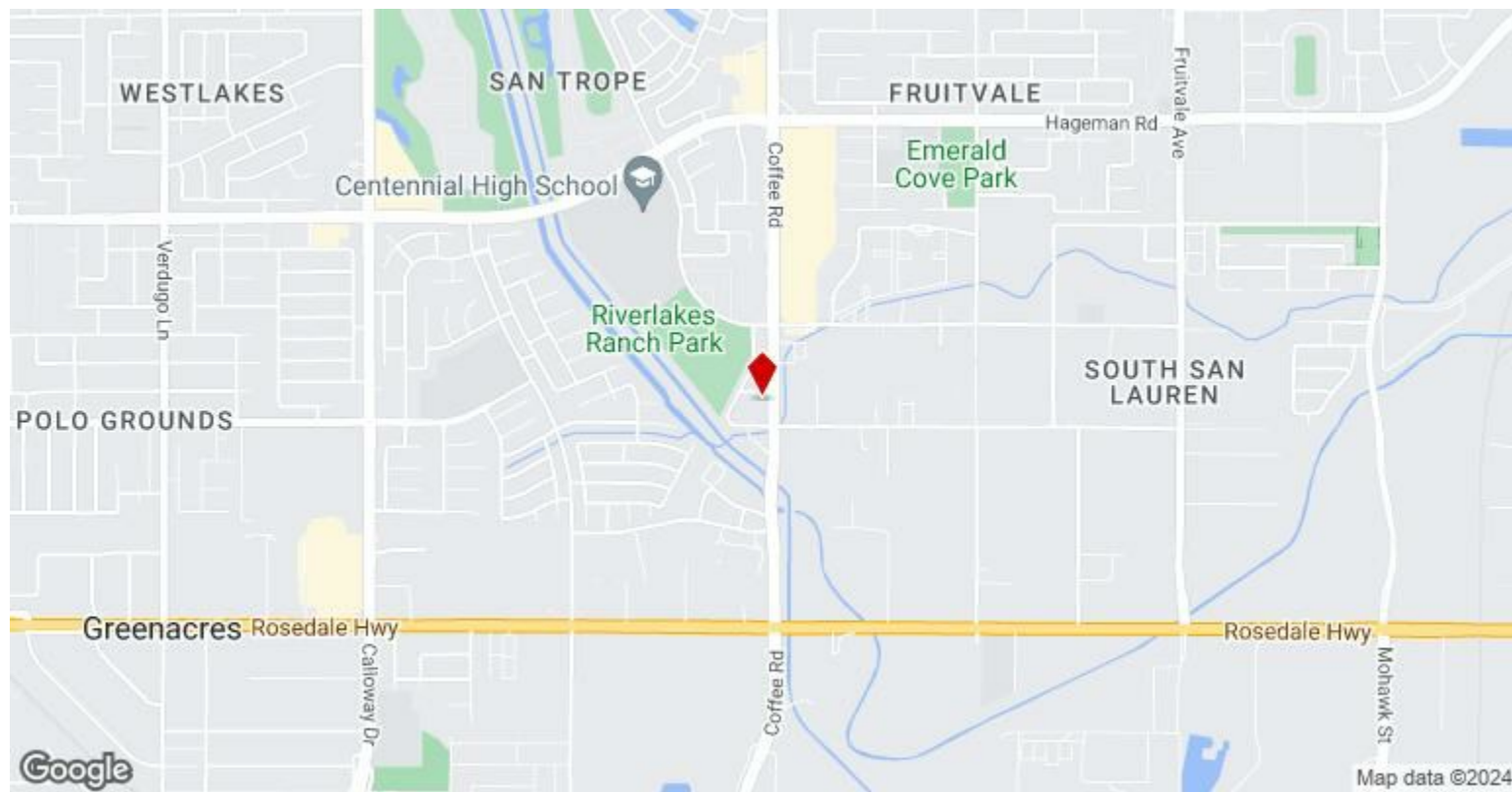
Built in year 2,008, Long term lease, Building size 5,832 sf, Lot size 27,878 sf

Good price/ Good location/ Good investment/ Food opportunity/ Good for the buyer looking for 1031 exchange property!!!!...

- 3 Franchise tenants: FedEx office, Flame Broiler restaurant, Dickey's Barbeque Pit restaurant
- CAP rate 5.25%, Price \$3,530,000
- NNN lease
- Built in 2,008, building size 5,832 sf, Lot size 27,878 sf
- Good investment



Price:	\$3,530,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.23%
Lot Size:	0.64 AC
Gross Leasable Area:	5,832 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2007
Tenancy:	Multiple
Parking Ratio:	10/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	451-010-47-00-8

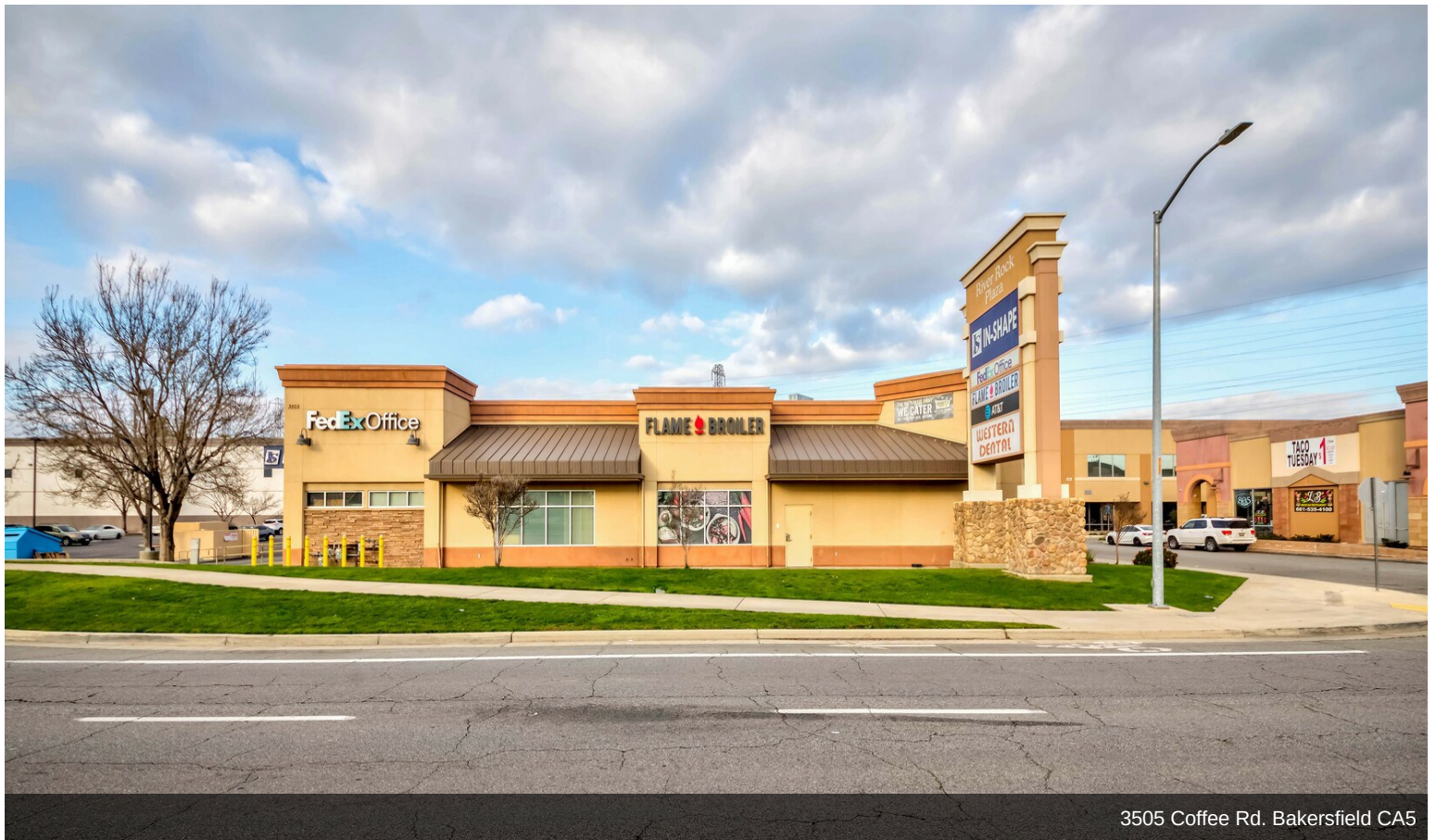


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Property Photos



3505 Coffee Rd. Bakersfield CA4

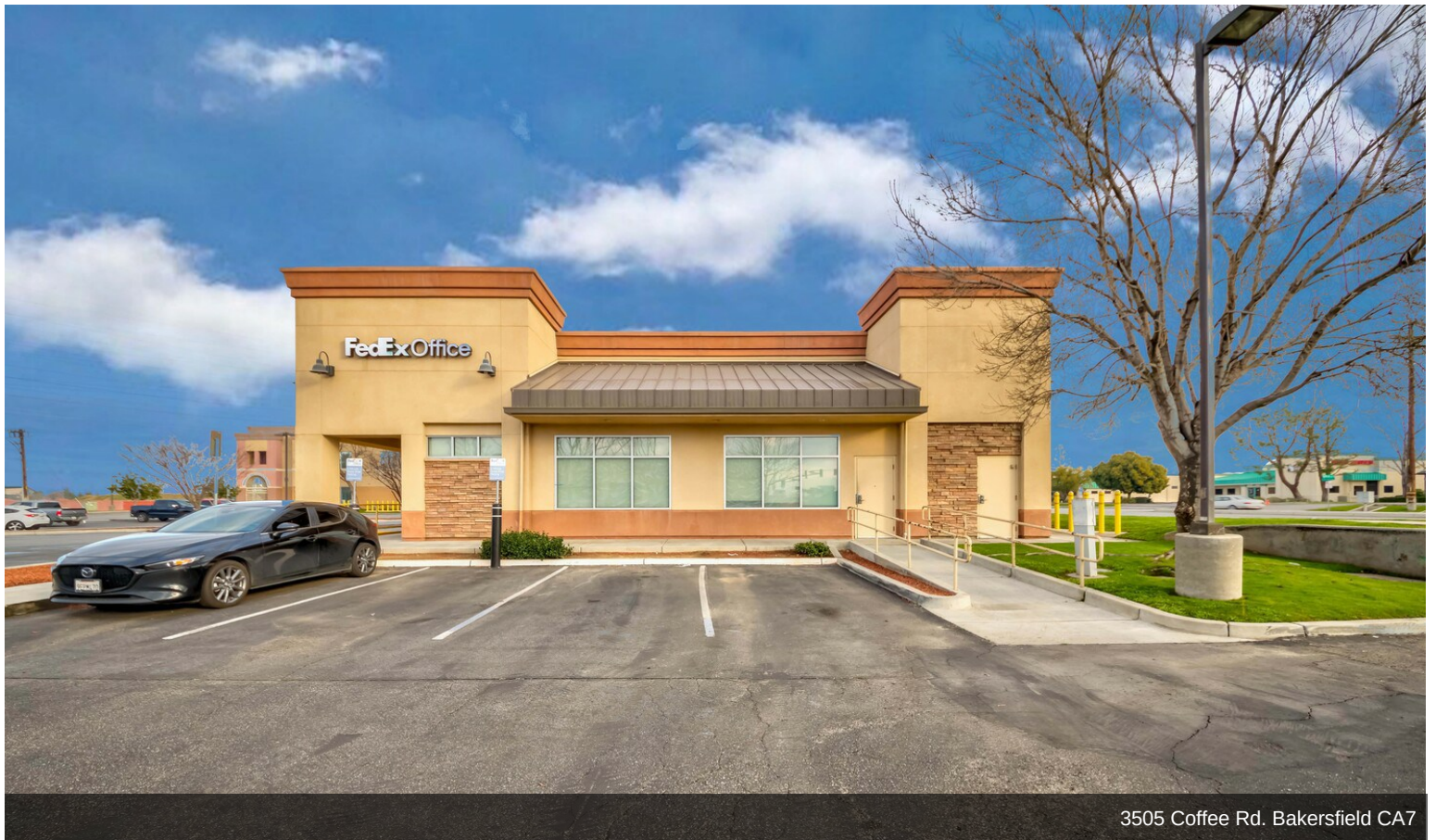


3505 Coffee Rd. Bakersfield CA5

Property Photos



3505 Coffee Rd. Bakersfield CA6



3505 Coffee Rd. Bakersfield CA7

Property Photos



Property Photos



Property Photos

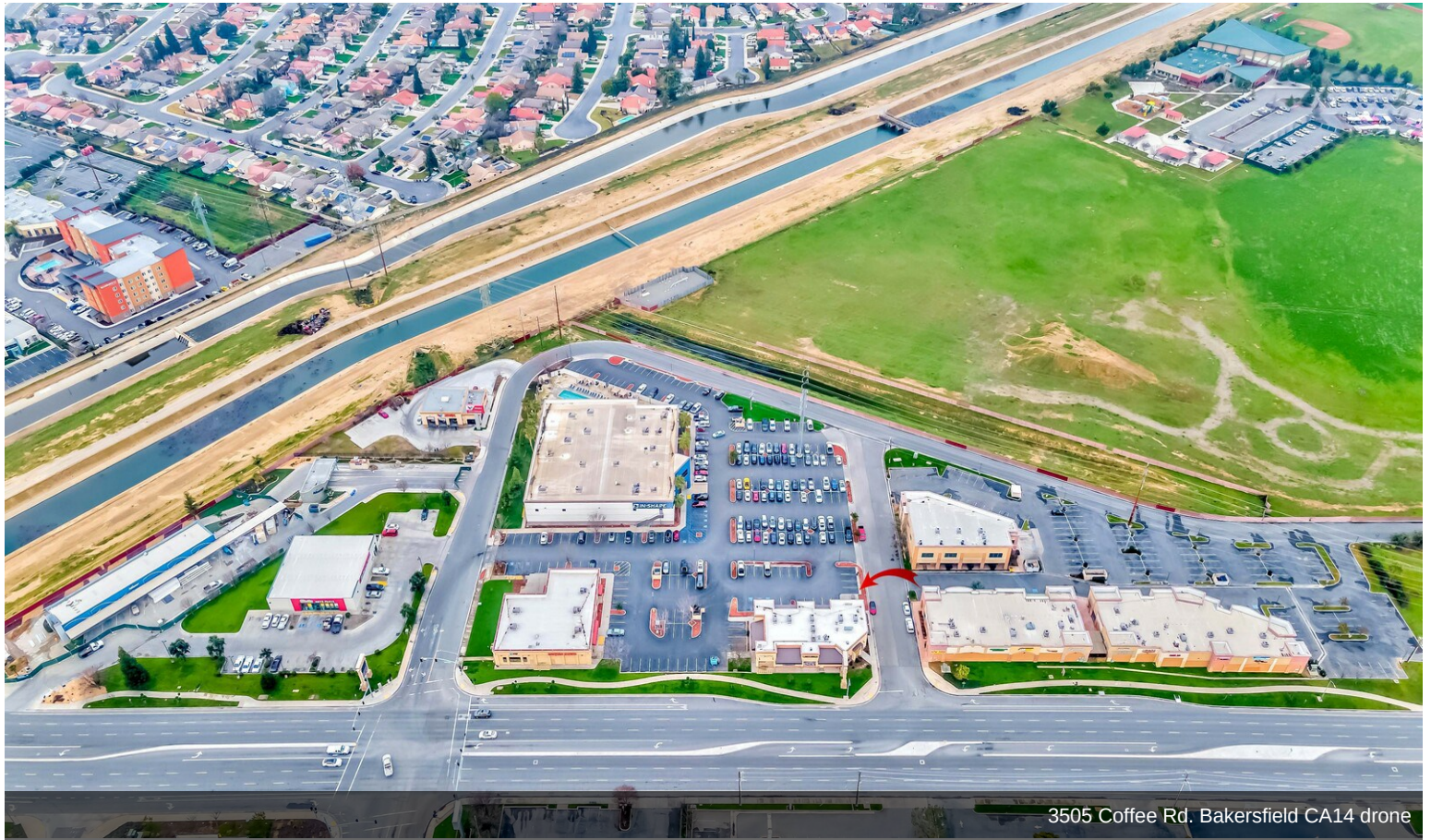


3505 Coffee Rd. Bakersfield CA12 drone



3505 Coffee Rd. Bakersfield CA13 drone

Property Photos

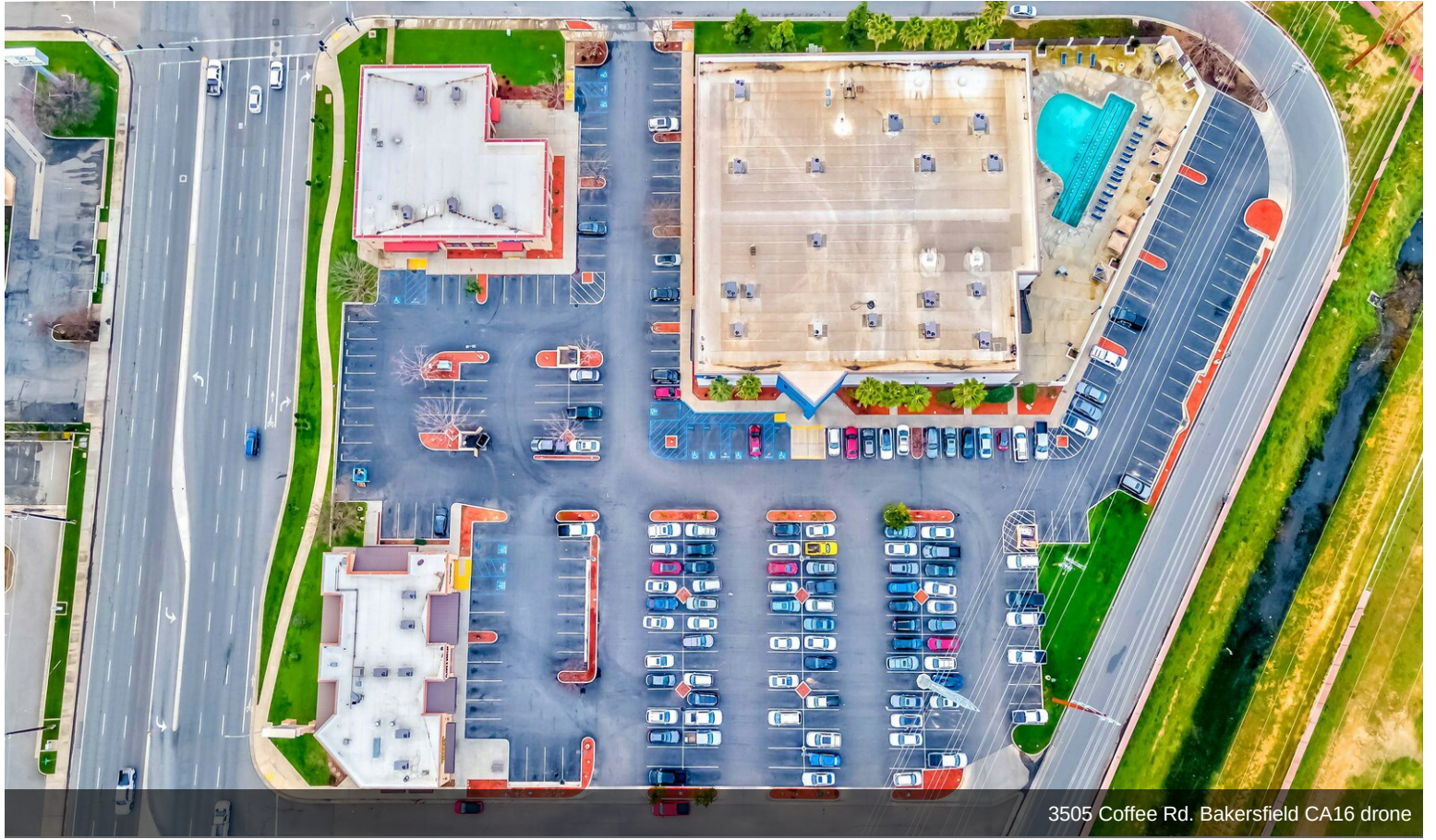


3505 Coffee Rd. Bakersfield CA14 drone



3505 Coffee Rd. Bakersfield CA15 drone

Property Photos



3505 Coffee Rd. Bakersfield CA16 drone