



For Sale | Approx. 10,000 SF
Downtown Bakersfield
Opportunity

1110 & 1122 19th St | Bakersfield, CA 93301

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Property Information

Located in the heart of Downtown Bakersfield, 1110 & 1122 19th Street presents a rare opportunity to own or occupy a highly visible commercial property within one of the city's most established urban corridors. The ±10,000 SF building, originally constructed in 1955, offers flexible interior space suitable for boutique office, specialty retail, creative, or professional uses.

Sales Price:

\$1,530,000

Available:

- 1122 19th St +/- 10,000 SF - Multi-tenant
- 1110 19th St +/- 435 sf - Leased

Property Highlights:

- Located in the heart of Downtown Bakersfield, surrounded by major revitalization.
- Corridor improvements: new sidewalks, lighting, landscaping & bike facilities (18th-19th St).
- Within the 30-year Downtown Corridor Enhancement Plan for mobility & walkability upgrades.

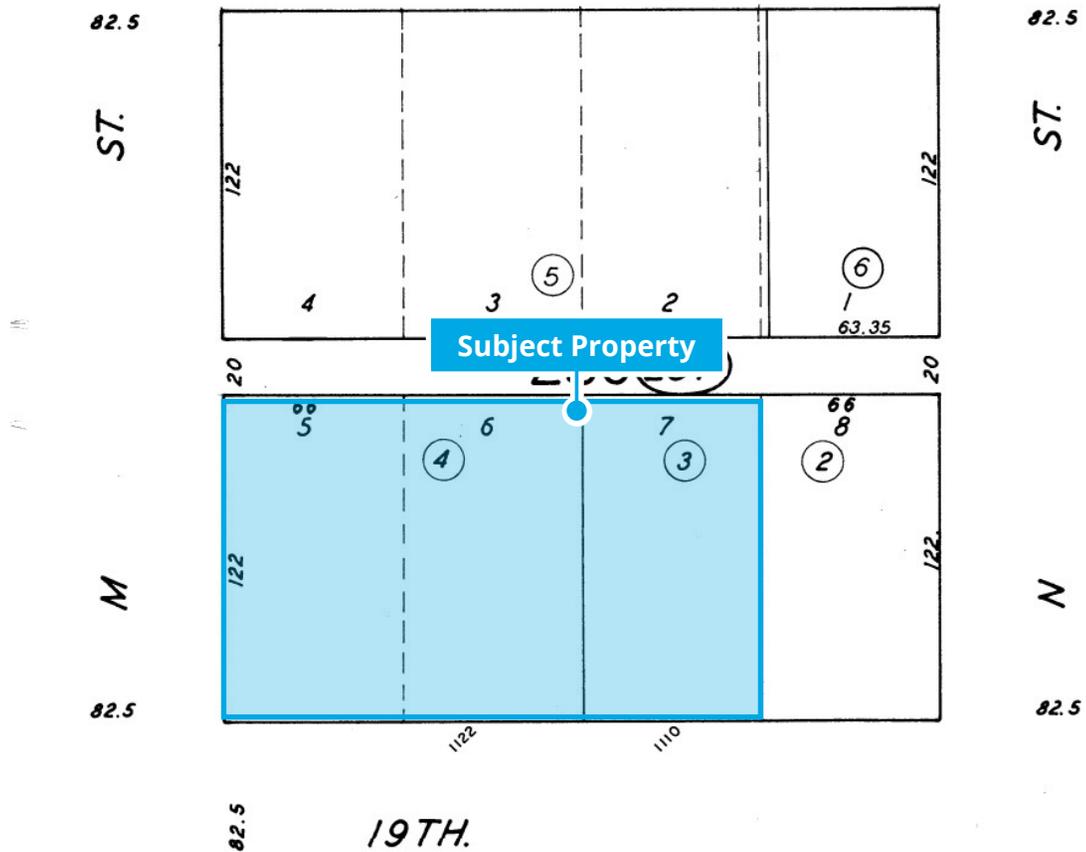
Surrounding Development Momentum:

- New business nearby: Centro Cali Brewing, Moo Creamery, Woolworth's, and Sonder.
- Open-air shipping container dining park planned nearby.
- Multi-million-dollar 19th St entertainment project: 12 venues + pickleball courts.
- Adjacent building becoming a Sonder boutique hospitality location.

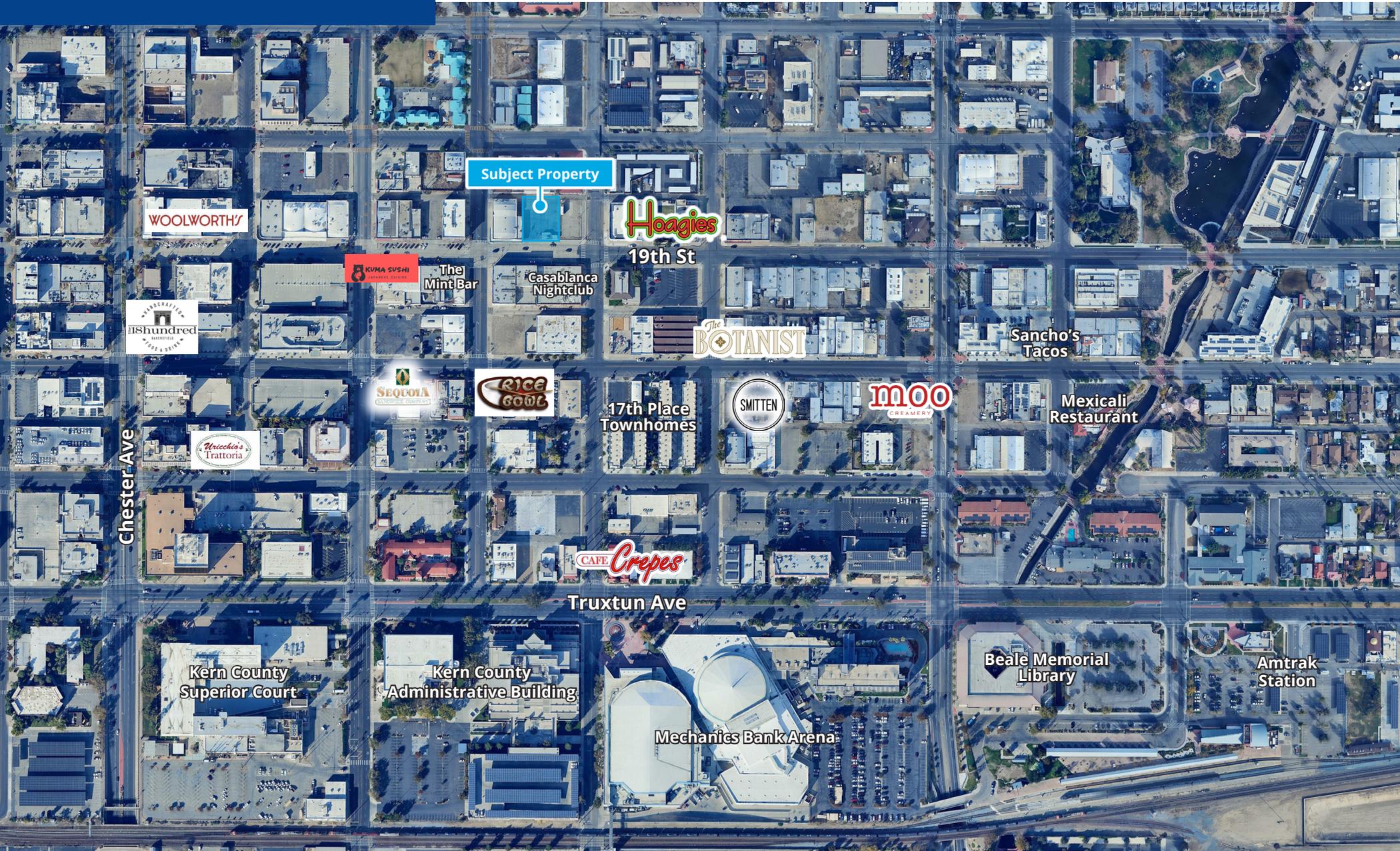
City & Community Investment

- \$3.4M Economic Opportunity Grants supporting downtown businesses.
- \$460K invested in historic theaters + \$1.4B in major facade improvements.
- Local businesses growing rapidly, evidence of strong demand.

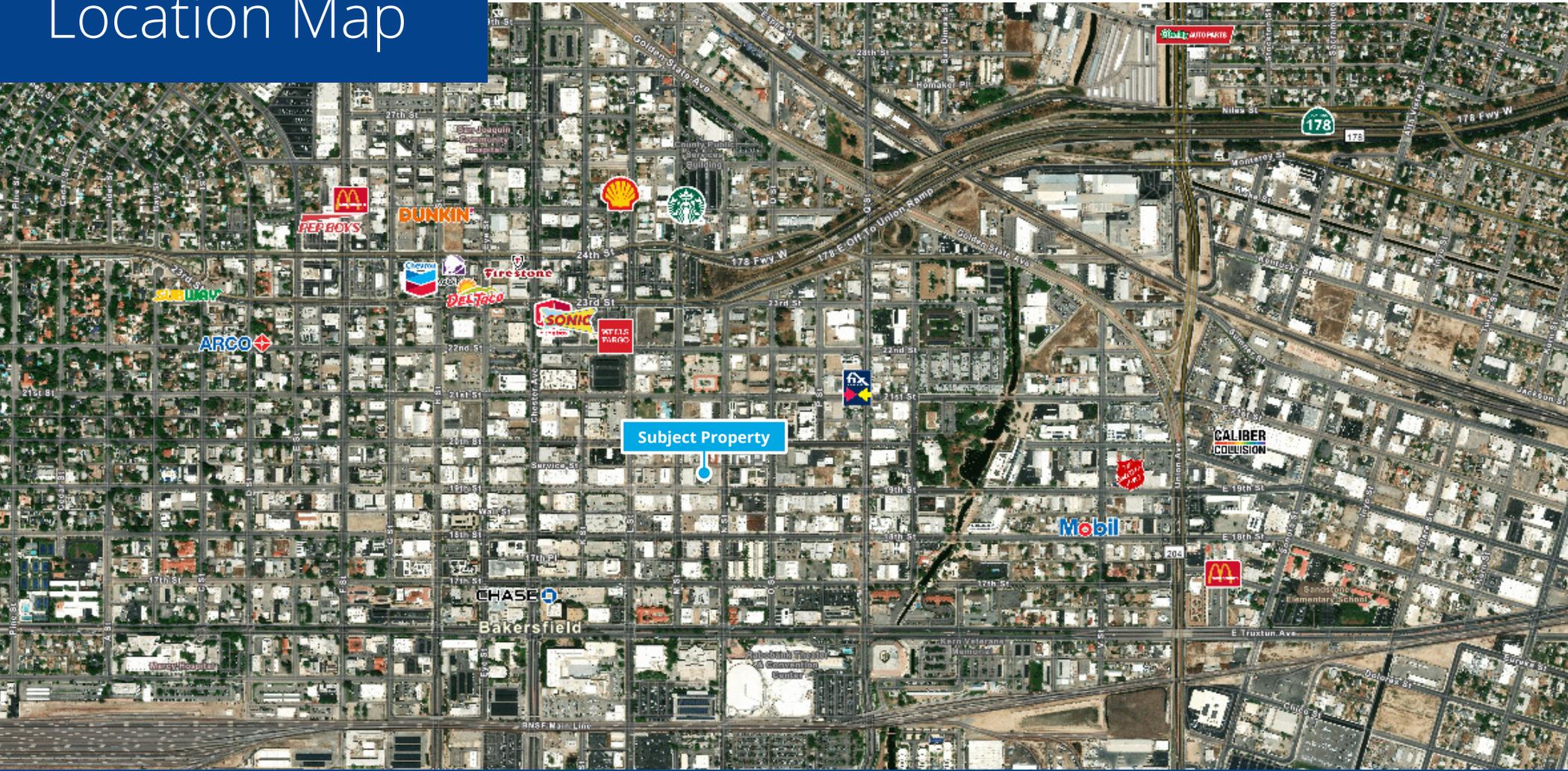
APN Map



Nearby Retail



Location Map



Demographics



Population

1 Mile: 11,612
3 Mile: 129,757
5 Mile: 305,790



Total Employees

1 Mile: 29,363
3 Mile: 87,230
5 Mile: 138,666



Average HH Income

1 Mile: \$53,435
3 Mile: \$61,561
5 Mile: \$74,765



Median Age

1 Mile: 33.5
3 Mile: 31.5
5 Mile: 32.4



Households

1 Mile: 4,470
3 Mile: 42,426
5 Mile: 101,490



Businesses

1 Mile: 2,541
3 Mile: 7,729
5 Mile: 12,489