



1830 C

BIENVENIDOS  
*Una Gloria Mayor*  
**PALABRA DE FE**  
CHURCH BAKERSFIELD  
DOMINGOS 11AM | MARTES 7PM | VIERNES 7PM

**SELAH**  
ONLINE RADIO  
*"Silbo apacible y delicado"*

1830



**FOR SALE/LEASE**

OFFICE BUILDING

**BRUNDAGE LANE**

**DOWNTOWN BAKERSFIELD**

**1830**

BAKERSFIELD, CA 93304

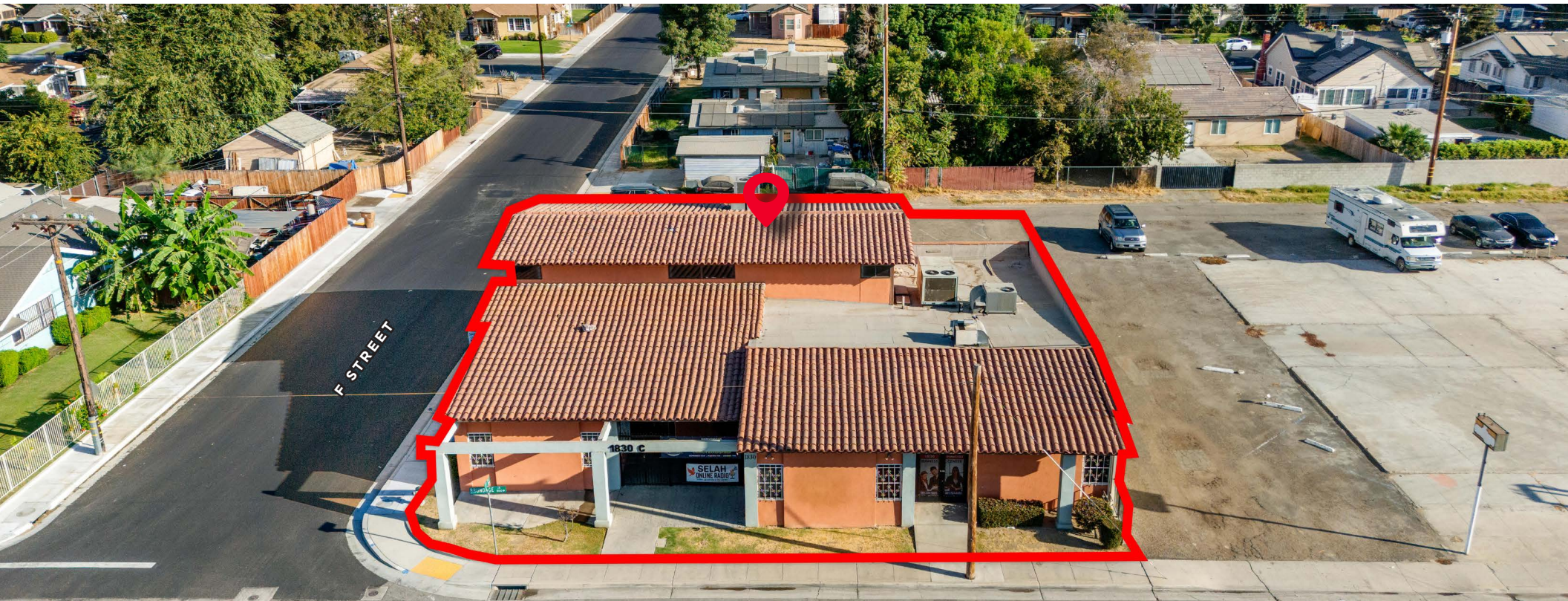
## PROPERTY HIGHLIGHTS

- Located near Downtown Bakersfield
- Freestanding Building
- Monument & Building signage available
- Multi Suite Sizes
- Abundant parking
- Convenient access to the I-99, I-58 and all new crosstown freeways
- Strong Daily Traffic Counts - 13,151
- Available Suites : ±1,500 SF & ±4,000 SF

## 1830 BRUNDAGE LANE

### PROPERTY FEATURES

|                 |                      |
|-----------------|----------------------|
| Building Size : | ±5,739 SF            |
| Land Size :     | ±10,019 SF / 0.23 AC |
| APN :           | 008-343-21-00-7      |
| Year Built :    | 1969                 |
| Zoning :        | C-1                  |
| Parking :       | 2.44/1,000 SF        |
| Corridor :      | Downtown Bakersfield |
| Asking Price :  | \$824,000            |
| Price Per SF :  | \$158.00             |
| Asking Rent :   | \$1.20/MG            |



# FLOOR PLAN

±5,739 RSF  
TOTAL AVAILABLE

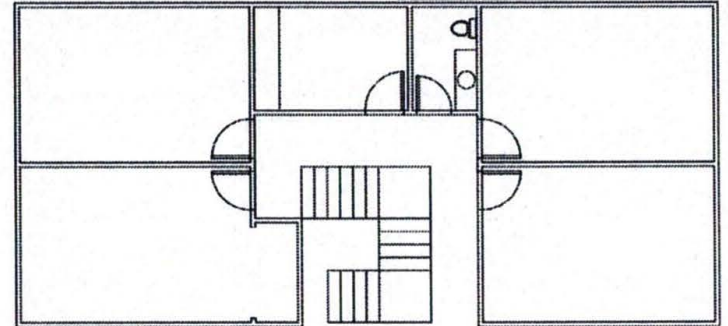
## FIRST FLOOR

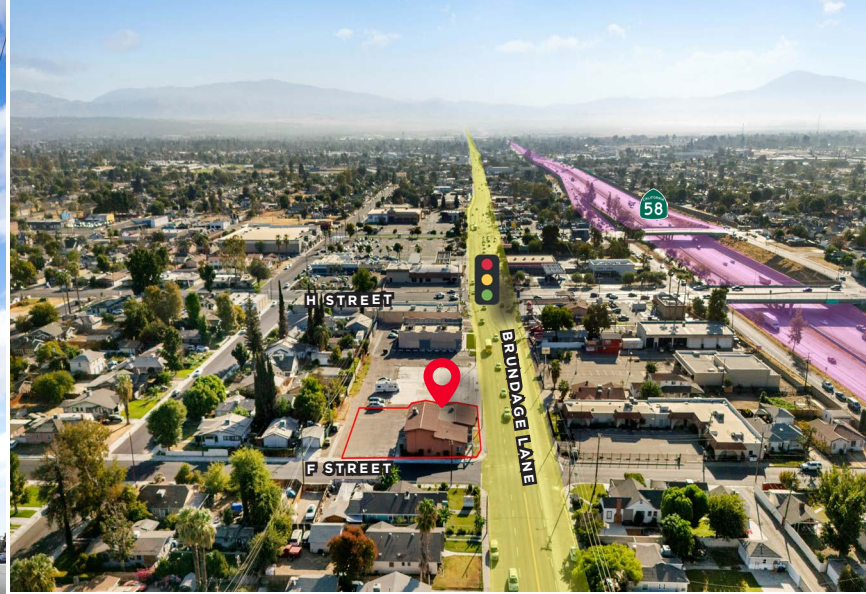


BRUNDAGE LANE

AVAILABLE SPACE:  
±1,500 SF

## 2ND FLOOR





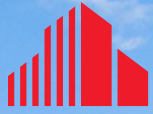


1830 BRUNDAGE LANE

# AERIAL MAP



13,151 VPD



**CUSHMAN &  
WAKEFIELD**



## CONTACT INFO

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