



CUSHMAN & WAKEFIELD

FOR LEASE

7377

MEANY AVENUE

BAKERSFIELD, CA



**NO NNN**

DESIREABLE NORTHWEST RIVERLAKES AREA

# PROPERTY HIGHLIGHTS

- Located in the popular Northwest Riverlakes area close to other businesses, residential developments, and Riverlakes Golf Course.
- Flexible M-1 Zoning allows for many uses.
- Ample Parking

## Available

- Suite A-4: ±1,800 RSF • ~~\$1.76~~ \$1.55/RSF/Modified Gross
- Suite B-8: ±1,404 RSF • ~~\$1.76~~ \$1.55/RSF/Modified Gross
- Suite B-3: ±884 RSF • \$1.95/RSF/Modified Gross
- Available for Build to Suit on ±3 Acres - Call for Details!

## Asking Rent

Alex Balfour, SIOR

Executive Director

+1 661 304 2521

alex.balfour@cushwake.com

LIC. 01709847

5060 California Avenue

Suite 1000

Bakersfield, CA 93309

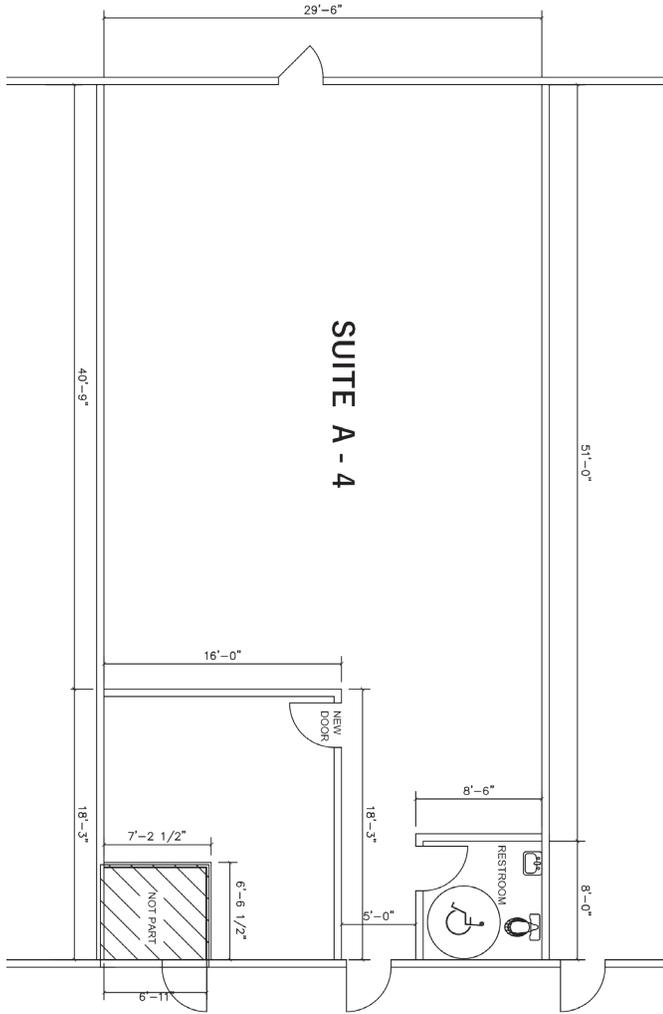
Main +1 661 327 2263

Fax +1 661 633 3801

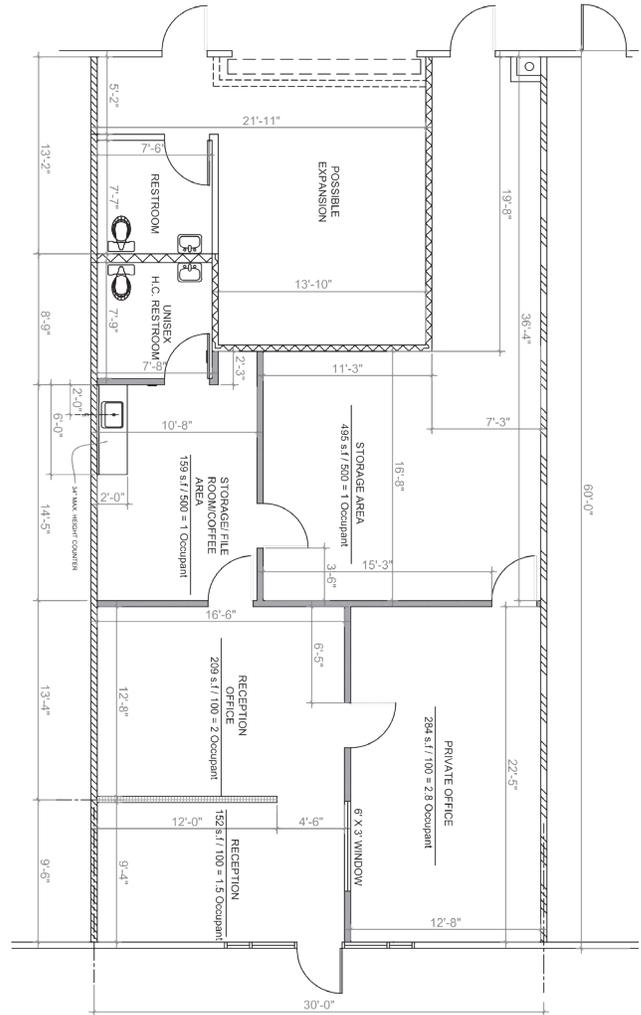
cushmanwakefield.com

# FLOOR PLAN

7737 Meany Avenue



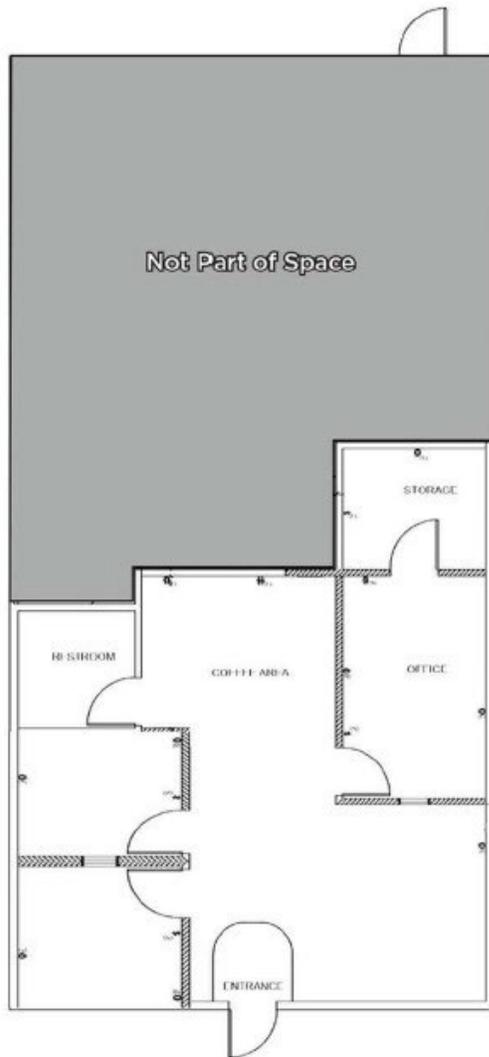
**Suite A-4:**  
±1,800 SF



**Suite B-8:**  
±1,404 SF

# FLOOR PLAN

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## Suite B-3:

±884 RSF

Asking Rent: \$1.95/RSF MG  
(NO NNN)

# BUILD TO SUIT

7737 Meany Avenue

*±20,000 to ±30,000 SF Available for Build to Suit on ±3 Acres  
Call for Pricing*



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# AERIAL VIEW



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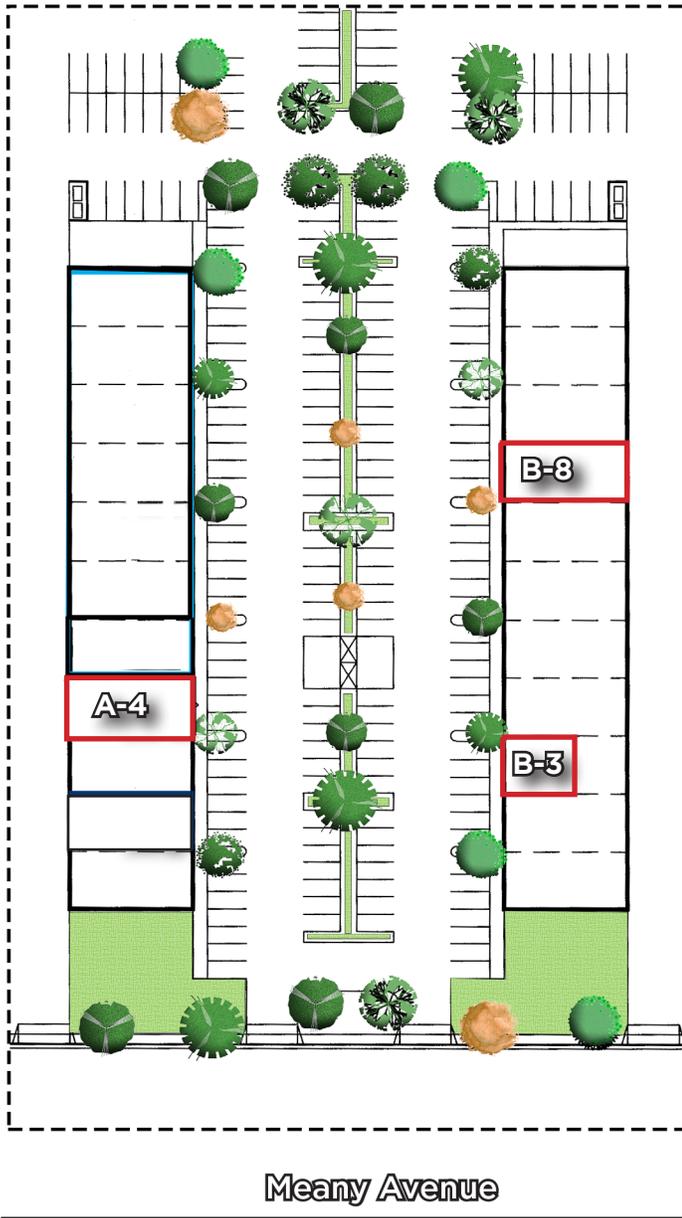


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# SITE PLAN

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# THE LOCATION



## DEMOGRAPHICS

Within 3 Mile Radius

**77,511**

Population

**\$101,103**

Median Household Income

**37**

Median Age

**4,921**

Annual Average  
Daily Traffic Count

**21,265**

Total Employees

**1,502**

Total Establishments



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