

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal stripes in red, yellow, and blue.The main image shows a single-story, freestanding medical office building. The building has a white, textured facade and a dark grey roof. There are several large windows and glass doors, some with dark awnings. A sign on the right side of the building identifies the practice as "GORENBERG, M.D. COSMETIC & PLASTIC RECONSTRUCTIVE SURGEON 2525 H ST". The building is situated on a paved lot with some landscaping, including a small tree and bushes. The sky is overcast.

For Sale | +/- 2,448 SF
Freestanding Medical Office
Building in Downtown

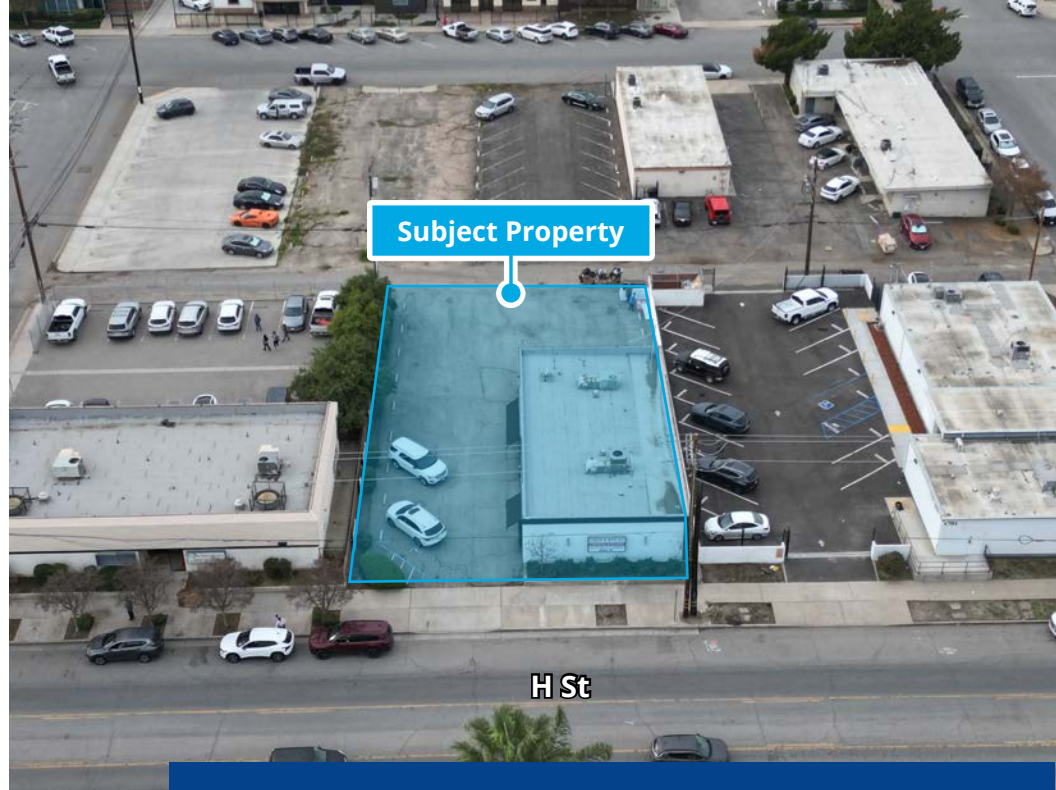
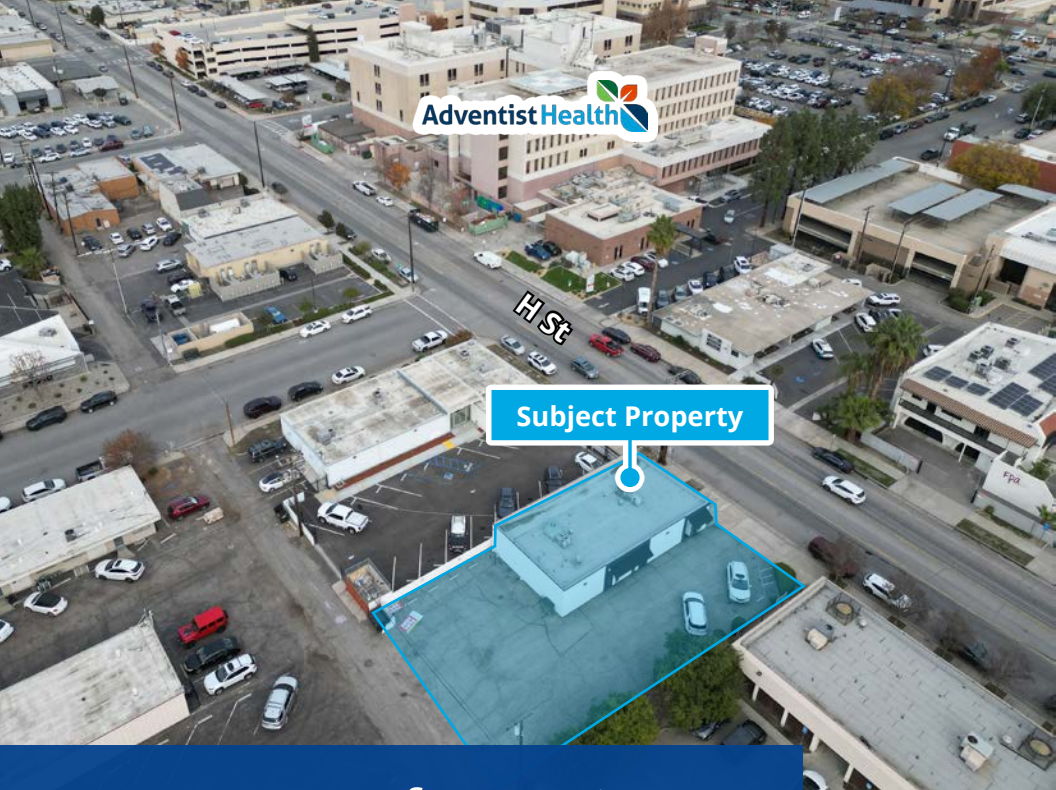
2525 H St | Bakersfield, CA 93301

Price Reduced!
\$650,000 (\$265/psf)
~~\$675,000 (\$275/psf)~~

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Property Information

An exceptional opportunity to own a 2,448 sf., freestanding medical office building in the heart of Bakersfield's thriving healthcare corridor. Ideally suited for medical practices, dental offices, urgent care, or specialty clinics, this standalone property offers privacy, visibility, and convenience. Located on H Street, between 25th Street and 26th Street, and directly adjacent to Adventist Hospital.

Sales Price:

~~\$675,000 (\$275 psf)~~ \$650,000 (\$265 psf)

Building Size:

+/- 2,448 sf

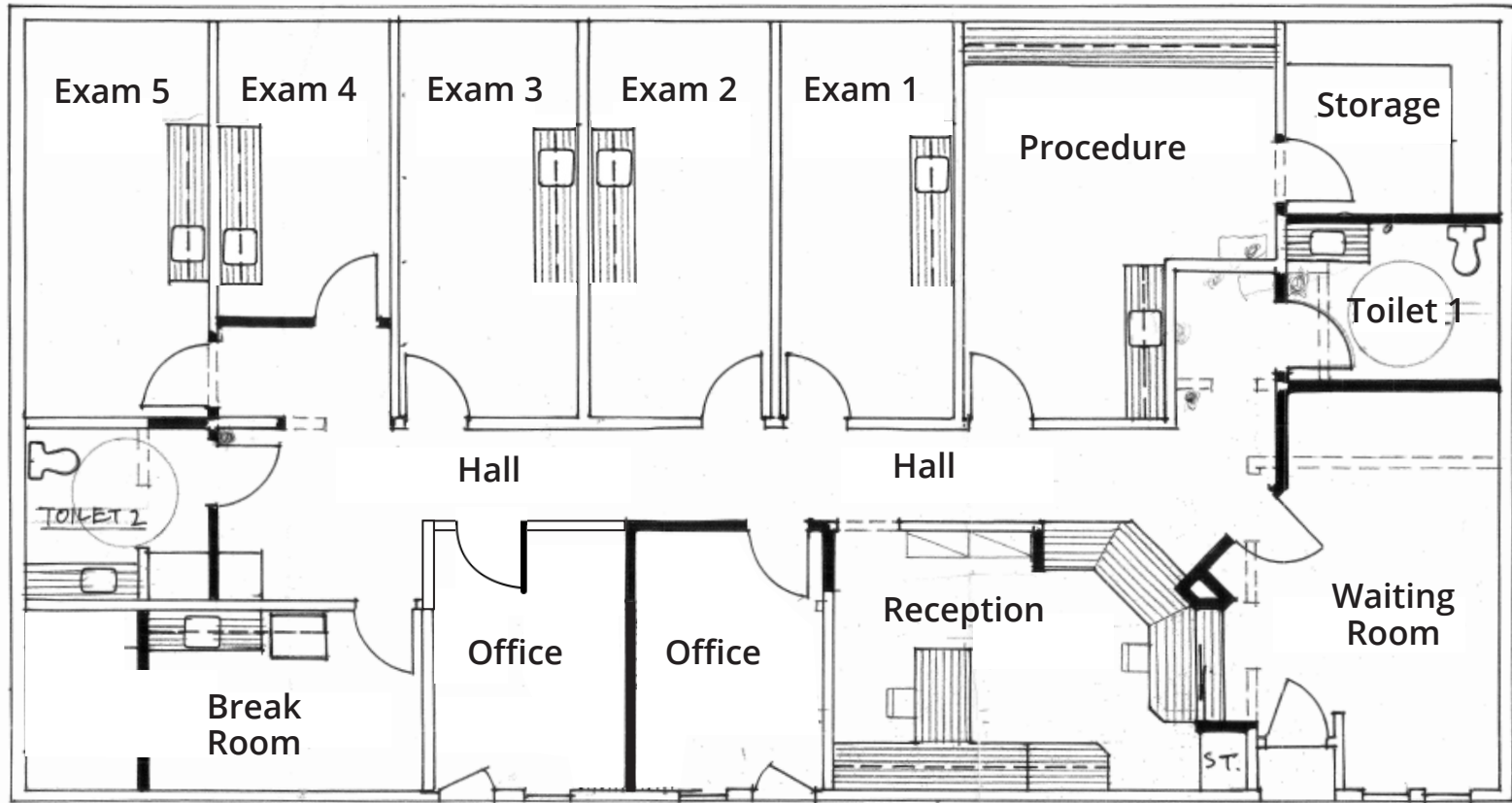
Lot Size:

+/- 9,147 sf

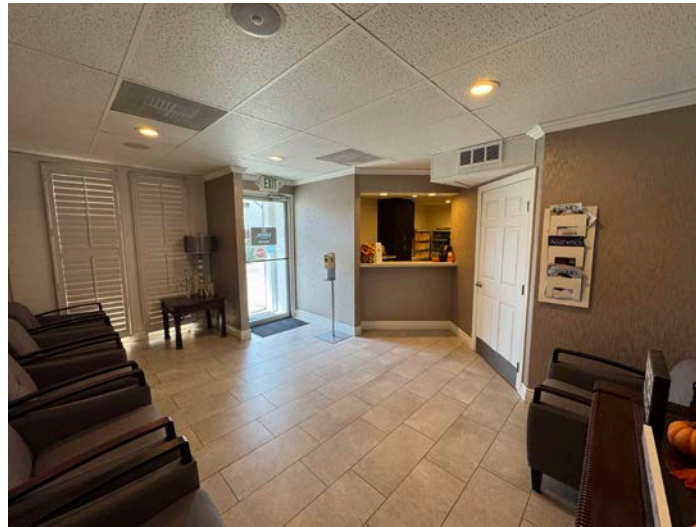
Property Highlights:

- Freestanding medical office building
- Fully Renovated in 2015
- Efficient medical office floor plan which includes: waiting room, reception/work area, procedure room, 5 exam rooms, 2 doctor offices, break room, 2 restrooms, and a storage room
- Upgraded and modern finishes
- Virtually no work required to occupy building
- Concrete block exterior construction
- Private parking lot with 14 parking spaces
- Excellent location directly adjacent to Adventist Hospital
- APN # 001-281-13

Floor Plan



Interior Photos



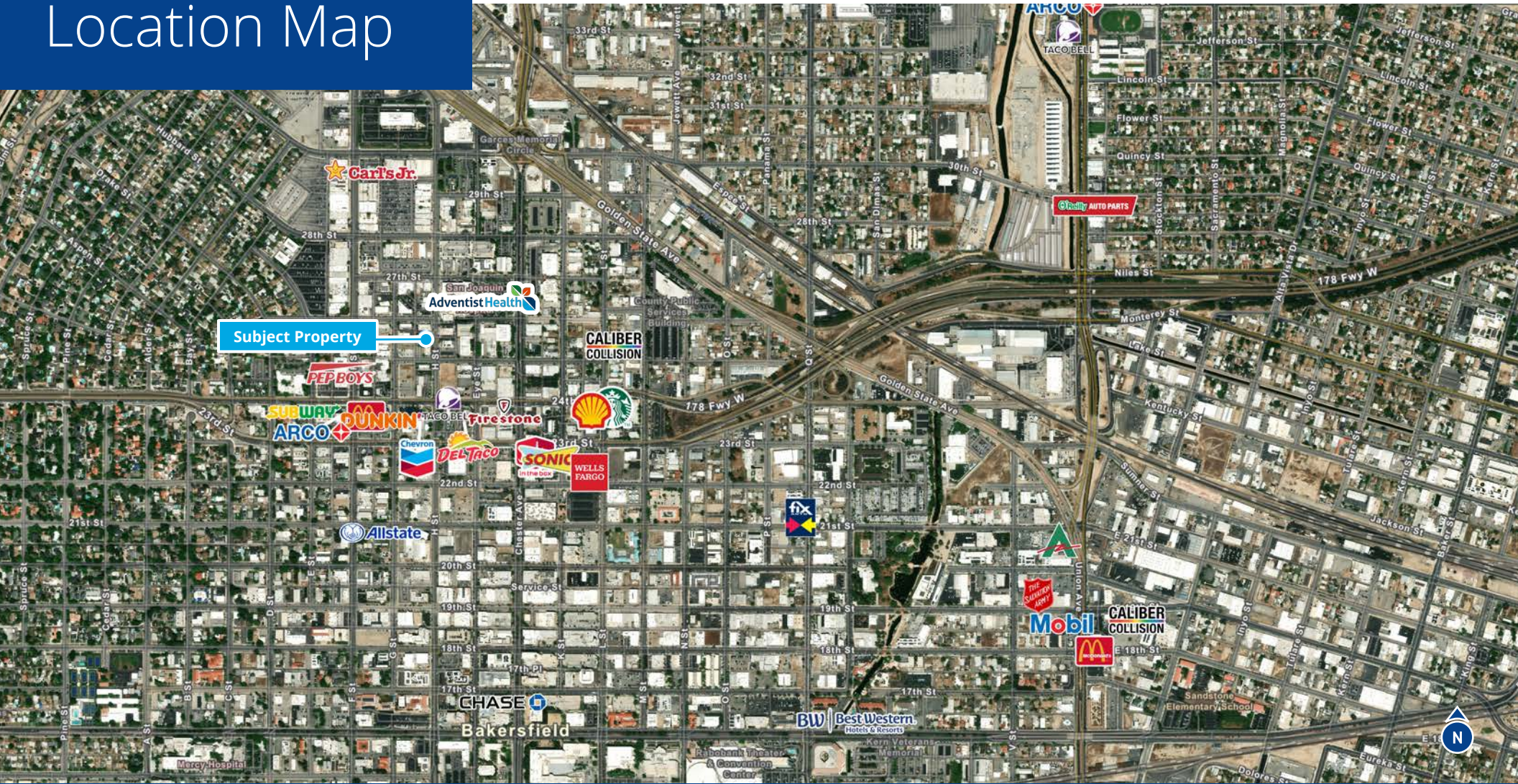
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Exterior Photos



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Location Map



Demographics



Population

1 Mile: 11,001
3 Mile: 122,930
5 Mile: 297,573



Total Employees

1 Mile: 27,184
3 Mile: 84,586
5 Mile: 139,469



Average HH Income

1 Mile: \$68,507
3 Mile: \$62,199
5 Mile: \$76,478



Median Age

1 Mile: 33.7
3 Mile: 32.0
5 Mile: 32.7



Households

1 Mile: 4,324
3 Mile: 41,066
5 Mile: 100,234



Businesses

1 Mile: 2,276
3 Mile: 7,441
5 Mile: 12,600