

Office Space **AVAILABLE** FOR SALE OR LEASE

5151
Stockdale Hwy
Bakersfield, CA

Offering

- 11,133 SF building with prominent Stockdale Highway frontage
- 5,980 square feet (Approx. 54%) of ground floor space available for lease
- Approximately 46% occupied by Mechanics Bank, utilizing the building for a bank branch with a drive-thru
- C-O Zoning – City of Bakersfield
- Neighboring include Starbucks, In N Out Burger, CVS, Outback Steakhouse, Chick-fil-A
- Constructed in 1981



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Matthew E. Starr, SIOR, CCIM ▪ Principal ▪ 661 616 3570 ▪ matthew@asuassociates.com ▪ CA RE #01367855
Martin J. Starr ▪ Principal ▪ 661 616 3567 ▪ mjstarr@asuassociates.com ▪ CA RE #01179469
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

Office Space Available For Sale or Lease

Bird's Eye Aerial View

5151 Stockdale Highway - Bakersfield, CA



Property Highlights

- Available lease space consists of approximately 5,980 SF of improved office area
- Highly visible Stockdale Highway location just east of California Avenue
- Neighboring tenant is Mechanics Bank which includes a drive-thru
- Monument signage available
- On-site parking
- AADT of 30,097 (2023)

Offering Details

- **Lease Rate** \$1.75 PSF Modified Gross
- **Sale Price** \$3,175,000.00

Existing Lease

Mechanics Bank

- 5,153 Square Feet
- Drive-Thru Teller Line
- Expires September 30, 2028
- NNN Lease
- Rent Increases on 08/01/26, 08/01/27 and 08/01/28

Office Space Available For Sale or Lease

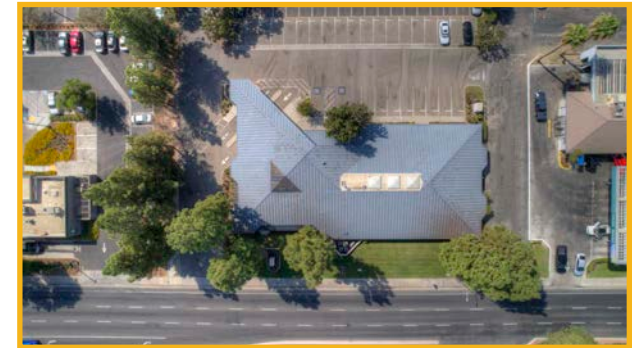
Financing Scenarios

5151 Stockdale Highway - Bakersfield, CA

		Conventional Loan		SBA Loan	
Purchase Price		\$3,175,000.00		\$3,175,000.00	
Down Payment	25%	\$793,750.00	10%	\$3,47,663.00	Inc. Financing Fees
New Loan (1st Trust Deed)	75%	\$2,381,250.00	50%	\$1,587,500.00	
New Loan (2nd Trust Deed)			40%	\$1,270,000.00	
Debt Service (1st TD) - 7.5% / 25 Yr Amortization		\$17,597.23		\$11,731.00	
Debt Service (2nd TD) - 6.033% / 25 Yr Amortization				\$8,208.00	
Less In-Place Income		\$10,306.00		\$10,306.00	
Net Carry Costs (Equivalent NNN)		\$7,291.23		\$9,633.00	
Occupancy Costs PSF For Owner/User		\$1.22		\$1.61	

Existing lease runs through September 30, 2028

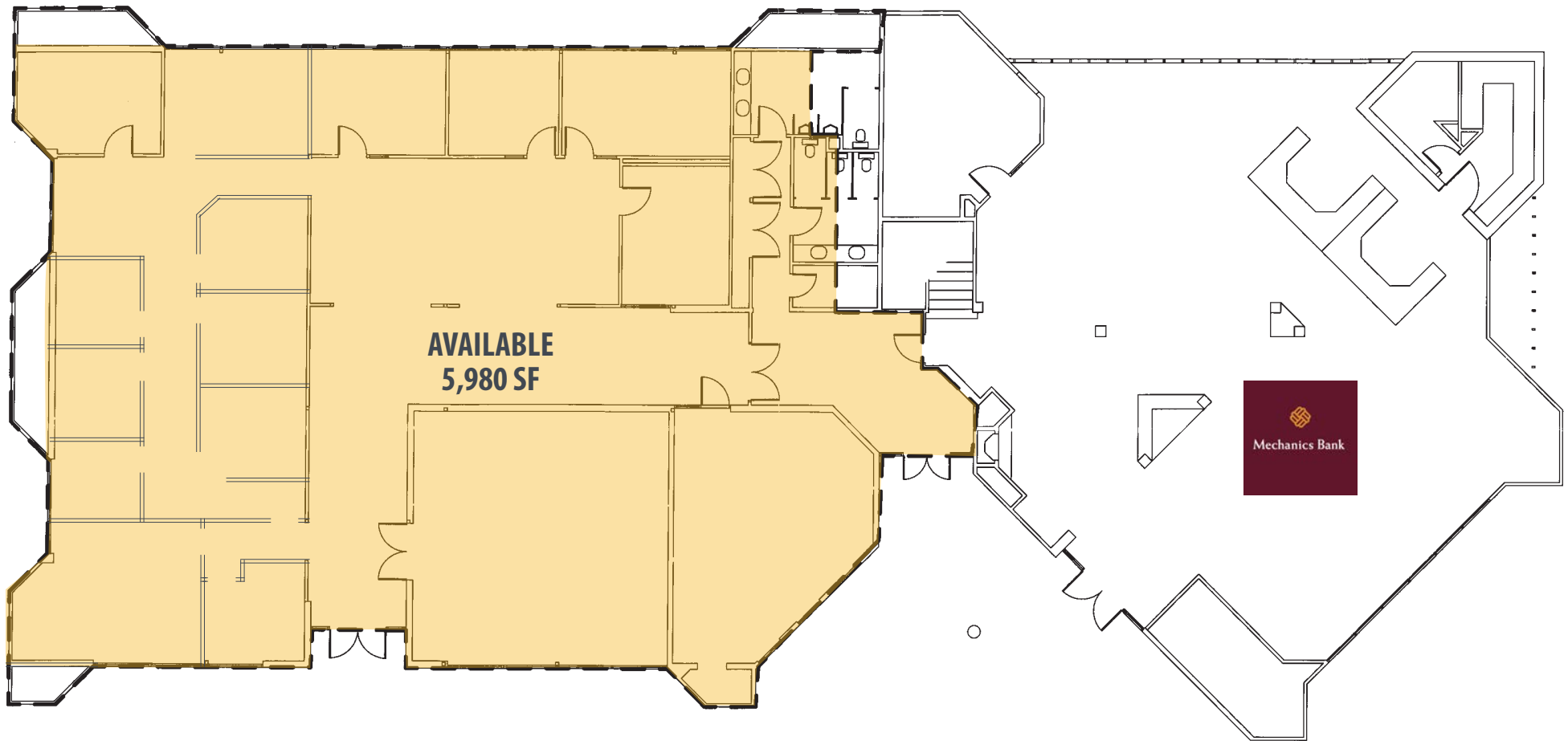
For illustration purposes only - Financing terms will be based upon borrowers qualifications



Office Space Available For Sale or Lease

Floor Plan

5151 Stockdale Highway - Bakersfield, CA



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

Office Space Available For Sale or Lease

Property Photos

5151 Stockdale Highway - Bakersfield, CA



Office Space Available For Sale or Lease

Aerial of Southwest Submarket

5151 Stockdale Highway - Bakersfield, CA



Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
 Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
 11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax