

Free Standing
Retail Building

**AVAILABLE
FOR LEASE**

3726
Coffee Road
Bakersfield, CA

Property Highlights

- Located in Northwest Bakersfield
- Can be leased to a single tenant or split for tenants of approximately 1,400 and 1,700 SF
- The larger suite is fully improved dental office
- Flexible zoning allows for office, medical, and general retail
- Pylon and building signage opportunities
- Traffic counts exceed 28,000 vehicles per day



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Free Standing Retail Building Available For Lease

Availability & Floor Plans

3726 Coffee Road - Bakersfield, CA

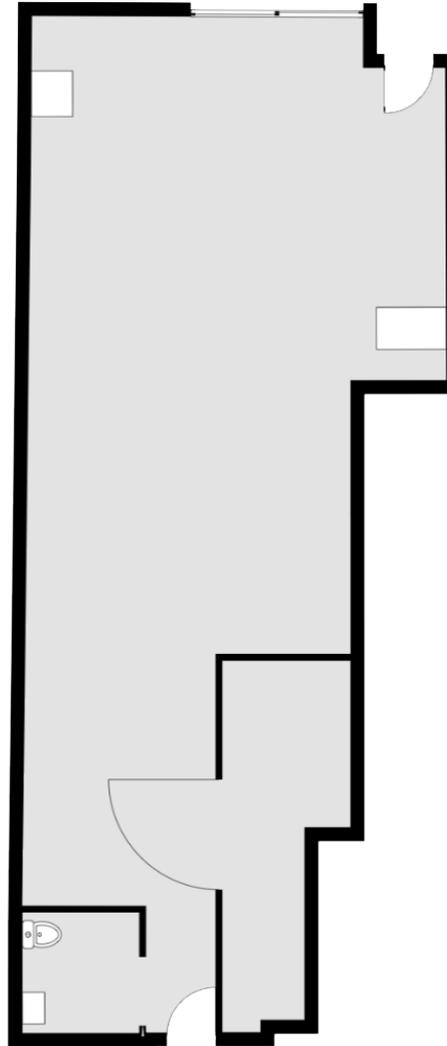
Located in northwest Bakersfield along Coffee Road with premium exposure and visibility. Just south of Meany Avenue. Neighbors include Taco Bell, Wienerschnitzel, Mechanics Bank, Winco Foods, Buffalo Wild Wings and many more retailers and office uses.

Availability

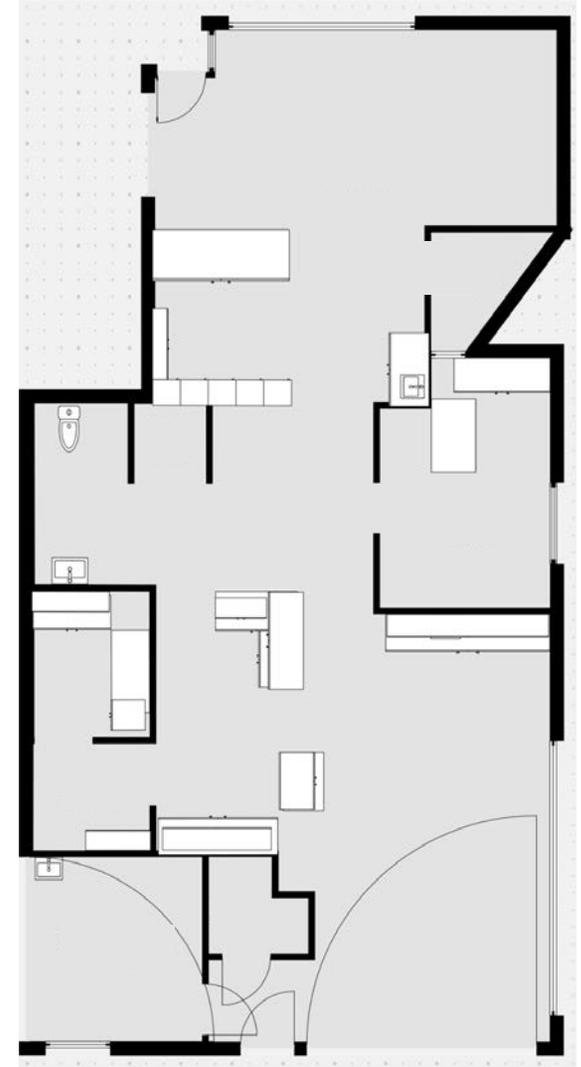
- **Total Building Availability** 3,126 SF
- **North Space** Approximately 1,700 SF
- **South Space** Approximately 1,400 SF
- **Rental Rate** \$2.10 PSF NNN



South Floor Plan
Approx. 1,400 SF



North Floor Plan
Approx. 1,700 SF



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

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Property Photos

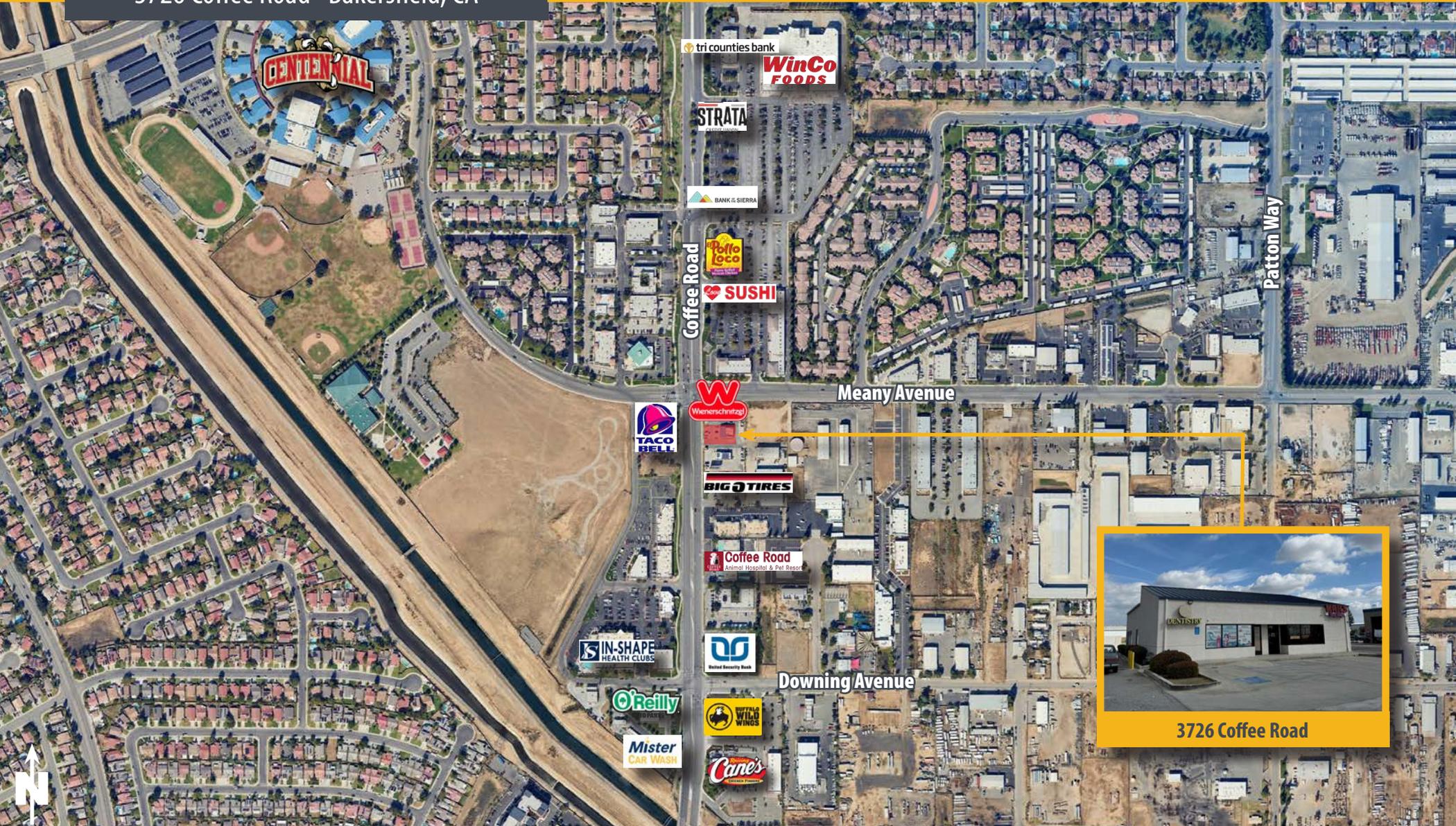
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Close-Up Aerial Location

3726 Coffee Road - Bakersfield, CA



Office Space Available For Lease

Aerial Location Map

3726 Coffee Road - Bakersfield, CA



Demographics	1 Mile	2 Mile	3 Mile
Total Population	9,996	34,916	76,812
Total Households	3,738	12,505	26,461
Average Household Income	\$118,580	\$125,447	\$126,688
Businesses	834	2,024	4,617
Employees	8,912	18,715	50,862