

High Exposure Retail Building: 2 Units

Retail For Sale & Lease | 1305 N Chester Ave Bakersfield, CA 93308



**CENTRAL CA
COMMERCIAL**



Sale Price	\$795,000
Lease Rate	\$0.95 - 1.25 SF/MONTH

OFFERING SUMMARY

Building Size:	6,000 SF
Available SF:	1,100 - 4,900 SF
Lot Size:	8,053 SF
# of Units:	2
Price / SF:	\$132.50
Year Built:	1940
Renovated:	2025
Zoning:	CC (Central & Community Commercial)
APN:	113-142-04

PROPERTY HIGHLIGHTS

- ±1,100 - ±4,900 SF Available Space Surrounded w/ Quality Tenants
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±50,679 People in 5-Miles
- Great Exposure w/ Direct 11th St Frontage
- Highly Visible w/ Ample Parking & Easy Access
- Busy Retail Growth Corridor | \$70,873 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors
- Ample Parking, Quality Tenants, & Great Exposure

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PROPERTY DESCRIPTION

Prime $\pm 1,100$ - $\pm 4,900$ SF retail shop spaces in Bakersfield with prime location in the City's epicenter of Downtown on one of Bakersfield's main commercial street. Suite #1303 is $\pm 1,100$ SF of retail space offers a large wide open storefront space with (1) rear private office & private restroom. Suite #1305 is $\pm 4,900$ SF with $\pm 4,400$ SF of retail space, with ± 500 SF of storage and private bathroom. The suites have been fully remodeled with new flooring, electric, and paint. Offering real alley access and a fully fenced yard, the property sits comfortably in Bakersfield's northern section and with its close proximity to a major highway access is easily accessible to motorists.

LOCATION DESCRIPTION

Located in the more desirable area of Bakersfield, on Chester Avenue between E Roberts Lane and E Norris Road., newly renovated, this building is turn-key ready for your business. Northern location surrounded with close proximity to many restaurants, services and many other amenities. Prime location near newer shopping centers surrounded by a dense mixture of housing and apartments. Nearby quality tenants include Subway, Taco Bell, Shell, Mobile, Walmart, Fedex, 7-11, and O'Reilly Auto Parts, and many other local restaurants.



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LEASE INFORMATION

Lease Type:	MG
Total Space:	1,100 - 4,900 SF

Lease Term:	Negotiable
Lease Rate:	\$0.95 - \$1.25 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1303 N Chester Ave	1,100 SF	Modified Gross	\$1.25 SF/month	Fully remodeled with new flooring, electricity, and paint.
1305 N Chester Ave	4,900 SF	Modified Gross	\$0.95 SF/month	4,400 SF of retail and a 500 SF rear storage room. Fully remodeled with new flooring, electricity, and paint.

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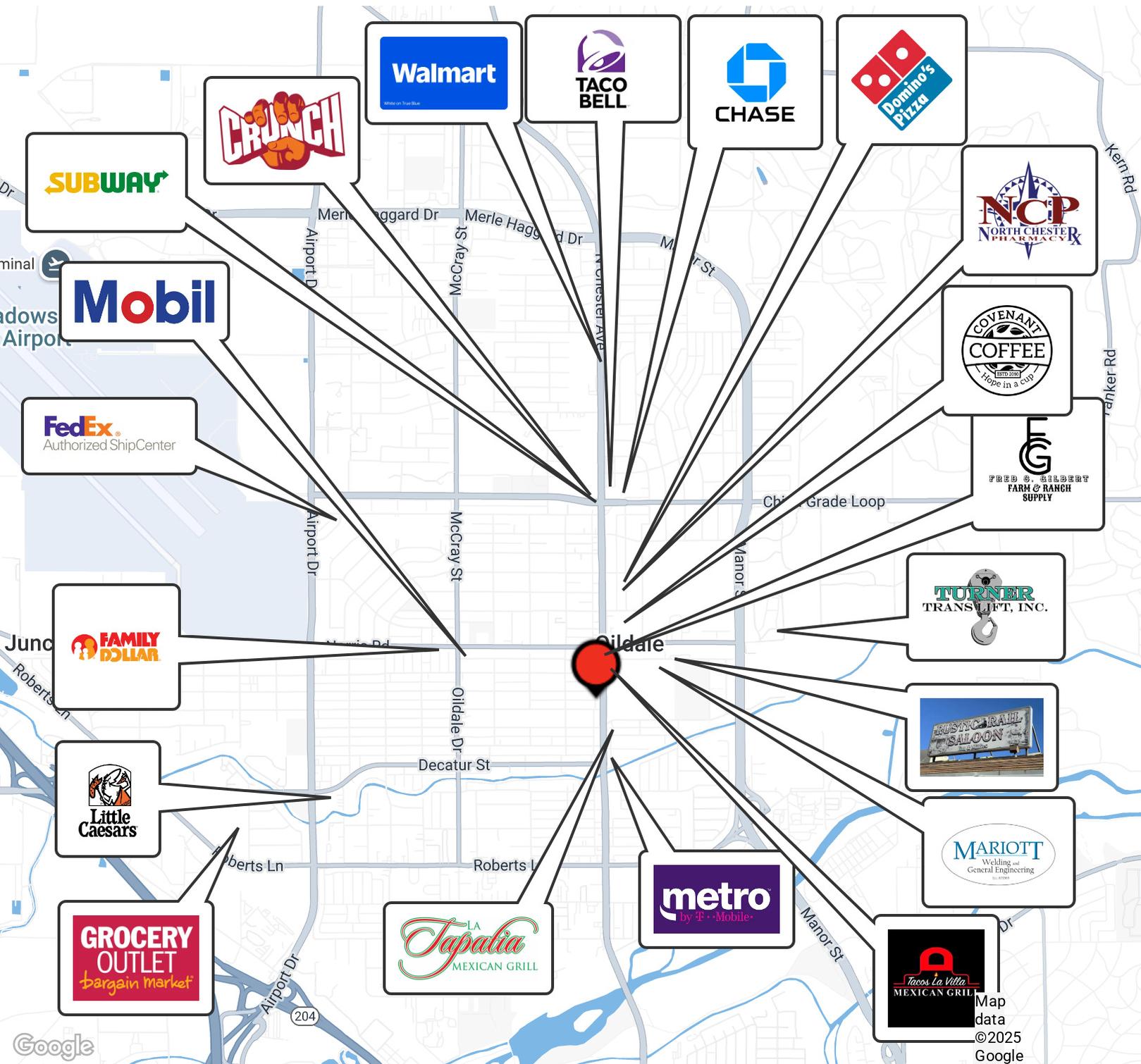
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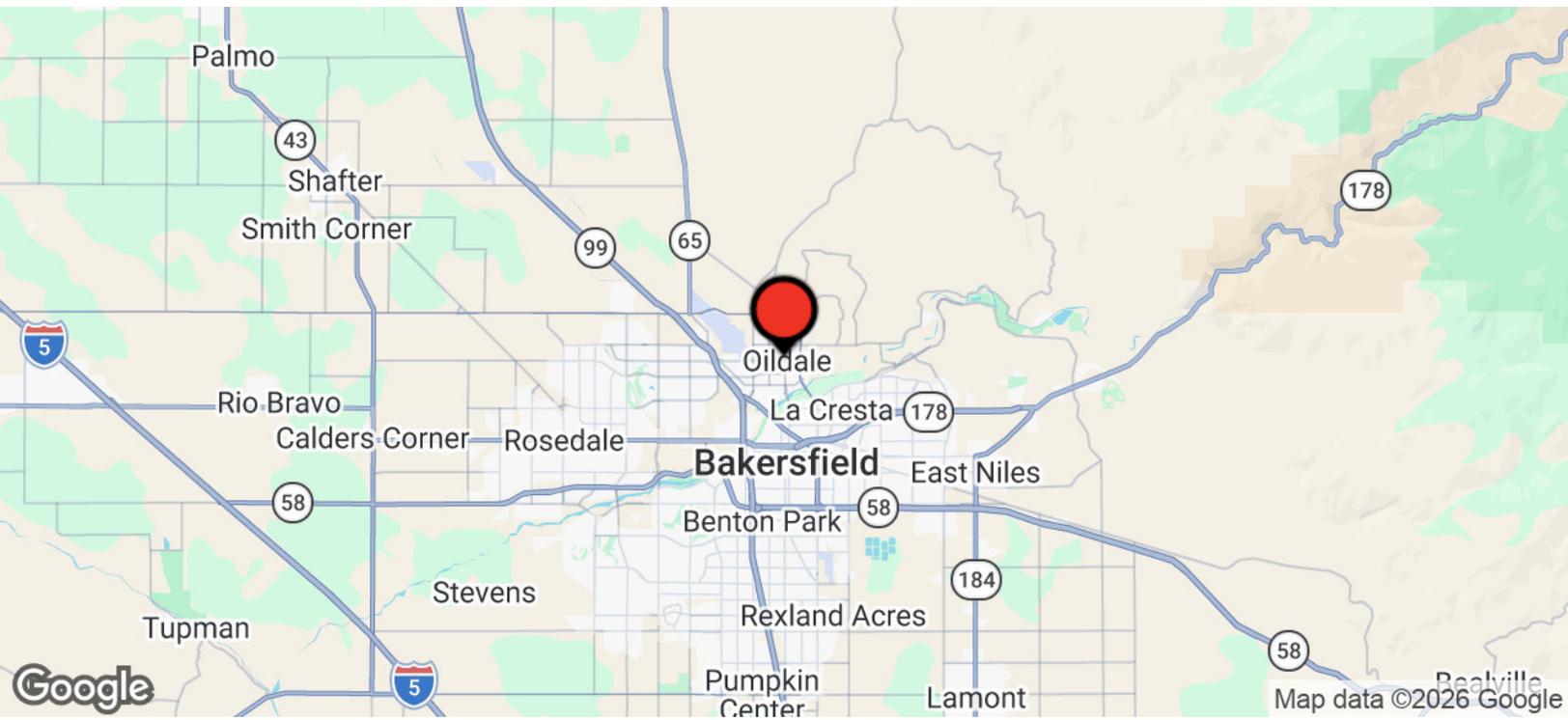
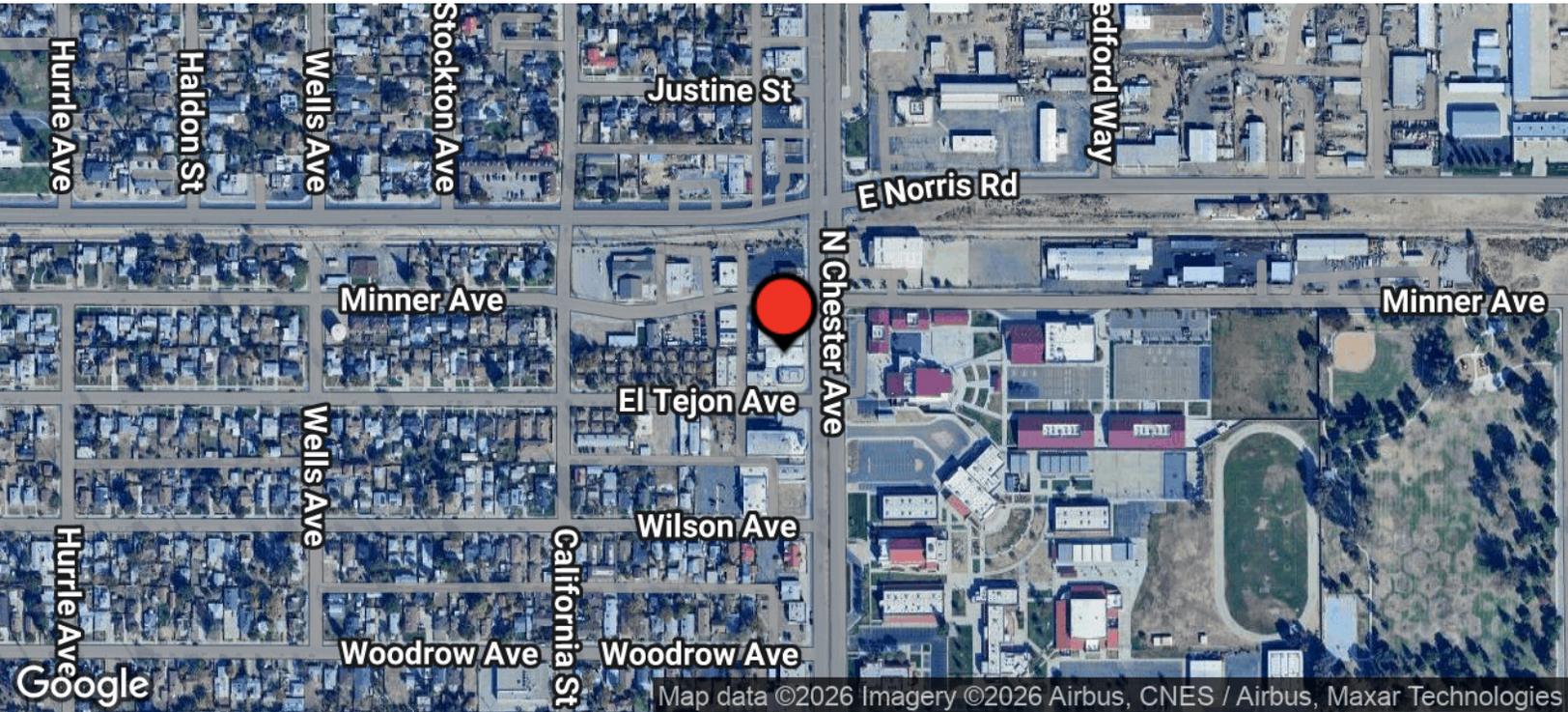
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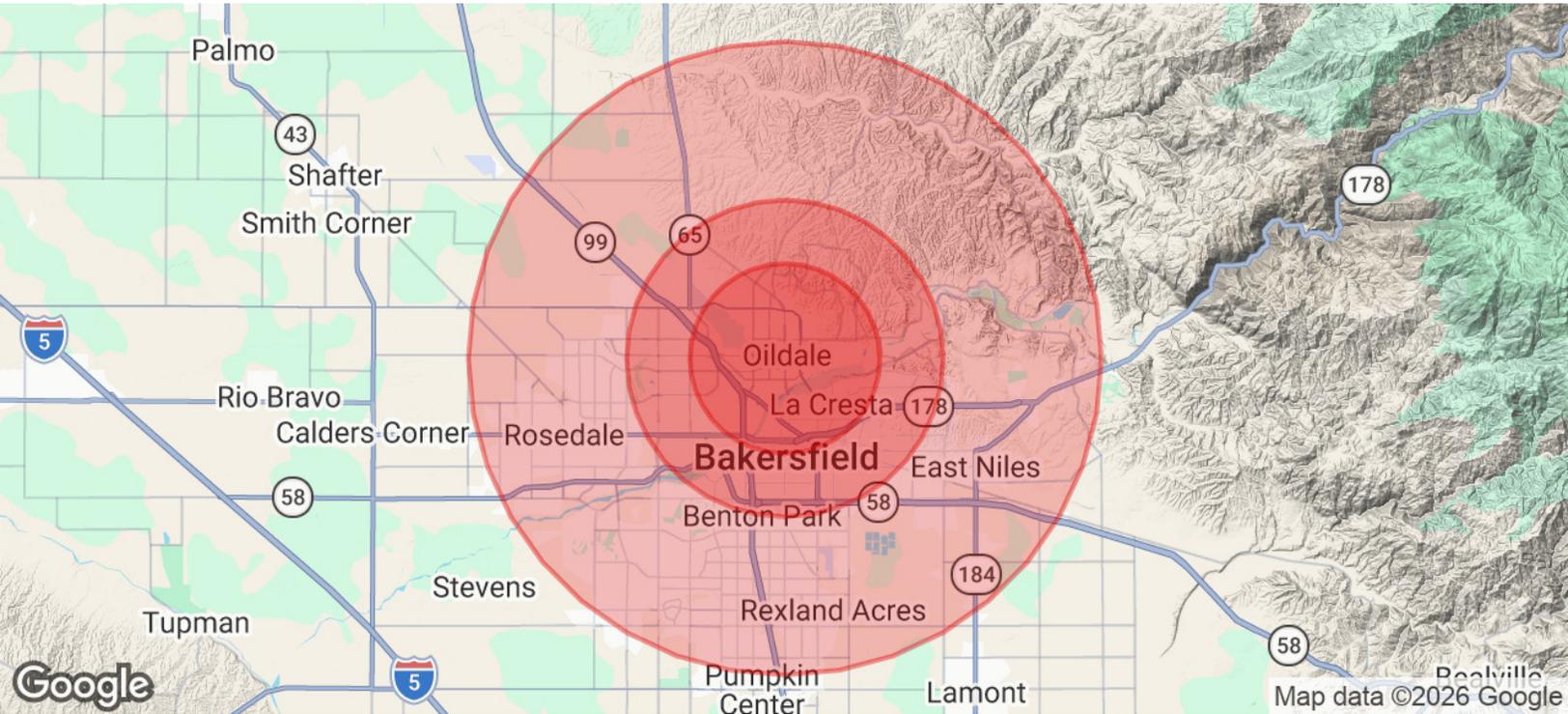
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	71,214	210,583	568,857
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,223	71,218	179,929
# of Persons per HH	2.8	3	3.2
Average HH Income	\$65,019	\$74,325	\$94,571
Average House Value	\$303,844	\$324,167	\$372,947

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	47.5%	57.7%	57.8%

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