

FOR LEASE ► RETAIL SHOWROOM

+/- 7,623 SF AVAILABLE

1330 19th St, Bakersfield, CA 93301

APN: 005-482-08-00-3, County of Kern

PROPERTY DETAILS

- **LEASE RATE: CONTACT BROKER FOR PRICING**
- **SPACE AVAILABLE: +/- 7,623 SQ FT**
 - INCLUDES APPROX. +/- 6,000 SQ FT BASEMENT
(NOT INCLUDED IN TOTAL SQ FT)
- **LOT SIZE: +/- 7,623 SQ FT**
- **INCLUDES 8' X 6' ROLL UP DOOR & REAR LOADING ON SERVICE ST**
- **LOCATED ON CORNER LOT ON 19TH ST & K ST IN DOWNTOWN BAKERSFIELD**
- **ACROSS THE STREET FROM THE HISTORIC WOOLWORTH'S DINER**
- **LOCATED IN CENTRAL DOWNTOWN CORE**
 - SIGNIFICANT REDEVELOPMENT PROJECTS LOCATED NEARBY
- **AMPLE STREET PARKING AVAILABLE**
- **ZONING: C-B (CENTRAL BUSINESS)
CITY OF BAKERSFIELD**

HIGH TRAFFIC LOCATION



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

Anthony Olivieri, CCIM, CRX
President
LIC. #01325989
(661) 617-1850
anthony@oliviericommercial.com



Traffic Count:
+/- 19,330 AADT

Traffic Count:
+/- 31,000 AADT

SUBJECT SITE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determined to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-178	0.3 mi
CA-204	1.1 mi
CA-58	1.7 mi
CA-99	1.9 mi

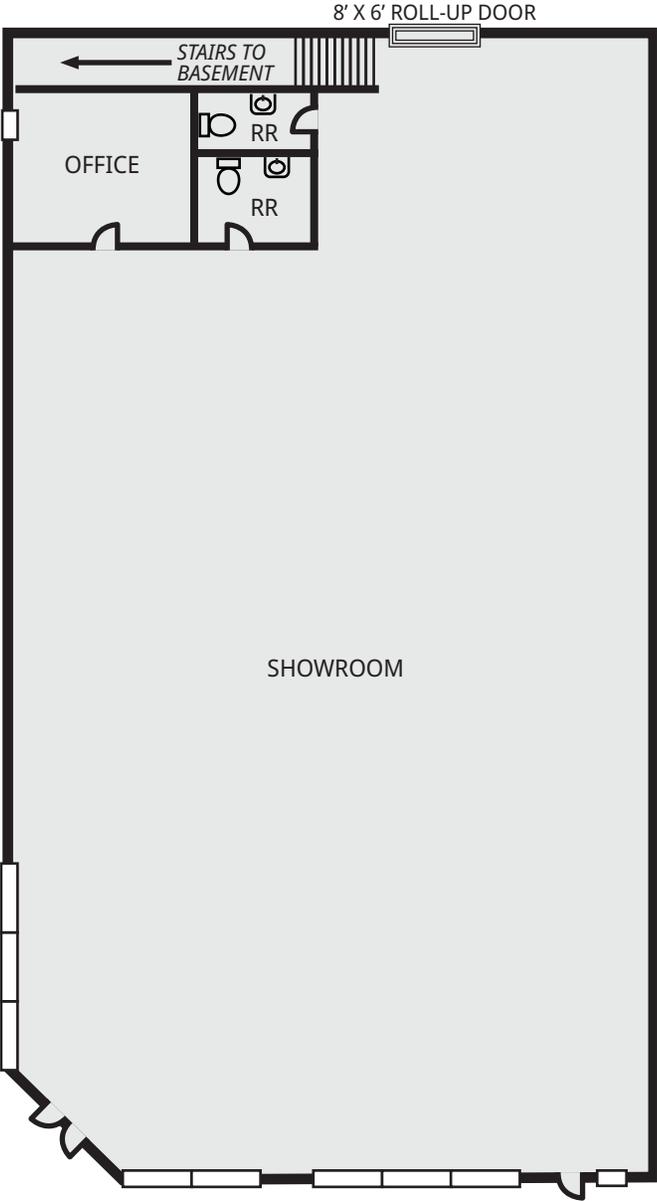
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FLOOR PLAN

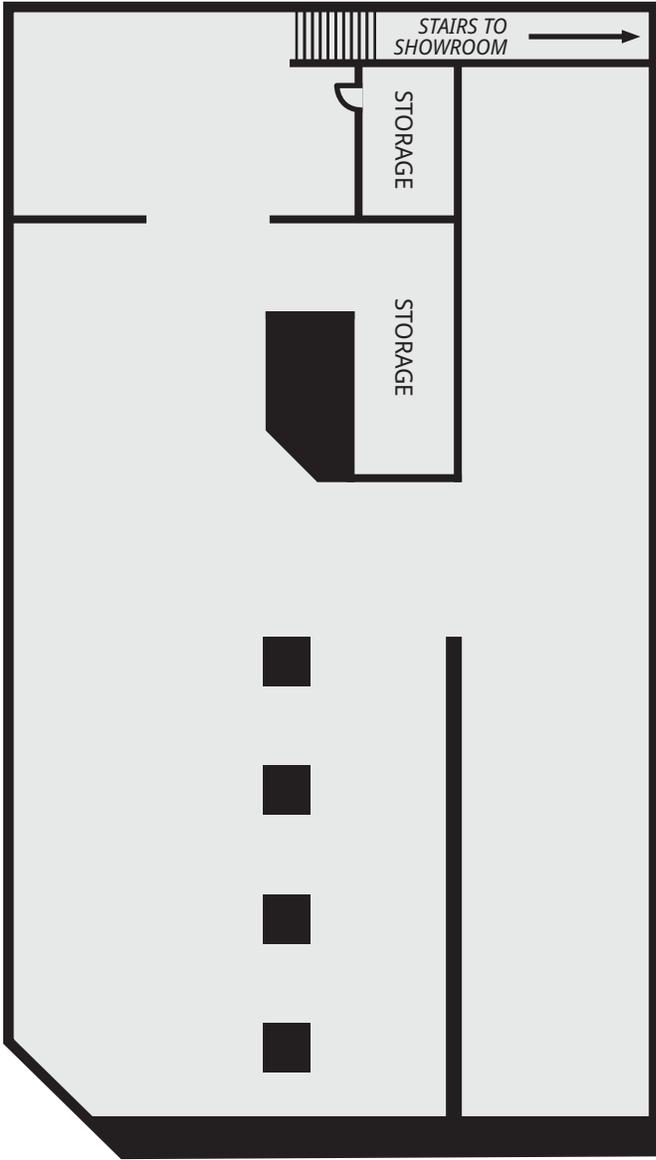
Showroom & Basement

1330 19th St, Bakersfield, CA 93301

SHOWROOM
+/- 7,623 SF



BASEMENT
+/- 6,000 SF



*Floor Plan not to scale

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PHOTOS

Showroom | Basement | Rear Loading | Woolworth's |

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1-Mile Radius

KEY FACTS

11,743

Population

34.2

Median Age



Average Household Size

\$38,794

Median Household Income

BUSINESS



2,481

Total Businesses



28,440

Total Employees

INCOME



\$38,794

Median Household Income



\$23,215

Per Capita Income



\$13,558

Median Net Worth

3-Mile Radius

KEY FACTS

129,319

Population

31.6

Median Age



Average Household Size

\$45,151

Median Household Income

BUSINESS



7,849

Total Businesses



88,526

Total Employees

INCOME



\$45,151

Median Household Income



\$20,445

Per Capita Income



\$20,001

Median Net Worth

5-Mile Radius

KEY FACTS

312,376

Population

32.5

Median Age



Average Household Size

\$57,984

Median Household Income

BUSINESS



12,801

Total Businesses



141,772

Total Employees

INCOME



\$57,984

Median Household Income



\$25,231

Per Capita Income



\$55,103

Median Net Worth