



For Sale or Lease | Owner User with Income

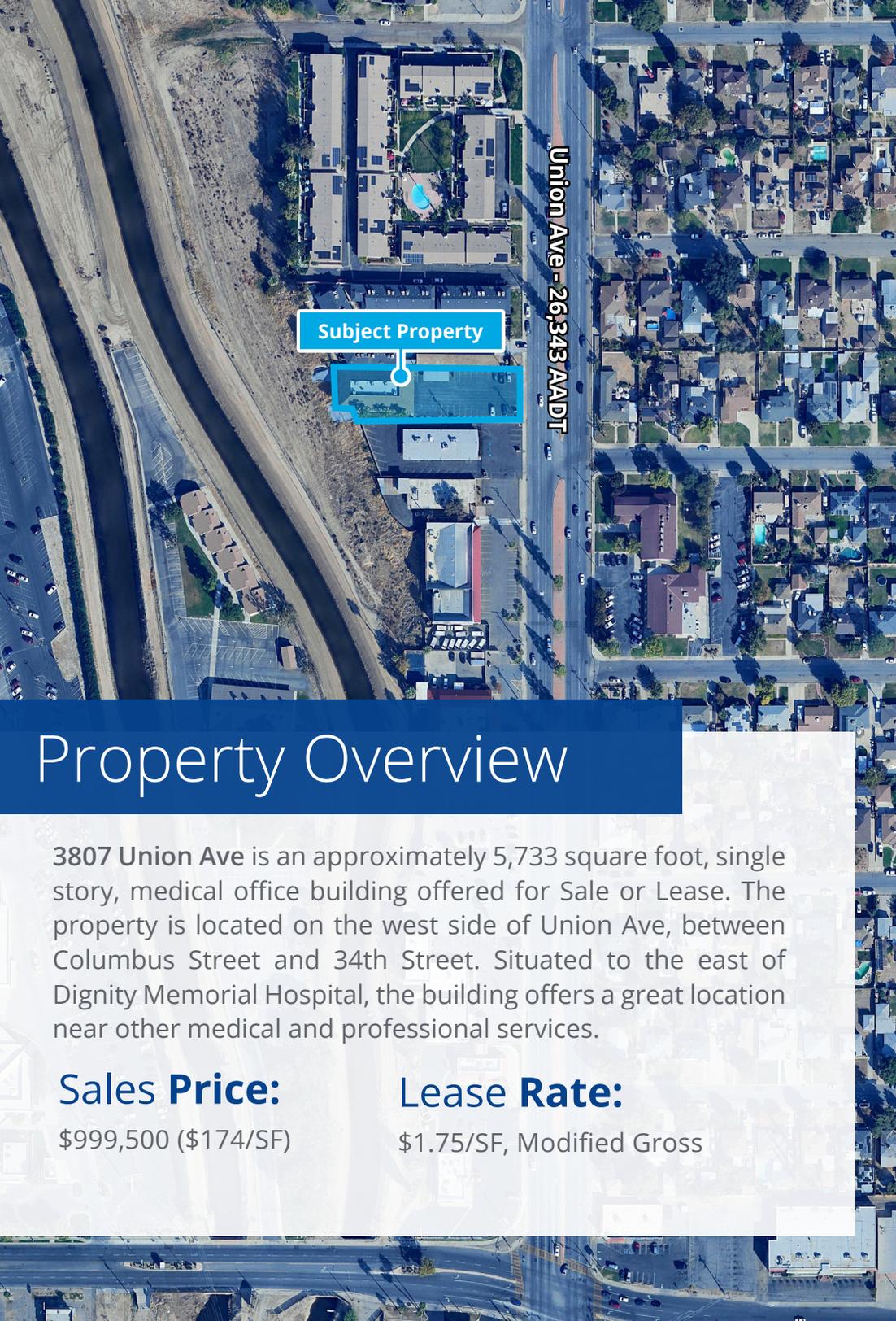
Medical Office Building ± 5,733 SF

3807 Union Ave | Bakersfield, CA 93305

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Subject Property

Union Ave - 26,343 AADT

Property Overview

3807 Union Ave is an approximately 5,733 square foot, single story, medical office building offered for Sale or Lease. The property is located on the west side of Union Ave, between Columbus Street and 34th Street. Situated to the east of Dignity Memorial Hospital, the building offers a great location near other medical and professional services.

Sales Price:

\$999,500 (\$174/SF)

Lease Rate:

\$1.75/SF, Modified Gross

Property Details:

- Total Building Size: +/- 5,733 SF
- **Suite A:** +/- 2,072 SF (36% of building), leased to Quest Diagnostics
- **Suite B:** +/- 3,661 SF, fully built-out medical clinic space with 8 exam/lab rooms, 3 private offices (with private restrooms), waiting room, office staff area, storage/file rooms, nursing station, and 3 additional restrooms (some rooms can be converted to additional exam rooms)
- Lot Size: +/- 25,264 SF total
- APN: 120-200-14
- Zoning: CO (Professional Office) – per City of Bakersfield
- Conventional medical office with exam rooms
- 31 onsite parking spaces (includes two ADA stalls) – 5.41 per 1,000 SF
- Signage available on Union Ave
- New ADA Path of Travel

Investment Highlights:

- Suite A is leased to Quest Diagnostics, the leading provider of diagnostic insights in the world, for a new five-year term that will commence on +/- January 1, 2026.
- Tenant/Leasing Opportunity: Suite B is available for lease to a tenant.
- Buyer Opportunity: For an owner user who will occupy Suite B, the Quest Diagnostics lease offers added security and income, which will offset some ownership expenses.
- Quest Diagnostics and the owner are both making a substantial investment in remodeling the Suite A.
- Well below replacement cost.
- Limited medical properties available.

Financial Summary

Property	3807 Union Ave
Total SF	5,733 SF
Occupied 2,072 SF (36%)	
Available 3,661 SF (64%)	
Lot Size	25,264 SF
No. of Parking Spaces	31
Offering Price	\$999,500
Price Per RBA Square Foot	\$174/sf
Rental Rate	\$1.75/SF, Modified Gross

*Lease and detailed financial information available upon receipt of confidentiality agreement



Interior Photos



Site Plan

Subject Address
3807 Union Ave

Parcel Numbers
120-200-14

Total Building Size
± 5,733 SF

Total Lot Area
± 25,264 SF

Year Built
1987 | Updated & remodeled

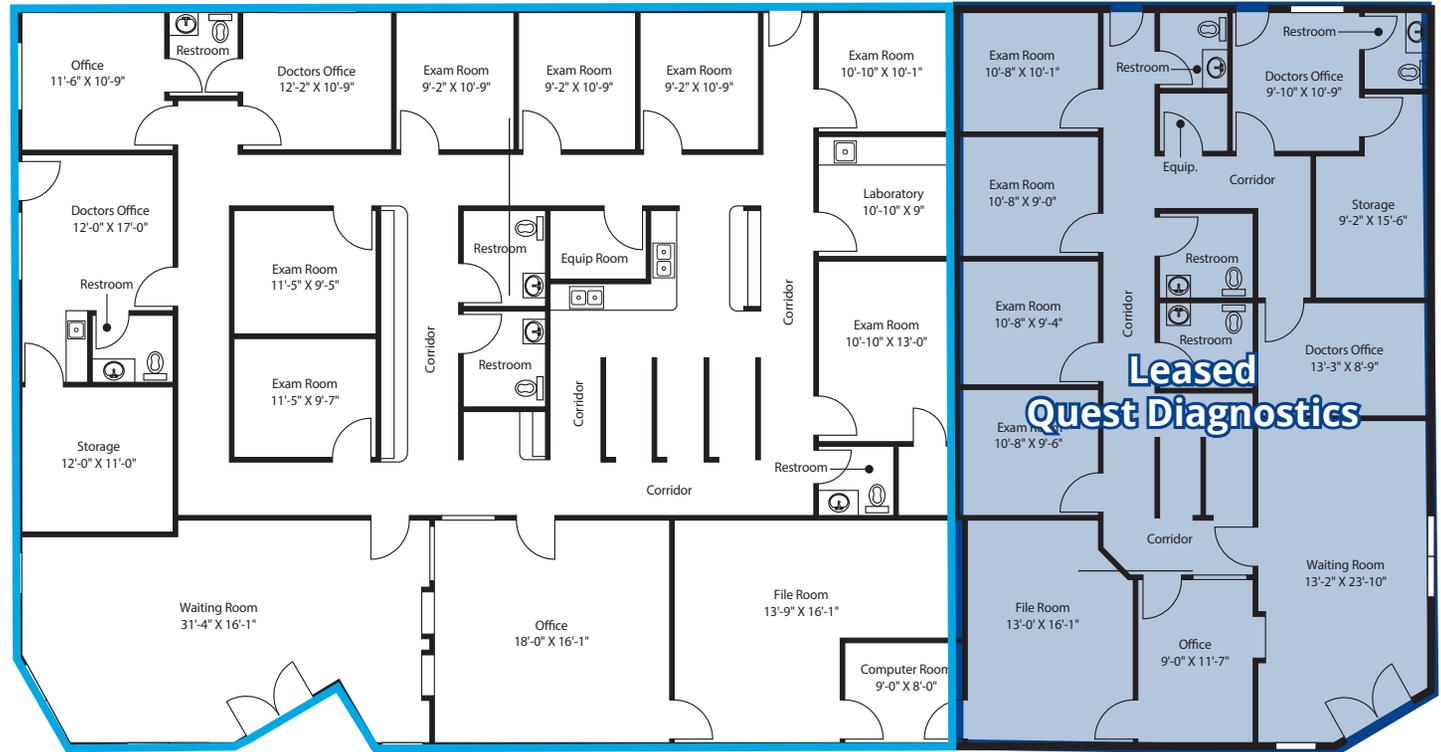
Current Zoning
(C-O) Professional Office

Parking
31 Total Spaces

Asking Price
\$999,500 (\$174/SF)

Lease Rate
\$1.75/SF, Modified Gross

Available Suite B: +/- 3,662 SF



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Aerial

Bakersfield Medical Group

Kaiser Permanente

Bakersfield American Indian Health Project

Millennium Surgery Center

Dimas Pharmacy

Dignity Health

RadNet

Subject Property

Kaiser Permanente

Memorial Urgent Care

Central California Pain Management

Nursing & Rehabilitation Center

Bakersfield Memorial Hospital

Post Acute Hospital

San Dimas Square Medical Association

Clinica Sierra Vista

34th St - 10,911 AADT

Union Ave - 26,343 AADT