

# Surgery Center With Attached Clinic

## AVAILABLE

## FOR SALE OR LEASE

### 2725 16th Street

Bakersfield, CA 93301

#### Property Features

- Rare availability of a fully accredited and operational surgery center
- Building totals approximately 6,676 SF (7,291 Gross SF per public record)
- AAAHC accredited and Medicare certified
- Central Bakersfield location near Mercy Hospital
- Equipment and Furniture available at additional cost



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.



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## Aerial Site Photo

2725 16th Street - Bakersfield, CA

### Offering

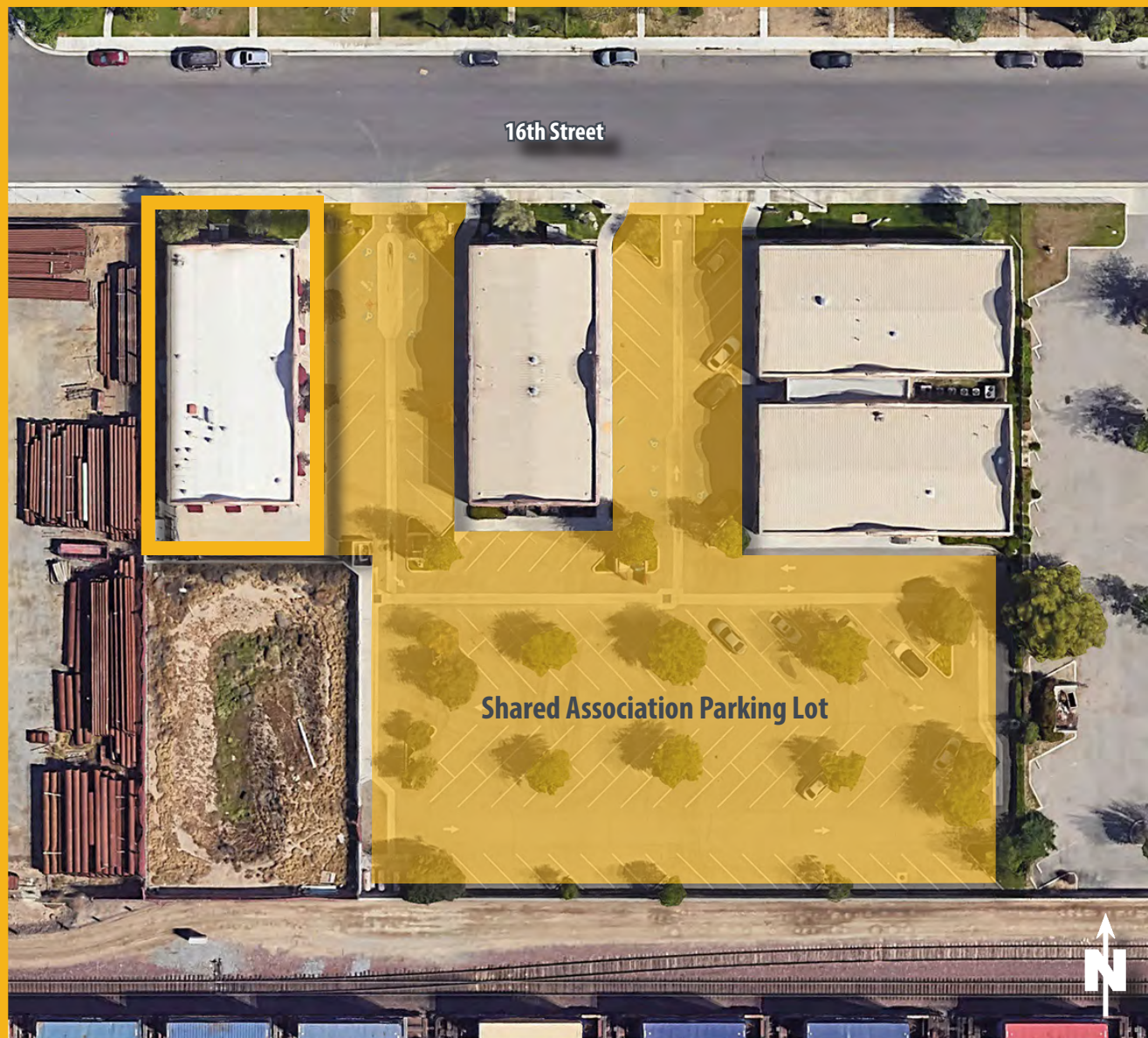
- Fully operational and accredited surgery center available for lease or sale
- Building totals approximately 6,676 SF
- **Sale Price**     **\$2,100,000**
- **Lease Price**    **\$3.75 PSF NNN**
- Ground floor space of 4,900 SF (includes medical office and 2,139 SF of surgery center space)
- Second floor space of 1,776 SF (general office space)
- Shared parking within an association
- Furniture and Equipment available (at additional cost)

### Property Details

- **Size**            6,676 SF
- **APN**            004-150-10  
Common area parking parcel is 001-150-14
- **Zoning**         M-1, City of Bakersfield
- **Year Built**     2009
- **Parking**       38 stalls

### Property Highlights

- Rare availability of a fully accredited and operational surgery center
- Accreditation Association for Ambulatory Health Care (AAAHC) accredited
- Medicare certified
- Central Bakersfield location near Mercy Hospital
- Convenient access to all parts of Bakersfield via Highway 99, Highway 178 and the Westside Parkway



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## Property Aerial

2725 16th Street • Bakersfield, CA



# Surgery Center With Attached Clinic Available For Sale Or Lease

## First Floor Plan

2725 16th Street • Bakersfield, CA



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

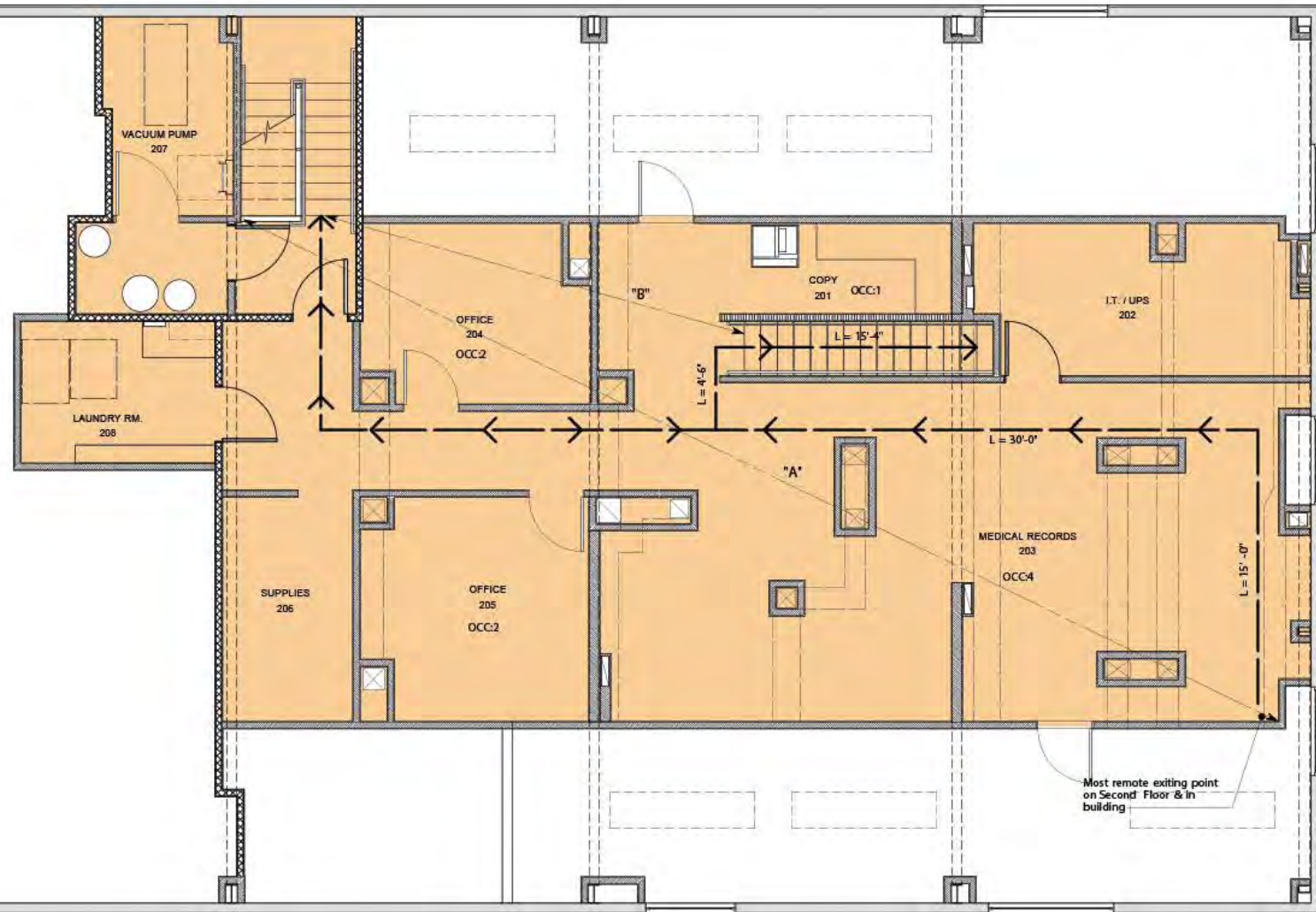


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## Second Floor Plan

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## Property Photos

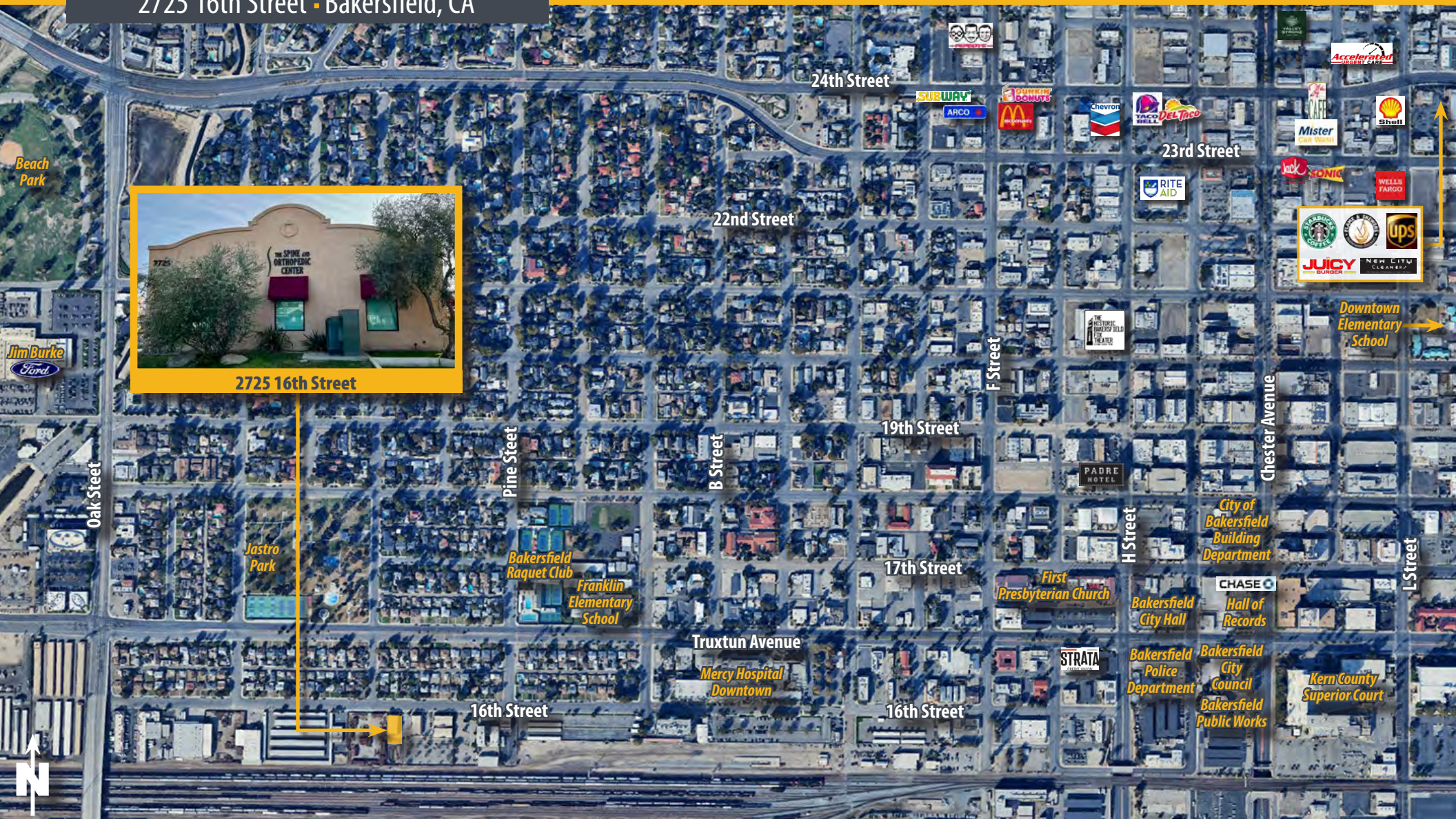
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## Downtown Aerial Photo

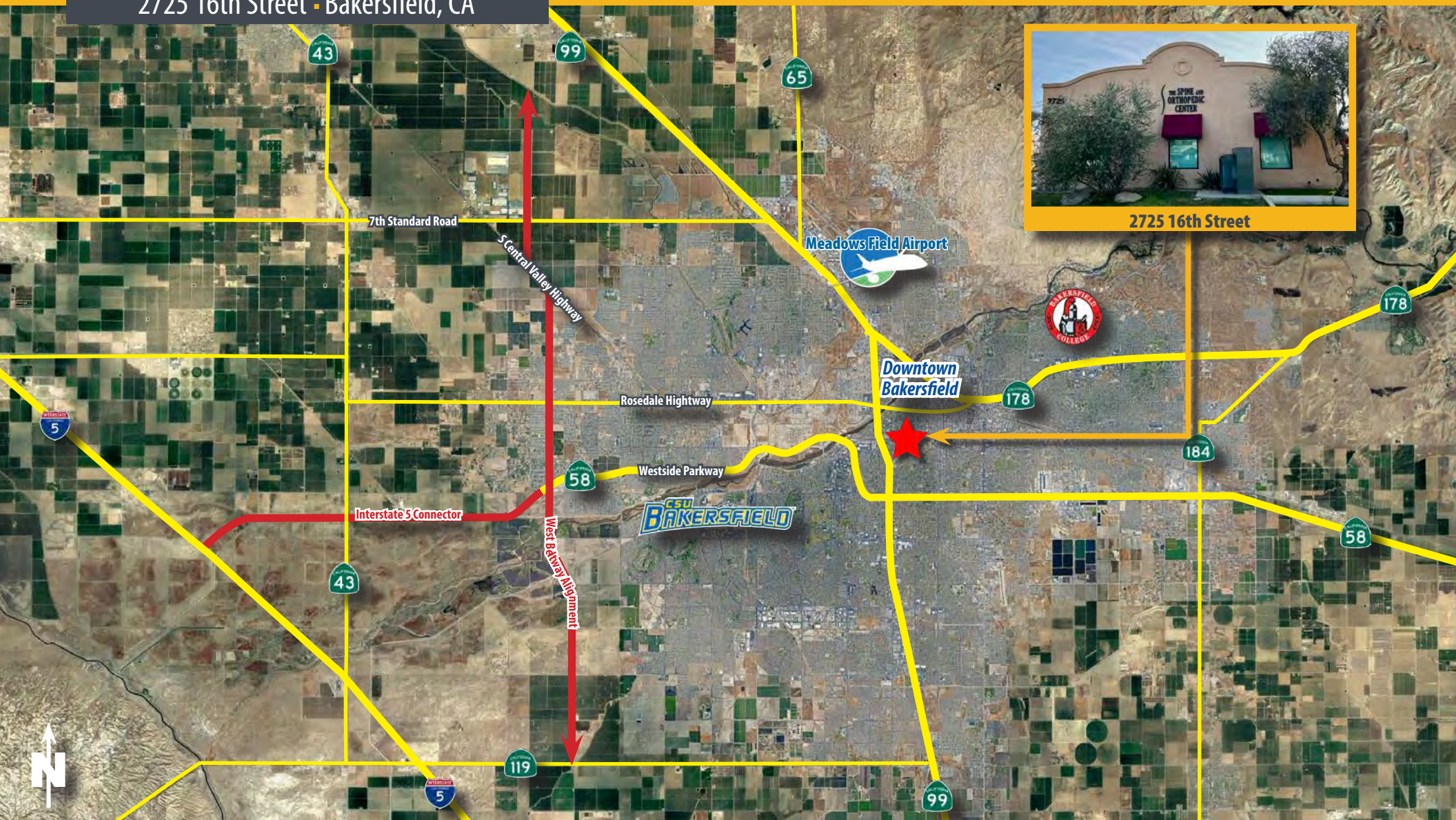
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## Bakersfield Area Roadways

2725 16th Street - Bakersfield, CA



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## **Kern County At A Glance**

2725 16th Street • Bakersfield, CA

# **KERN COUNTY** *At A* **GLANCE**

## **LARGEST ECONOMY** *IN THE SAN JOAQUIN VALLEY*

**#2** in Agricultural  
Production  
Nationwide



**#3** in Economic  
Diversity  
Nationwide

**#4** in STEM  
Jobs  
Nationwide

**OVER 50** MAJOR DISTRIBUTION  
CENTERS



## **THE ENERGY CAPITAL OF CALIFORNIA**

*Largest Provider of Oil & Renewable Energy in the State*

**70%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.

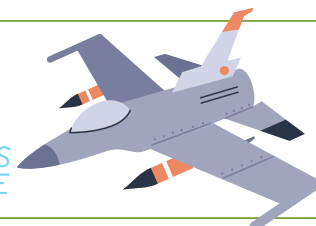


**2<sup>ND</sup>** Largest  
Solar Farm  
in the U.S.



**#7** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



KERN COUNTY, *California*, WHERE BUSINESS IS BOUNDLESS



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