

Freestanding Medical Office

AVAILABLE

FOR SALE OR LEASE

1711

28th Street

Bakersfield, CA 93301

Property Details

- **Available Space** ±4,802 SF (Divisible to ±2,400 SF)
- **Zoning** C-1 (Neighborhood Commercial), City of Bakersfield
- **Construction** Wood Frame
Built in 1955
Renovated in 2019
- **APN** 001-232-07
- **Lease Rate** Demised 2,400± SF
\$1.55 PSF/
Mo. Modified Gross
4,802± SF - **\$1.40 PSF/**
Mo. Modified Gross
- **Sale Price:** **\$945,000**

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Property Information & Floor Plan

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Improvements

- Sixteen (16) Exam Rooms
- Six (6) ADA Restrooms
- Reception
- Nurses station
- Three (3) Private Offices
- Two (2) lobbies/waiting areas
- Break area
- 5 points of ingress/egress

Utilities

- **Electric** PG&E
- **Gas** PG&E
- **Sewer** City of Bakersfield
- **Water** California Water Service
- **Trash** City of Bakersfield
- **Telecommunications** AT&T or Spectrum

Property Features

- Turn-key freestanding medical office building with recent interior upgrades in Downtown Bakersfield within walking distance of Adventist Health's downtown hospital campus
- Abundant on-site parking within the Westchester Parking Association and street parking available
- Efficient layout with sixteen (16) exam rooms and six (6) ADA restrooms
- Close proximity to Adventist Health Hospital, Memorial Hospital, Mercy Hospital Downtown, Kaiser Permanente medical offices, restaurants, and many government offices
- Centrally located with easy access to Highway 178, Highway 99, and the Westside Parkway offering convenient routes to all areas of Bakersfield
- Downtown Bakersfield and "Old Town Kern" is experiencing a phase of revitalization and new investment from local and out-of-area users and investors
- Limited inventory of similar product available



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Interior Property Photos

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Property Photos

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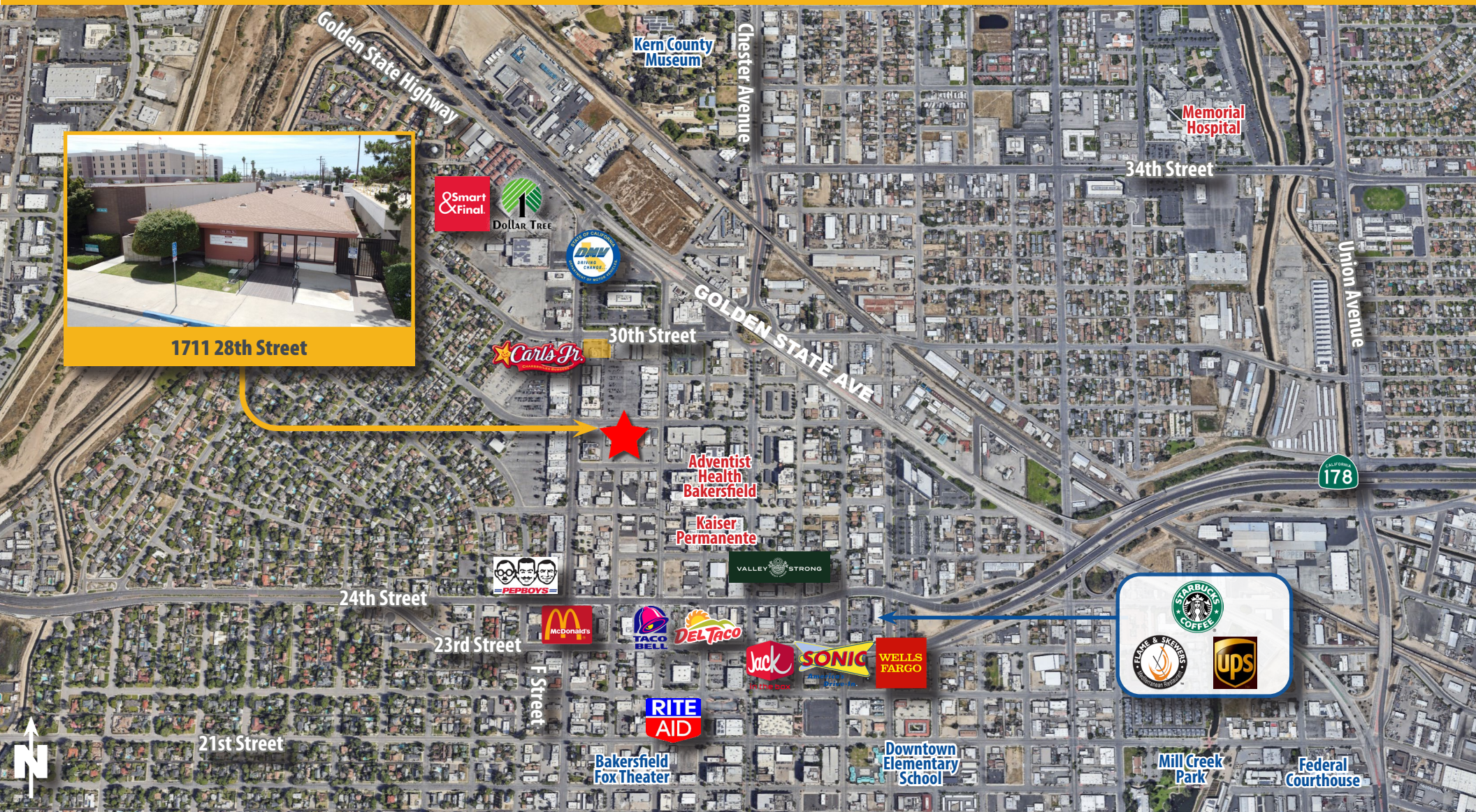


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Downtown Aerial Location Map

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Bakersfield Location Map

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1711 28th Street



Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,454	124,135	296,921
Total Households	4,063	39,679	95,249
Average Household Income	\$71,402	\$66,093	\$82,383
Employees	18,297	61,095	107,665
Business	1,865	6,276	10,862



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Kern County At A Glance

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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.

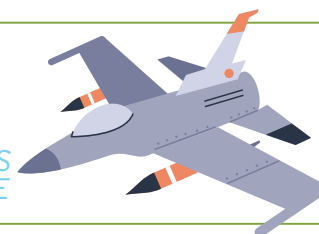


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

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



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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