

# Retail Space **AVAILABLE** FOR LEASE

**3250**  
**Coffee Road**  
Bakersfield, CA

## Property Details

- 3,001 SF of improved space available on the north end cap
- Neighboring pad users include Raising Cane's and Buffalo Wild Wings
- Building tenants include F45 and Sola Salons
- Prominent Northwest Bakersfield location at Coffee Road and Downing Ave

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**Matthew E. Starr, SIOR, CCIM** ▪ Principal ▪ 661 616 3570 ▪ matthew@asuassociates.com ▪ CA RE #01367855  
**Scott A. Underhill, CRX, SCLS** ▪ Principal ▪ 661 706 9312 ▪ scott@asuassociates.com ▪ CA RE #00785728  
**Jonathon L. Ortiz** ▪ Associate ▪ 661 885 6948 ▪ jonathon@asuassociates.com ▪ CA RE #02069258  
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax



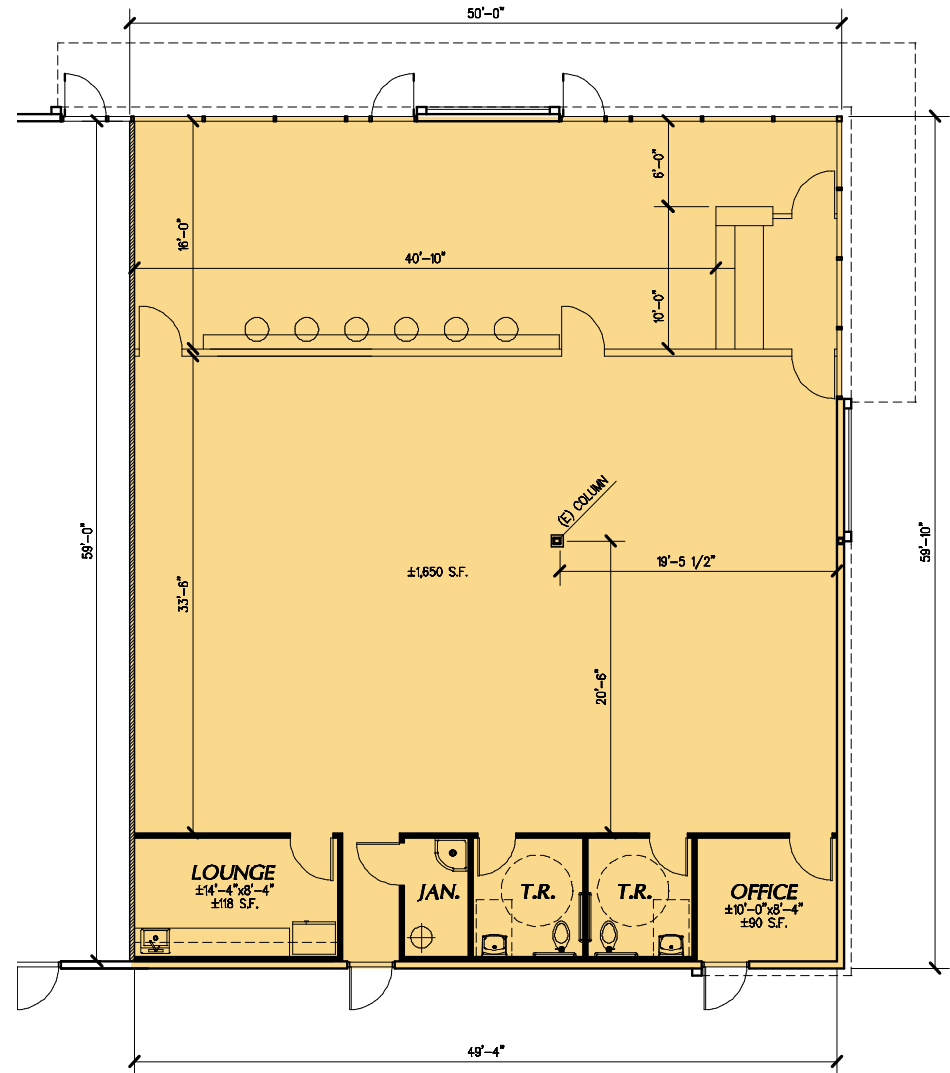
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## Availability

3250 Coffee Road - Bakersfield, CA

### Offering Terms

- **Space Size** 3,001 Square Feet (Divisible to 1,500 SF)
- **Retail Rate** Contact listing agent for rate details
- Fully improved space
- Prohibited uses include restaurant or office/medical uses

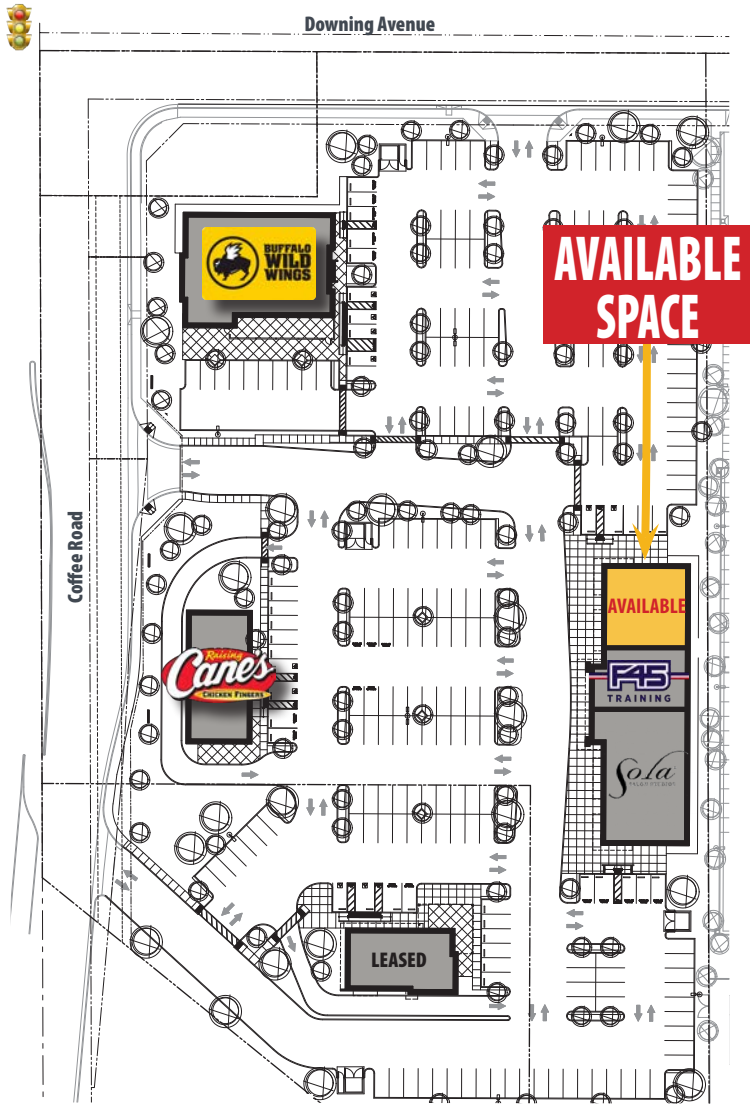


\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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## Site Plan

3250 Coffee Road - Bakersfield, CA



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# Retail Space Available For Lease

## Aerial Site Plan

3250 Coffee Road - Bakersfield, CA



**AVAILABLE SPACE**



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# Retail Space Available For Lease

Aerial Photo

3250 Coffee Road - Bakersfield, CA



**AVAILABLE SPACE**

**LEASED**



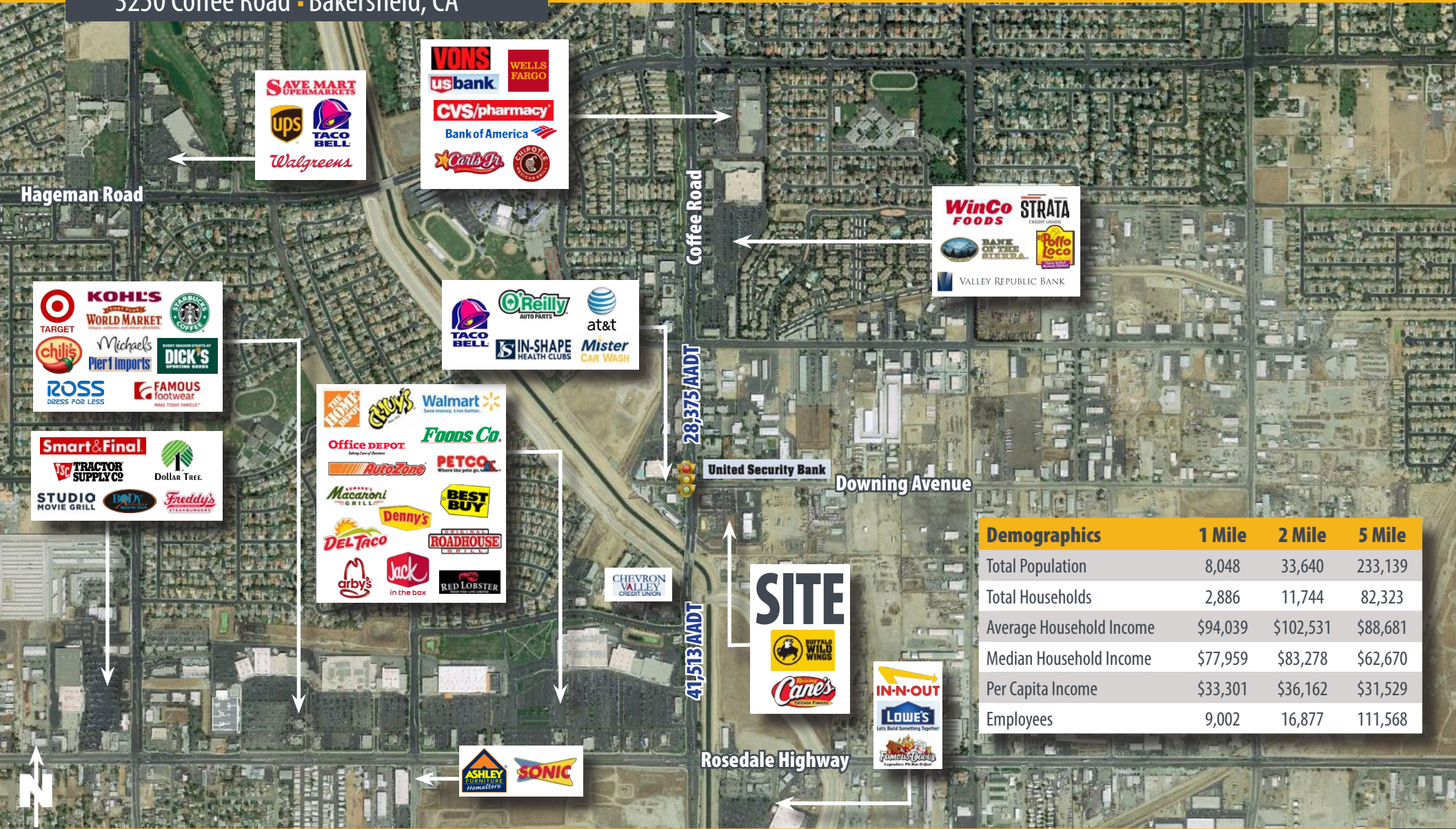
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## Aerial Site Map

3250 Coffee Road - Bakersfield, CA



Demographics	1 Mile	2 Mile	5 Mile
Total Population	8,048	33,640	233,139
Total Households	2,886	11,744	82,323
Average Household Income	\$94,039	\$102,531	\$88,681
Median Household Income	\$77,959	\$83,278	\$62,670
Per Capita Income	\$33,301	\$36,162	\$31,529
Employees	9,002	16,877	111,568