

**FOR LEASE
COMMERCIAL FLOOR IN THE FRONT AND
RESIDENTIAL AT THE BACK**



ADDRESS: 1313 BRUNDAGE LN, BAKERSFIELD, CA 93304


**FOR LEASE
\$5,000/ MONTH**



AT A GLANCE

COMMERCIAL AND RESIDENTIAL PROPERTY FOR LEASE

**AMAZING
LEASE
OPPORTUNITY**

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	19,949	140,026	334,126
MEDIAN HH INCOME	\$41,882	\$46,042	\$54,095
AVERAGE HH INCOME	\$65,868	\$63,370	\$75,256



ABOUT

COMMERCIAL AND RESIDENTIAL PROPERTY FOR LEASE

**AMAZING
LEASE
OPPORTUNITY**



LOT SIZE
9,147 SQ FT
BUILDING AREA
1,850 SQ FT

FOR LEASE
\$5,000 / Month



ABDUL JOBAH, CCIM
DRE: #01463742
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AJOBAH@JOBACRI.COM

MUADH SAED
DRE: #02079370
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MSAED@JOBACRI.COM

SALAH JOBAH
DRE: #01920825
CELL: 661-200-9499
SJOBACRI@JOBACRI.COM



**COMMERCIAL
& RESIDENTIAL**



**140,026
3 Mile**



**KERN
COUNTY**



**14,400
ADTV**



AT A GLANCE

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For Lease: Prime Commercial & Residential Property at 1313 Brundage Ln, Bakersfield, CA 93304

Seize this incredible opportunity to lease a versatile commercial and residential property in a high-traffic location! This property offers **prime commercial space at the front** and **residential units at the back**, making it ideal for a variety of business and investment opportunities.

Key Highlights:

- ✓ **Lease Rate:** \$5,000/month (entire property)
- ✓ **High Visibility & Traffic:** 14,400 ADTV
- ✓ **Strong Demographics**
- ✓ **Strategic Location:** Excellent access to major roads, businesses, and residential communities

Perfect for **retail, office, service businesses, or live-work opportunities**, this property provides both **business exposure and residential convenience** in a well-established neighborhood.

Don't miss out—contact us today to schedule a viewing! 🚀



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PICTURES

COMMERCIAL AND RESIDENTIAL PROPERTY FOR LEASE

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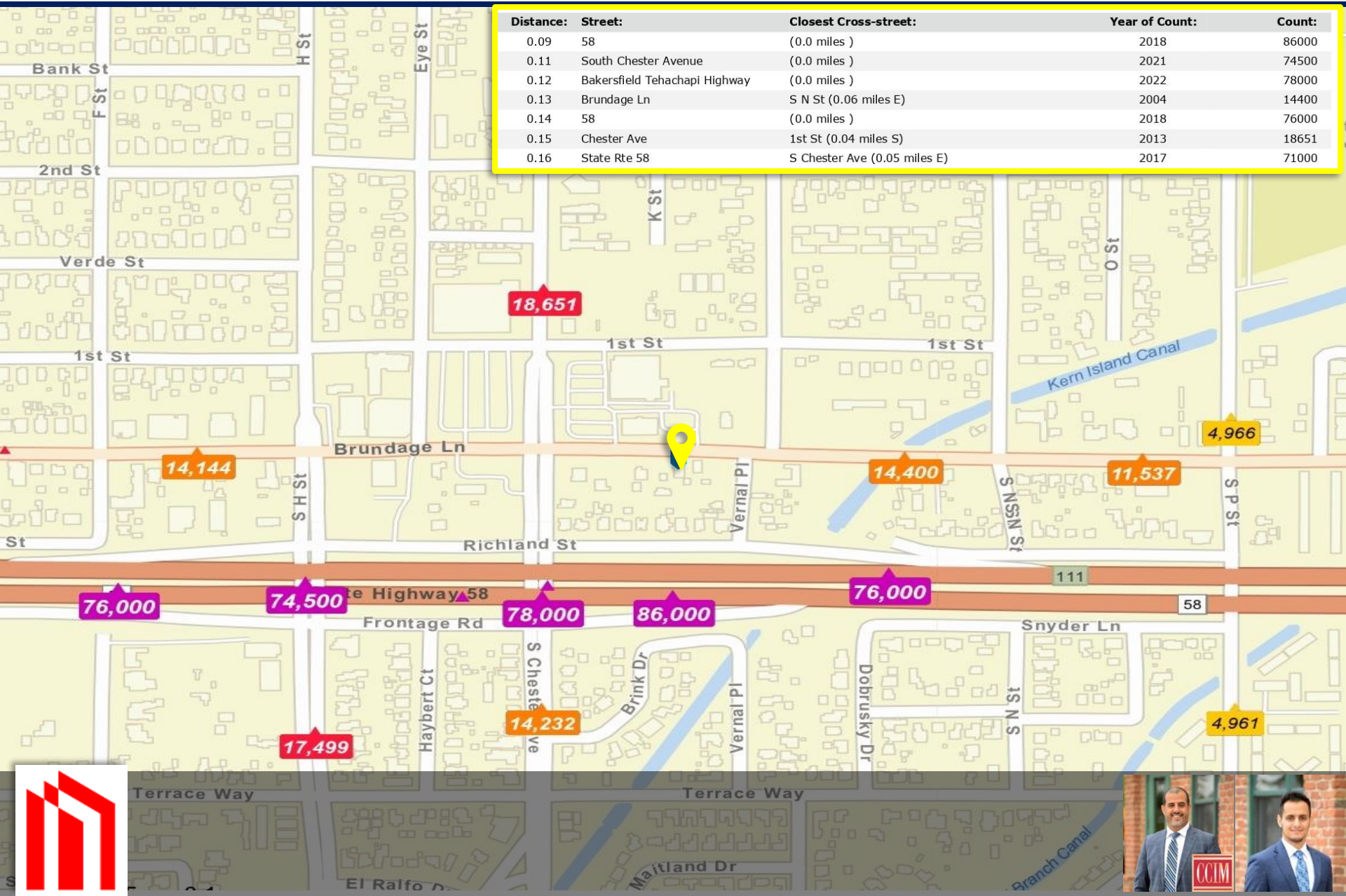


TRAFFIC COUNT

COMMERCIAL AND RESIDENTIAL PROPERTY FOR LEASE

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.09	58	(0.0 miles)	2018	86000
0.11	South Chester Avenue	(0.0 miles)	2021	74500
0.12	Bakersfield Tehachapi Highway	(0.0 miles)	2022	78000
0.13	Brundage Ln	S N St (0.06 miles E)	2004	14400
0.14	58	(0.0 miles)	2018	76000
0.15	Chester Ave	1st St (0.04 miles S)	2013	18651
0.16	State Rte 58	S Chester Ave (0.05 miles E)	2017	71000

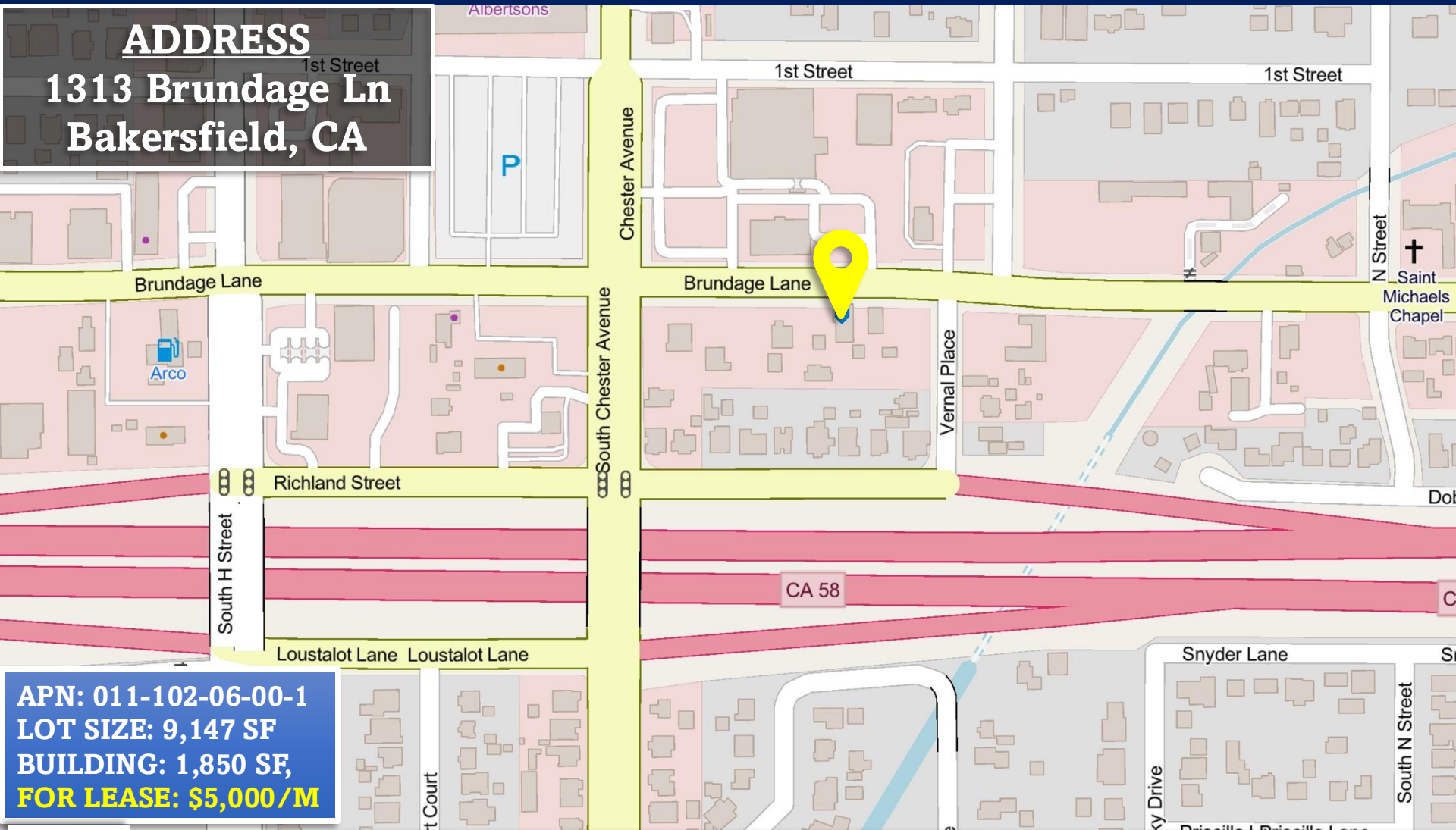


OPEN STREET MAP

COMMERCIAL AND RESIDENTIAL PROPERTY FOR LEASE

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ADDRESS
1313 Brundage Ln
Bakersfield, CA



APN: 011-102-06-00-1
LOT SIZE: 9,147 SF
BUILDING: 1,850 SF,
FOR LEASE: \$5,000/M



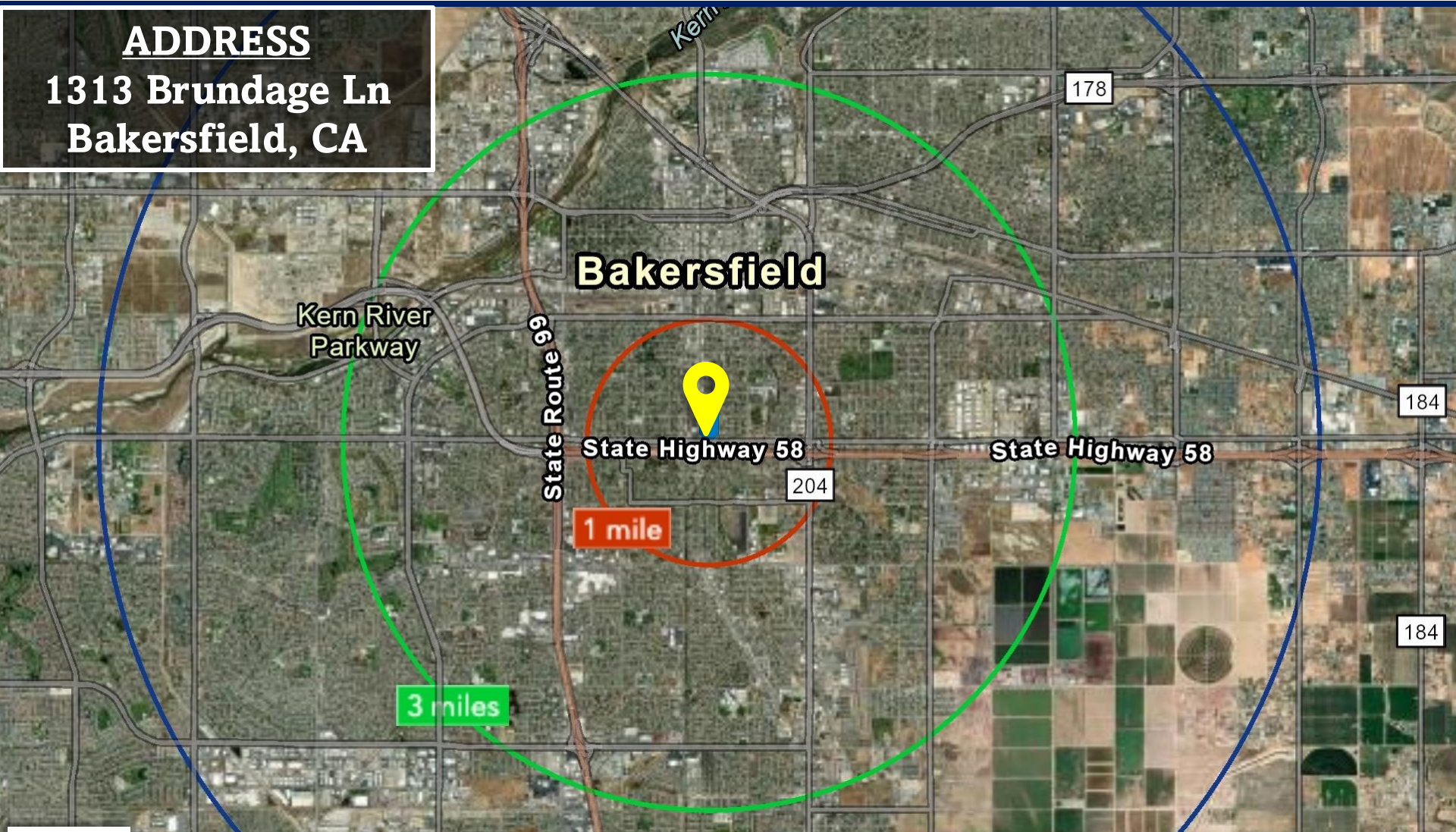
AERIAL ZOOM OUT

COMMERCIAL AND RESIDENTIAL PROPERTY FOR LEASE

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ADDRESS

**1313 Brundage Ln
Bakersfield, CA**



OUR TEAM

COMMERCIAL AND RESIDENTIAL PROPERTY FOR LEASE

**AMAZING
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OPPORTUNITY**



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DISCLAIMER

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