



FOR LEASE



PACIFIC
COMMERCIAL REALTY ADVISORS

PARK PLAZA

1811 Oak St, Bakersfield, CA

**1,400sf 1,750sf,
2,419sf & 2,600sf
Available
(can be combined)**

PROPERTY HIGHLIGHTS

1,400sf, 1,750sf, 2,419sf & 2,600 former salon available,
can be combined for 8,169sf

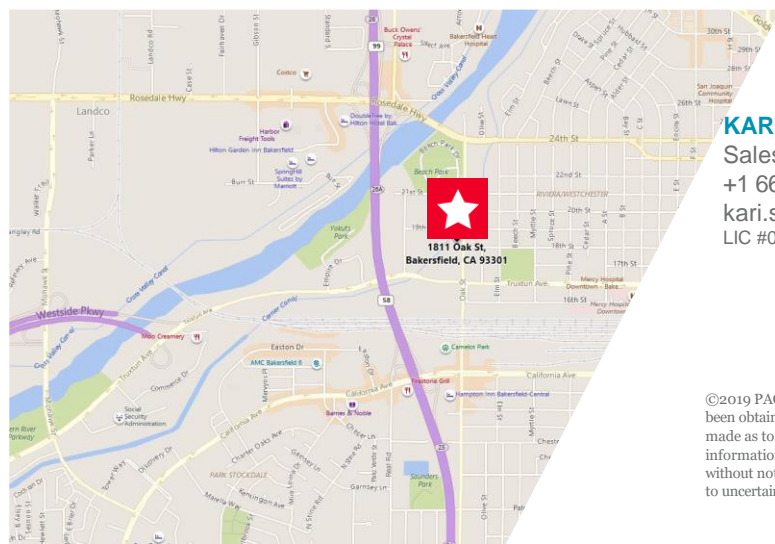
Easy access to all areas of town via
Highway 99, Truxtun Extension,
24th Street, California Avenue

Ample Parking

Good visibility on Oak Street

30,502 cars per day on
Oak Street

**\$1.85/sf/mo
NNN**



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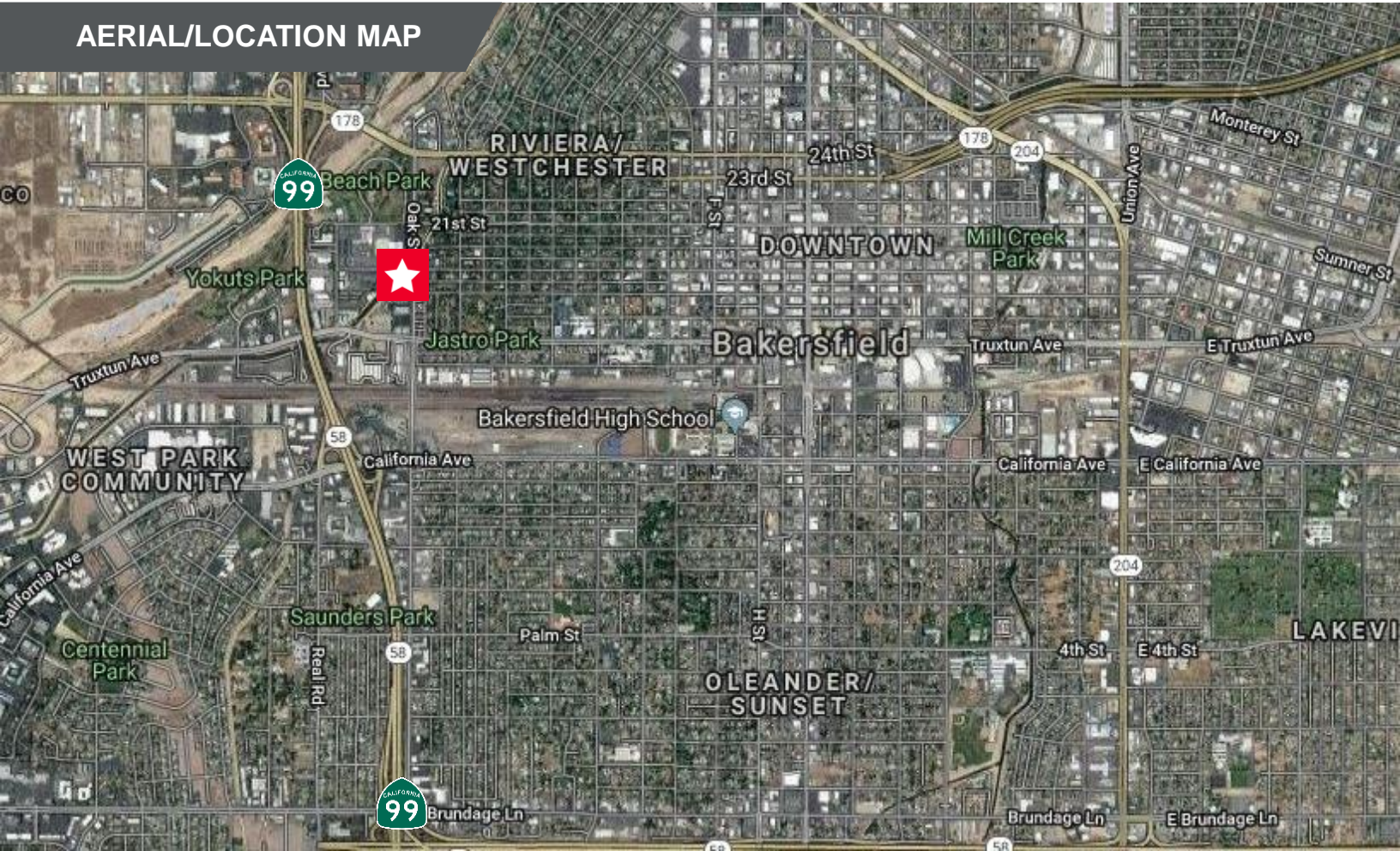
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PARK PLAZA

1811 Oak Street, Bakersfield, CA



AERIAL/LOCATION MAP



Demographics

	1 Mile	3 Mile	5 Mile
Population	7,809	110,424	313,343
AVG. HH Income	\$74,282	\$53,411	\$67,318
Daytime Population	17,983	85,839	142,383

Traffic Counts

Oak Street	30,503 ADT
19 th Street	2,160 ADT
18 th Street	3,276 ADT

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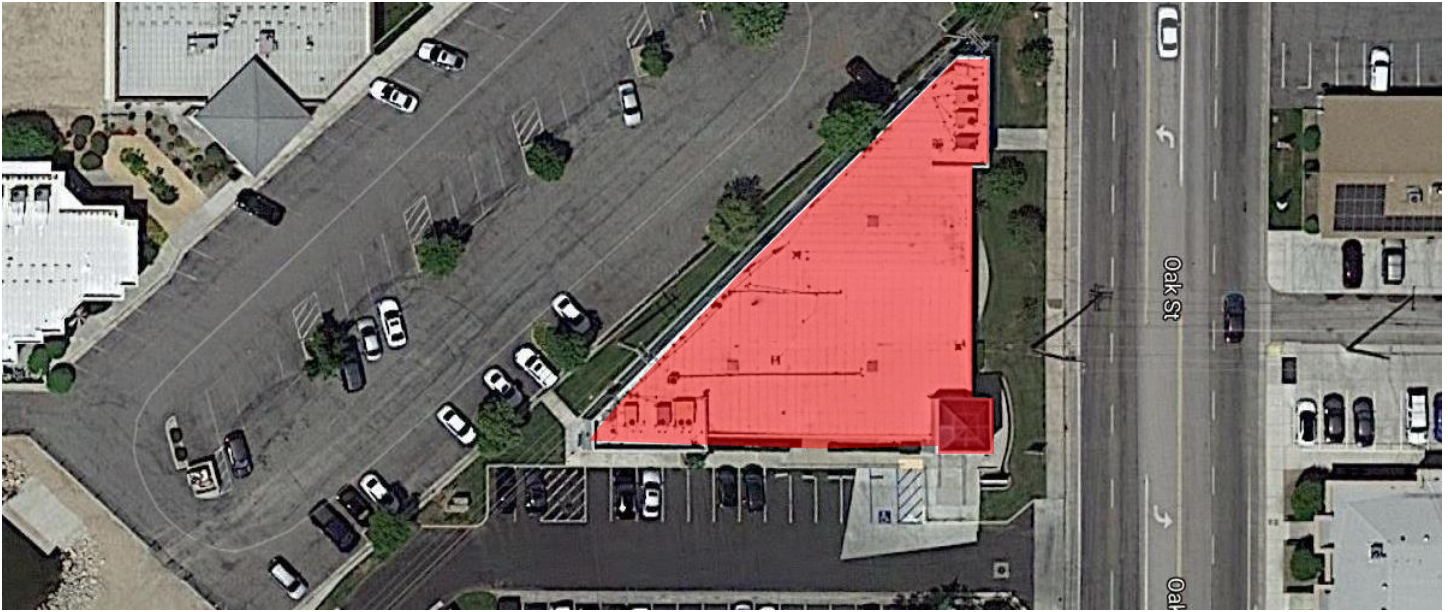
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PROPERTY PHOTOS



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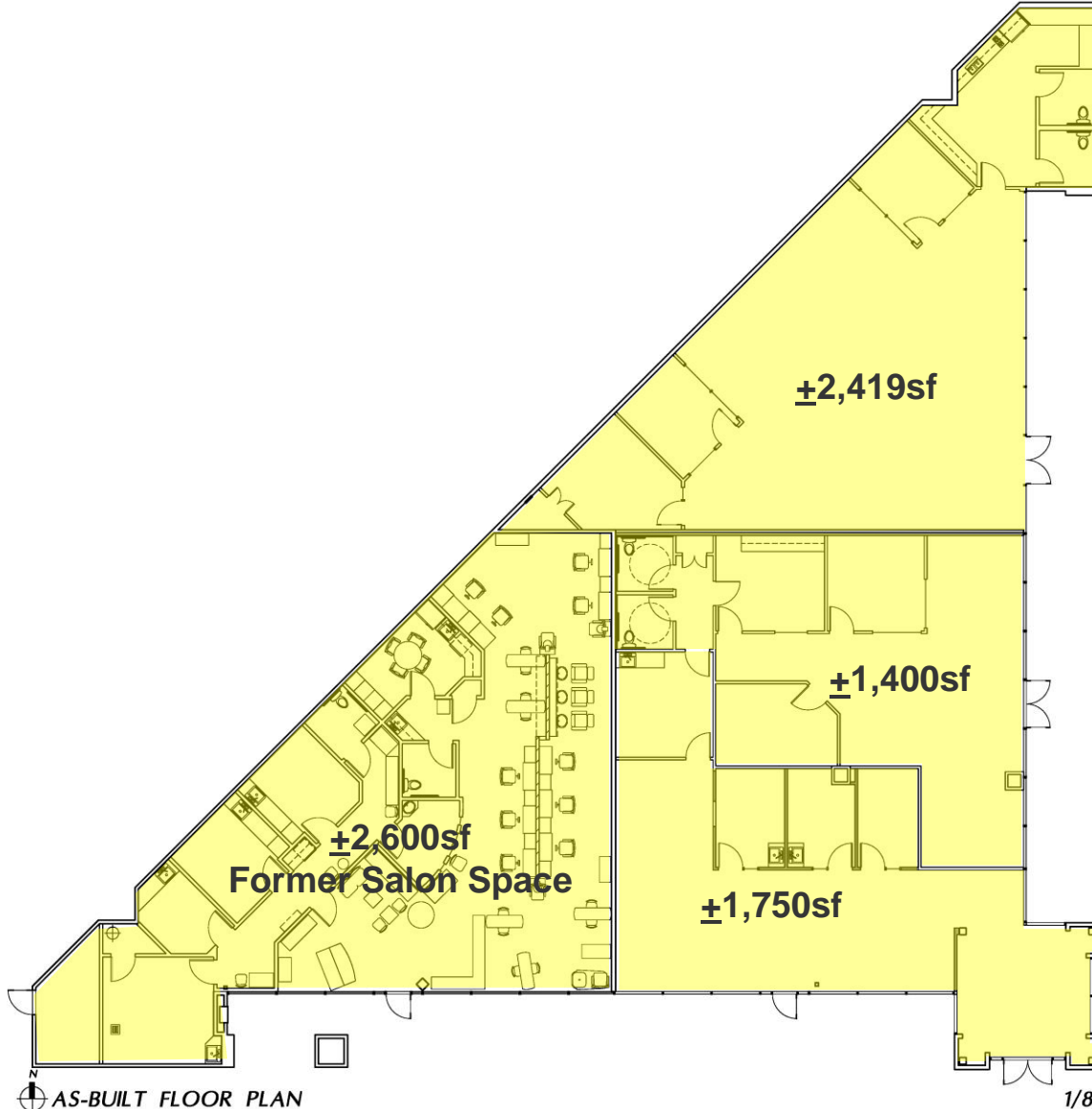
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MARKETING DIAGRAMS
AS-BUILT

1811 OAK STREET
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
4-24-18	OWNER REVIEW

REVISION	DESCRIPTION

JOB	S&R1
CP	JXL
PM	GJF

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