



FOR LEASE  
DOWNTOWN BUILDING



**1921**  
**24TH**  
**STREET**  
BAKERSFIELD, CA 93301

## PROPERTY HIGHLIGHTS

- High Visibility Location
- Located in the High Traffic 23rd & 24th Street
- Near major banks, retail, County, City buildings, and restaurants in Downtown Bakersfield.
- Center of redevelopment
- Close proximity of Mercy, Adventist Health Hospital & other medical offices
- 23rd and 24th Streets are the primary east/west arterial connecting Highway 99 to Highway 178, and north and south Bakersfield.
- Available Space : ±2,500 RSF to ±5,000 RSF
- **Asking Rent: \$1.24/SF/NNN**

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# DEMOGRAPHICS

1921 24th Street

1921 24th St Bakersfield, CA 93301	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,188	128,168	311,921
2028 Projected Population	9,304	131,870	322,146
2020 Census Population	9,273	126,246	307,039
2010 Census Population	8,453	119,998	291,179
Projected Annual Growth 2023 to 2028	0.3%	0.6%	0.7%
Historical Annual Growth 2010 to 2023	0.7%	0.5%	0.5%
2023 Median Age	33.3	30.3	31.1
<b>Households</b>			
2023 Estimated Households	3,826	42,745	104,114
2028 Projected Households	3,924	44,583	108,890
2020 Census Households	3,794	41,488	101,120
2010 Census Households	3,534	39,430	95,603
Projected Annual Growth 2023 to 2028	0.5%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	46.1%	38.0%	40.6%
2023 Estimated Black or African American	11.6%	10.0%	8.5%
2023 Estimated Asian or Pacific Islander	3.0%	2.3%	3.5%
2023 Estimated American Indian or Native Alaskan	1.7%	2.2%	2.0%
2023 Estimated Other Races	37.7%	47.6%	45.4%
2023 Estimated Hispanic	47.9%	61.2%	58.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$72,975	\$60,059	\$75,147
2023 Estimated Median Household Income	\$51,963	\$46,628	\$59,355
2023 Estimated Per Capita Income	\$30,930	\$20,336	\$25,264
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	6.2%	15.5%	13.5%
2023 Estimated Some High School (Grade Level 9 to 11)	10.2%	14.9%	12.0%
2023 Estimated High School Graduate	30.0%	30.5%	29.9%
2023 Estimated Some College	22.5%	22.0%	22.3%
2023 Estimated Associates Degree Only	8.5%	6.0%	7.0%
2023 Estimated Bachelors Degree Only	15.2%	7.5%	9.9%
2023 Estimated Graduate Degree	7.3%	3.6%	5.4%
<b>Business</b>			
2023 Estimated Total Businesses	2,067	6,407	11,346
2023 Estimated Total Employees	19,559	62,459	110,315
2023 Estimated Employee Population per Business	9.5	9.7	9.7
2023 Estimated Residential Population per Business	4.4	20.0	27.5

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# THE LOCATION

2019 21st Street





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