



For Lease | +/- 1,693 - 3,073 SF
Freestanding Dental/Medical
Office & Retail Building

3726 Coffee Rd | Bakersfield, CA 93308

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Property Highlights:

- An approximately 3,073 SF, two tenant, freestanding, medical office & retail building.
- Suite A is approximately 1,693 SF and is a fully improved dental suite. Ideal for dentist or medical user.
- Suite B is approximately 1,380 SF with an open floor plan. Ideal for Suite A expansion space or retail user.
- Units are separately metered plus meter for common area utilities.
- Prime northwest location.
- Coffee Road frontage provides building and signage exposure.
- Plenty of onsite parking. Fifteen (15) total parking stalls that includes one (1) ADA parking stall.
- Located near amenities such as restaurants, retail, medical and office users.
- Year Built: 2003
- Zoned M-3

Lease Rate:
\$2.50/PSF MG

Available:
Suite A: +/- 1,693 SF
Suite B: +/- 1,380 SF
**Both spaces can be combined for a total of +/-3,073 SF*

Property Overview:

3726 Coffee Rd. is an approximately 3,073 SF, two tenant, freestanding, dental/medical and retail building being offered for Lease. The property is conveniently located in the northwest just off the SEC of Coffee Rd. and Meany Ave. Suite A is fully improved as a dental office and would be ideal for a dentist or medical professional. Suite B provides an open-floor plan that could be used for expansion space to Suite A or ideal for a retail user.

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3726 Coffee Rd

Floor Plan



Suite A
+/- 1,693 SF

Suite B
+/- 1,380 SF

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3726 Coffee Rd

Exterior Photos



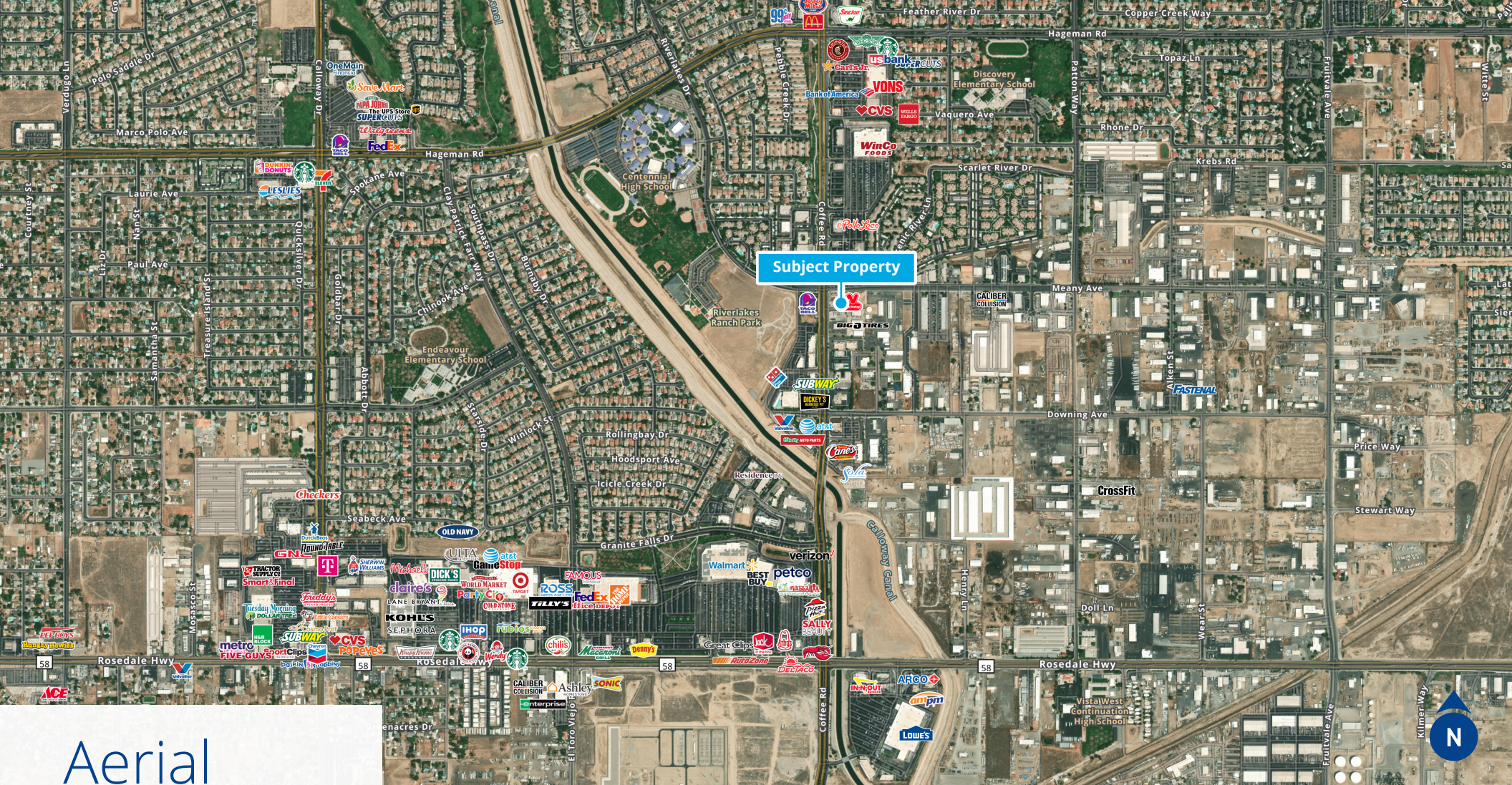
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3726 Coffee Rd

Interior Photos - Suite A



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Aerial

Demographics



Population

1 Mile: 9,103
3 Mile: 76,894
5 Mile: 233,408



Daytime Population

1 Mile: 15,899
3 Mile: 94,908
5 Mile: 264,844



Businesses

1 Mile: 853
3 Mile: 4,410
5 Mile: 11,589



Median Age

1 Mile: 34.4
3 Mile: 36.2
5 Mile: 34.9



Households

1 Mile: 3,424
3 Mile: 26,576
5 Mile: 82,193



Average HH Income

1 Mile: \$121,592
3 Mile: \$122,917
5 Mile: \$107,511