

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR SALE

\$800,000

Executive Suites

1603 California Ave, Bakersfield



MOTIVATED SELLER

PRICED TO SELL FAST

MARCUS DUARTE • Agent/Associate •

MDuarte@cvcbrokers.com

CA RE #01972531 • 661.404.4090 Office •

930 Truxtun Ave., Suite 101 Bakersfield, CA 93301

HENRY E. MENDEZ, JR. • Broker/ Principal •

hmendez@cvcbrokers.com • CA RE #01127054 CA Broker DRE
#02084340 • 661.404.4090 Office •

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FOR SALE

1603 California Ave, Bakersfield

PROPERTY DETAILS

1603 California Ave is a free-standing multi-tenant building centrally located on the corner of Eye Street and California Avenue in the Downtown Bakersfield Business Corridor. The building is located near city and county administrative offices, courts, hall of records, Bakersfield Police Department, banks, various law offices, insurance offices, many local and national eateries.

AVAILABILITY

130 SF – 334 SF office suites

LEASE TYPE

Multi-Tenant
Gross

SITE HIGHLIGHTS

- 11 shared onsite parking stalls
- Ample street parking
- Centrally located
- Conference room available
- Break Room
- New Silicone roof
- 10 Year Warranty



APN#

009-011-04

BUILDING SIZE

8,409 SF

AVAILABLE SPACE SIZE

130 SF – 260 SF

BUILDING ROSTER

SUITE

101
103
105
107 & 107 ½
108 & 110

109 & 111
112
113
114
115
116
117
119,120,121
122,123,124
126,127,129
133
134
135

136
137
138 & 140
139
142
143 & 143 ½
145
147
149

TENANT

VACANT
Marlon Meneses
Occupied
VACANT
Advanced Legal Process
Services
Administration Office
Occupied
VACANT
Administration Office
Occupied
Occupied
VACANT
Julie's Beauty Salon
Julie's Beauty Salon
Julie's Beauty Salon
Occupied
VACANT
One Time Insurance
Services, Inc.
VACANT
Occupied
VACANT
VACANT
Rio Counseling Center
VACANT
Taxes
Antonio E. Flores
Solar – Keener Bullock

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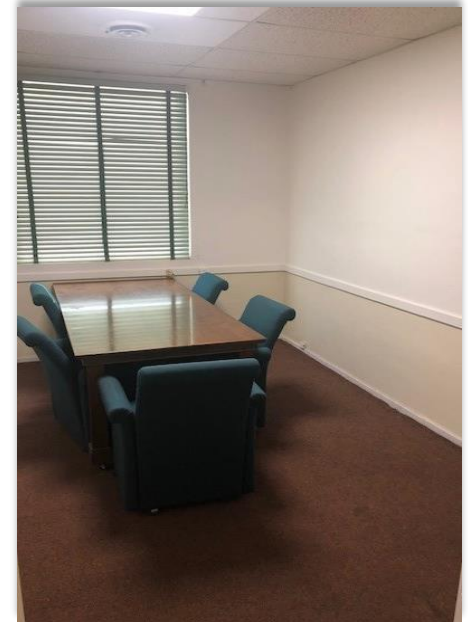
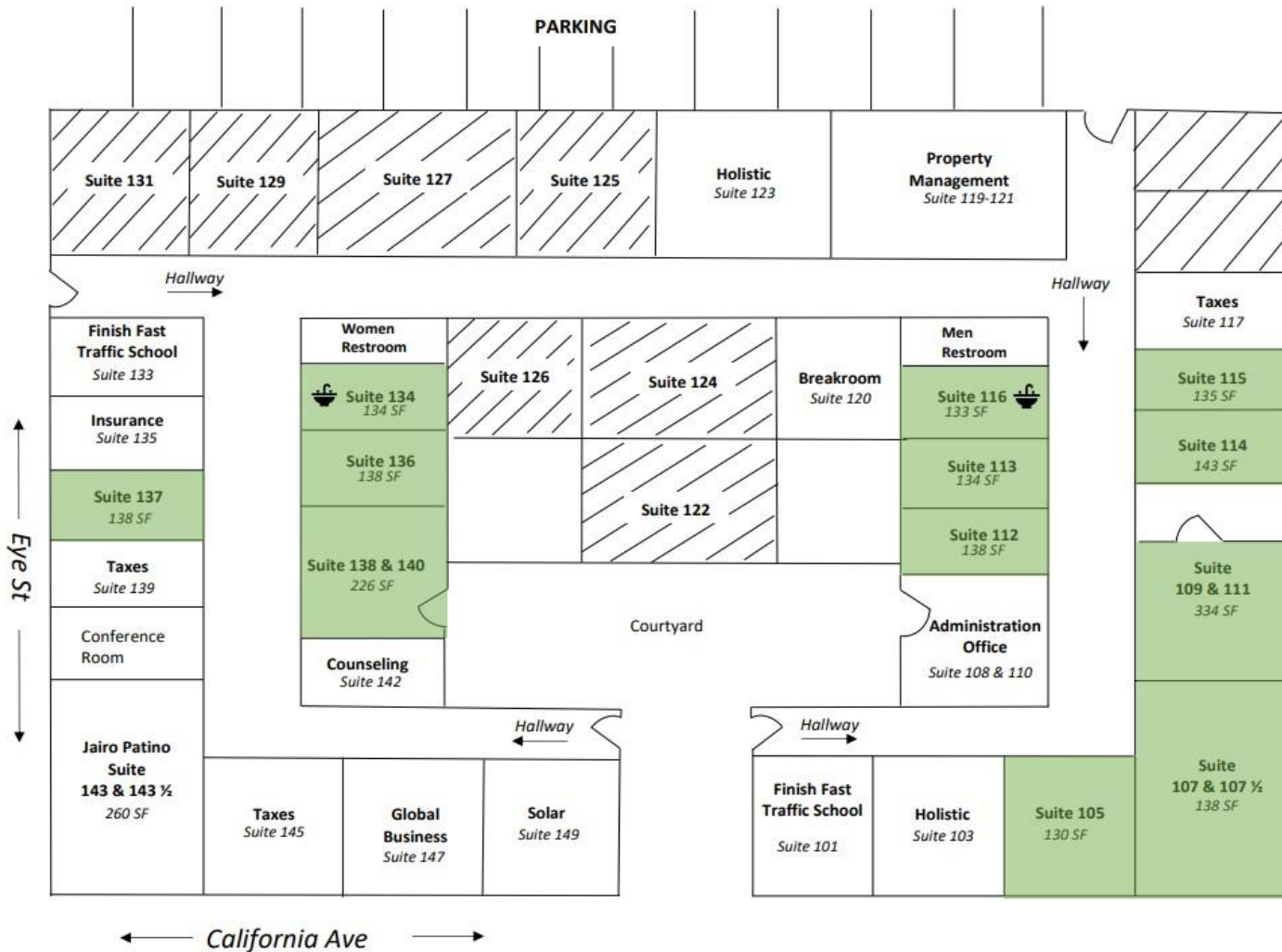
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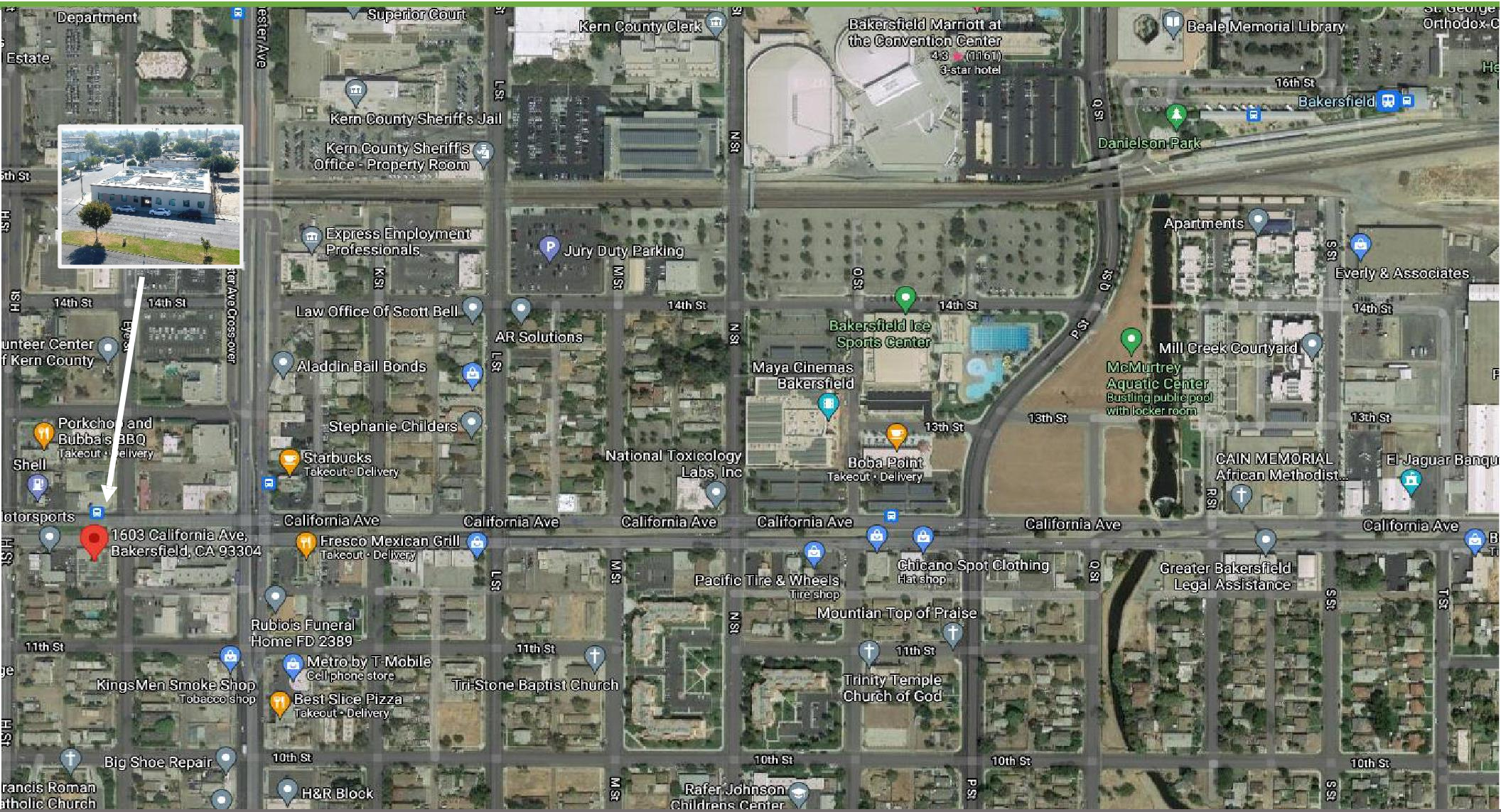
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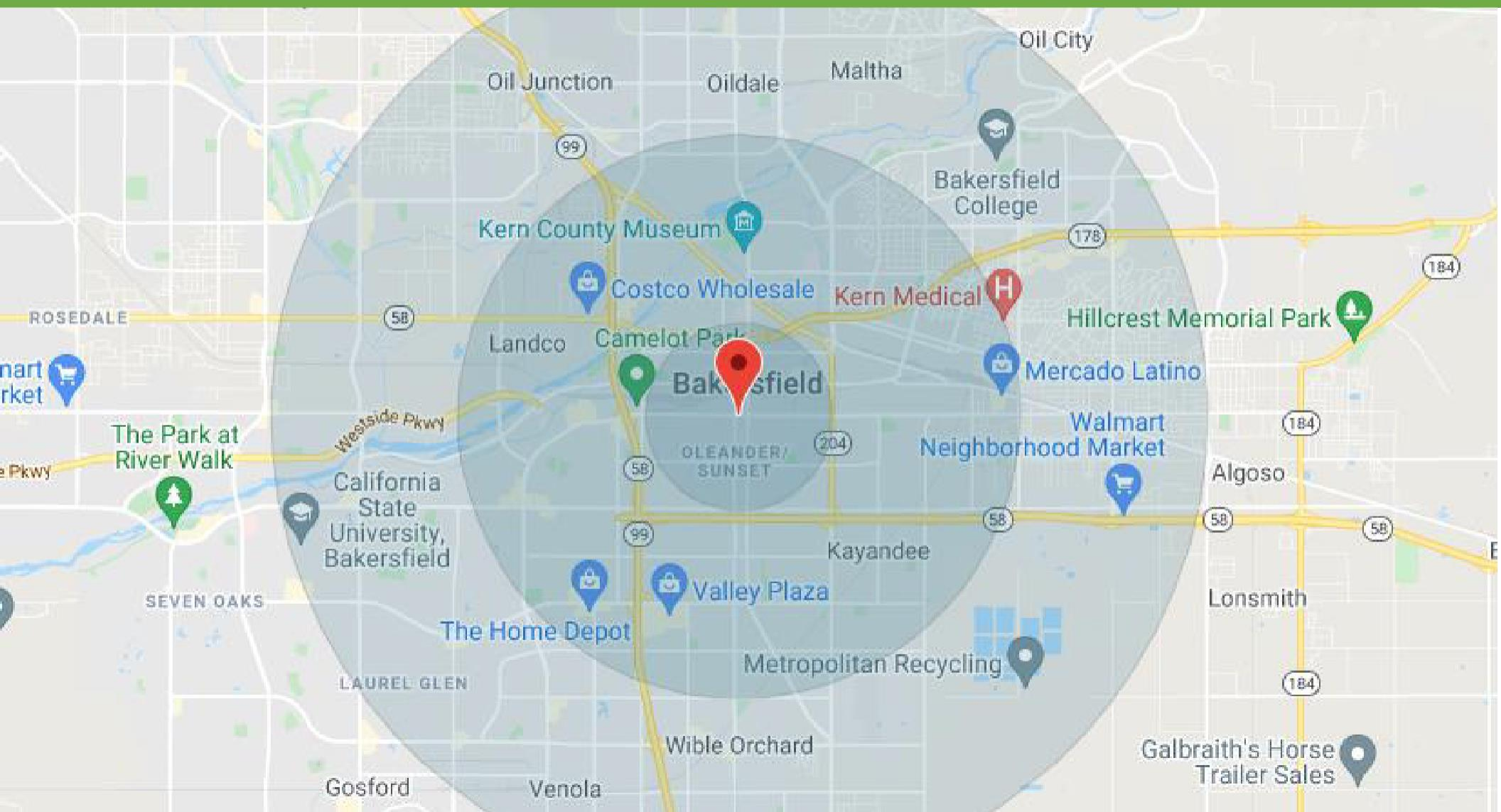


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FOR SALE

1603 California Ave, Bakersfield

1603 California Avenue Bakersfield, CA 93304

	1-Mile	3-Miles	5-Miles
Total Population	14,202	120,113	307,310
Population Median Age	33	32	33
Population by Age			
0-9 Yrs	2713 (19%)	24020 (18%)	53220 (17%)
10-19 Yrs	1804 (13%)	10021 (15%)	47880 (15%)
20-29 Yrs	2532 (17%)	22040 (17%)	52001 (17%)
30-39 Yrs	2053 (14%)	18057 (13%)	41701 (13%)
40-49 Yrs	1377 (10%)	12777 (10%)	32408 (10%)
50-59 Yrs	1511 (10%)	13200 (10%)	32318 (10%)
60-69 Yrs	1148 (8%)	10300 (8%)	25170 (8%)
70+ Yrs	1033 (7%)	8058 (6%)	21823 (7%)
Median HH Income	\$37,133	\$35,270	\$42,844
Total Household Income			
< 24K	1850 (35%)	14707 (35%)	28503 (28%)
25-40K	1301 (20%)	12052 (20%)	27428 (27%)
50-74K	1128 (21%)	7083 (18%)	18002 (18%)
75-99K	283 (5%)	3110 (7%)	0535 (0%)
100-199K	402 (7%)	3451 (8%)	12542 (12%)
200K+	135 (2%)	475 (1%)	2383 (2%)
Highest Education Level			
No Diploma	2270	24501	51140
Diploma or GED	2433	22041	52012
Some College	2077	15802	40445
Assoc. Degree	503	4215	11033
Bachelors Degree	725	4007	10184
Higher Degree	470	2382	8045

	1-Mile	3-Miles	5-Miles
Owner-Occupied Values			
< 100K	130	3305	7200
100-199K	540	7100	10304
200-299K	507	3102	11707
300-399K	50	007	3173
400-499K	58	233	058
500K+	08	401	1588
Total Working Age Population	10,340	02,338	223,704
In Work Force	0,143	55,450	130,015
Not In Work Force	4,200	30,882	87,750
Workforce Employed	5,587	47,241	110,453
Workforce Unemployed	550	8,173	10,374
Civilian Workforce	0,143	55,414	135,827
Military Workforce	0	42	188
Total Households	5,100	41,485	08,302
Family Households	3,007	27,000	08,450
Non-Family Households	2,101	13,480	20,042
Married Couple	1,272	13,153	38,000
Other Family	1,735	14,840	20,484
Married w/Child	403	0,428	18,005
Single Male w/Child	370	2,223	4,208
Single Female w/Child	715	0,020	12,487

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