

FOR SALE

MEDICAL SURGERY CENTER/CLINIC



5000 Commerce Drive | Bakersfield, CA 93309



PRICE REDUCED

Offering Memorandum



DISCLAIMER

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in 5000 Commerce Drive, Bakersfield, Ca 93309 (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of AGAG1 Prop., LLC (“Managing Member”), or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield & based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member’s obligations thereunder have been satisfied or waived. Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



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FOR SALE
5000 Commerce Drive



OFFERING SUMMARY

~~\$9,975,000~~
~~\$16,950,000~~
ASKING PRICE

**100%
VACANCY**

**2018
YEAR BUILT**

- Introducing a rare opportunity to acquire a state-of-the-art, Class A medical facility located at 5000 Commerce Drive in Bakersfield, California. Constructed in 2018, this ±25,000 square foot, two-story medical building was purpose-built to accommodate modern healthcare delivery and offers an exceptional combination of quality, functionality, and visibility.
- The property features a ±12,500 SF fully improved surgery center on the ground floor (never occupied), complemented by a ±12,500 SF medical clinic on the second floor (also never occupied)—providing a highly efficient layout ideal for a wide range of medical users. Designed with contemporary construction standards, the building offers high-end finishes, advanced infrastructure, and a professional environment consistent with top-tier healthcare facilities.
- Strategically positioned with direct visibility from Highway 58, the property benefits from exposure to over 45,000 vehicles per day, ensuring strong identity and accessibility for patients and practitioners alike. Its central Bakersfield location further enhances convenience, with close proximity to major transportation corridors and surrounding medical amenities.
- **The offering presents a compelling value opportunity, with a recent price reduction from \$16,950,000 to \$9,750,000—creating an attractive basis well below replacement cost.**

PROPERTY DESCRIPTION



±25,000SF
BUILDING SIZE



2018
YEAR BUILT



A
CLASS



MEDICAL SURGERY
CENTER/CLINIC
USE

Address : 5000 Commerce Drive
Bakersfield, CA 93309

Parcel Number : 331-330-41-00-8

Zoning : C-2

Corridor : Midtown

Occupancy : 0%

AERIAL VIEW

FOR SALE
5000 Commerce Drive



26,504
Traffic Count

Truxtun Avenue

46,864
Traffic Count



Commerce Drive





FOR SALE
5000 Commerce Drive

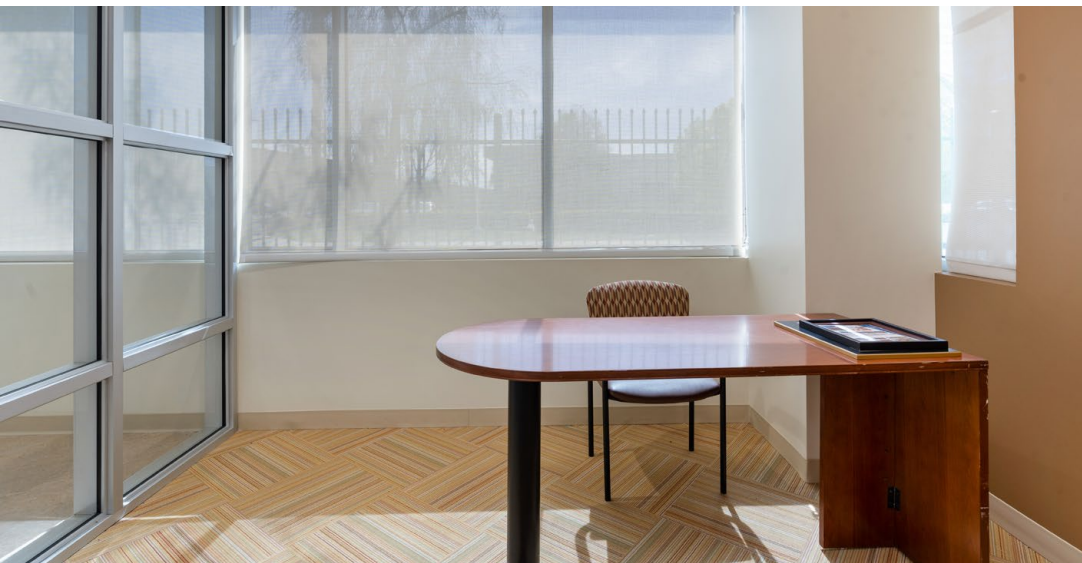




5000
COMMERCE DRIVE









FLOOR PLANS

5000 COMMERCE DRIVE, BAKERSFIELD, CA

±12,500 RSF
TOTAL AVAILABLE



FIRST FLOOR SURGERY CENTER

AMENITIES

- 3 Operating Rooms
- 1 Cardiac Catheterization Lab or 4th Operating Room
- 2 Large Prep-Op/ Recovery Rooms
- 3 Private Doctors Offices
- 2 Large Breakrooms



NOTE: PLANS NOT DRAWN TO SCALE

FLOOR PLANS

5000 COMMERCE DRIVE, BAKERSFIELD, CA

±12,500 RSF
TOTAL AVAILABLE



SECOND FLOOR MEDICAL CLINIC

AMENITIES

- 18 Exam Rooms
- 4 Test Rooms
- 11 Private Offices for either Doctors, Nurses, and Supervisors



NOTE: PLANS NOT DRAWN TO SCALE

MEDICAL SURGERY CENTERY/CLINIC FOR SALE

CALL FOR DETAILS





**CUSHMAN &
WAKEFIELD**

5000 COMMERCE DRIVE

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