

HABERFELDE BUILDING



OFFERING MEMORANDUM



Registered Historic Landmark | Multi-Tenant Office Building

1706 Chester Avenue | 1708 Chester Avenue | 1400 17th Street, Bakersfield, CA 93301



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I. PROPERTY SUMMARY

ASKING PRICE: \$5,900,000.00 (\$60.50/sq ft)

- Offering includes:
 - 1706 Chester Ave, 1708 Chester Ave, & 1400 17th St

TOTAL BUILDING SIZE: +/- 97,523 sq ft

- 1706 Chester Avenue: +/- 72,577 sq ft
 - 5-story multi-tenant office building with retail shops on the ground floor
- 1708 Chester Avenue: +/- 9,700 sq ft
 - Single & 2-story restaurant and retail space
- 1400 17th Street: +/- 15,246 sq ft
 - Includes single-story +/- 3,591 sq ft restaurant
 - Originally built as a Nash dealership with strong potential for versatile commercial or office buildouts

TOTAL LOT SIZE: +/- 0.78 acres

- APN 006-171-05: +/- 0.37 acres
- APN 006-171-06: +/- 0.15 acres
- APN 006-171-04: +/- 0.26 acres

LOCATION: NEC of Chester Ave & 17th St

- Centrally located in Downtown Bakersfield
 - Close proximity to financial, educational, city, and county offices
 - Within 0.5 - 2 miles of Hwy 178, Hwy 204, and Hwy 99

CONSTRUCTION: Completed in 1927

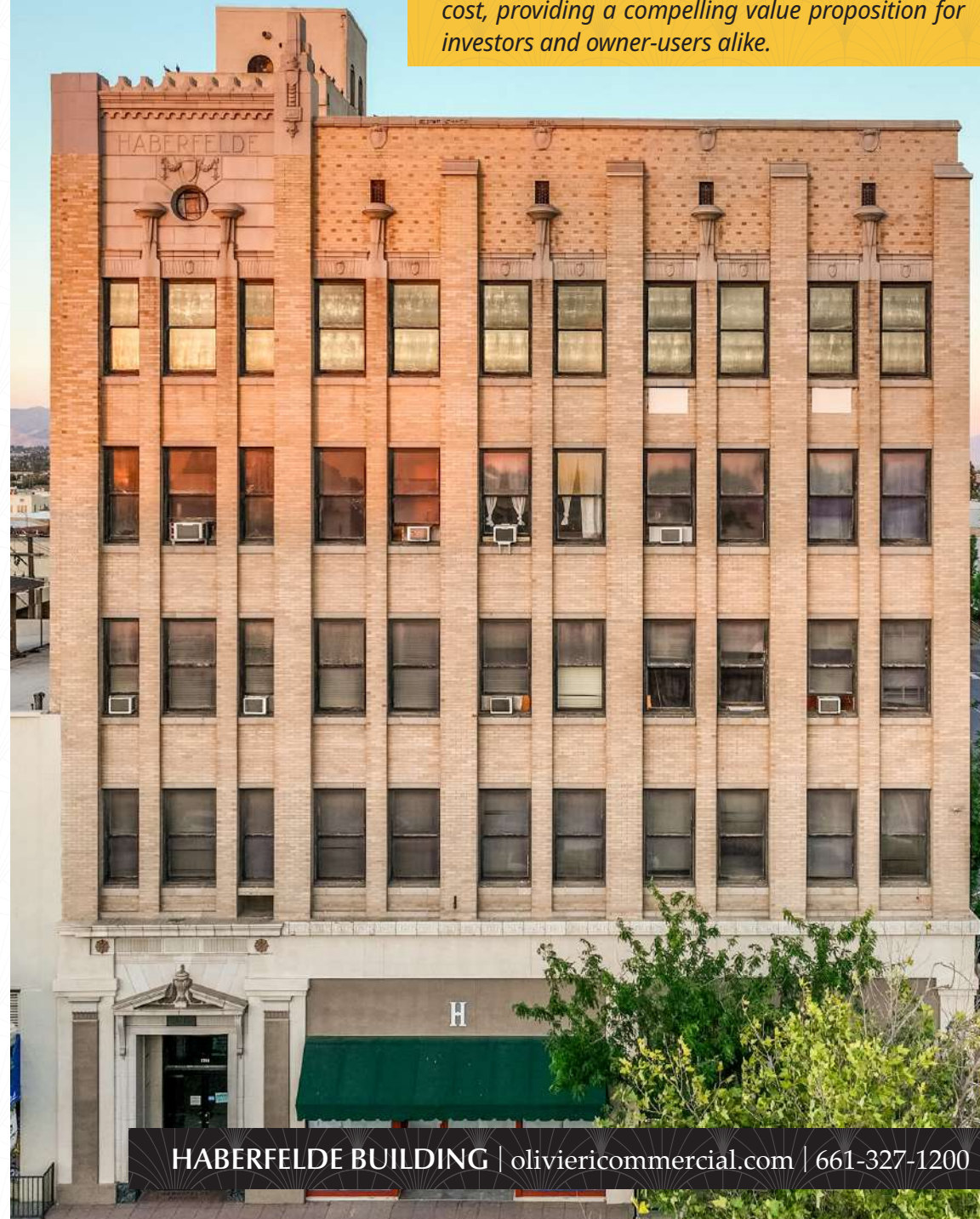
- Constructed with reinforced steel and masonry
- Designed in the Sullivanesque architectural style

HISTORICAL LANDMARK

- Historically significant property in Kern County

ZONING: C-B (Central Business), City of Bakersfield

Rare opportunity to acquire a historic Downtown Bakersfield asset at a basis well below replacement cost, providing a compelling value proposition for investors and owner-users alike.



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II. HISTORICAL SIGNIFICANCE

A CENTURY OF CIVIC PRIDE

Conceived in 1924 by George Carl Haberfelde (1871–1962), German-born business leader and Mayor of Bakersfield from 1923 to 1925, this landmark reflects the ambition and civic pride that shaped early 20th-century Bakersfield. After returning from a world tour of Asia and Europe, Haberfelde commissioned architect Charles H. Biggar to design an edifice inspired by the great architecture he had seen abroad.

Completed in 1927, the five-story Haberfelde Building was among the tallest structures in the southern San Joaquin Valley and quickly became Bakersfield's premier office address.

ARCHITECTURAL LEGACY

Architect Charles H. Biggar (1882–1946) designed the building in the Sullivanesque style, distinguished by strong vertical lines, ornate terra cotta, and geometric detailing inspired by American master Louis Sullivan.

Its prominent corner location at Chester Avenue and 17th Street gives the building a commanding presence in the heart of downtown. Nearly a century later, its ornamental brickwork, original façade, and beautifully crafted common areas remain remarkably intact, creating an atmosphere that one longtime tenant likened to stepping into 1920s New York.

LANDMARK STATUS

The Haberfelde Building is a Kern County Registered Historical Landmark, one of only two in Bakersfield, alongside the iconic Padre Hotel. This rare designation reflects its exceptional cultural and architectural significance.

Historic landmark status may qualify a future owner for preservation tax credits, Mills Act agreements, and other incentives, providing both financial benefits and the opportunity to steward a defining piece of Bakersfield history.

Today, the building remains a vibrant mixed-use destination with professional offices, restaurants, boutique retail, and services, while preserving the character that has defined it since 1927.

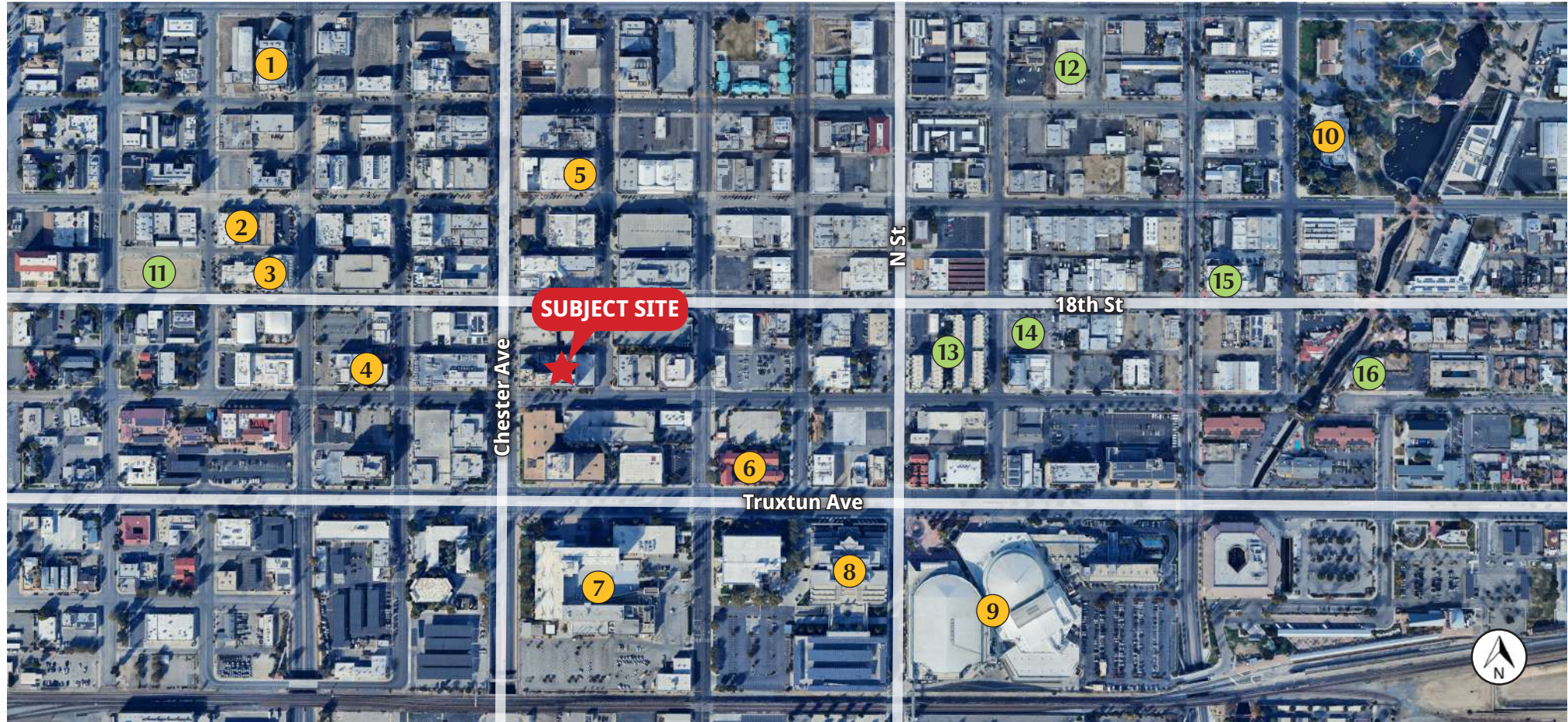


III. DOWNTOWN AERIAL



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IV. DOWNTOWN LANDMARKS & REVITALIZATION PROJECTS



LANDMARKS

1. The Historic Bakersfield Fox Theater
2. The Nile Theater
3. The Padre Hotel
4. The Bakersfield Californian Building
5. Woolworth's Luncheonette
6. Bell Tower Plaza
7. Kern County Superior Court
8. Kern County Administrative Building
9. Dignity Health Arena
10. Bakersfield Museum of Art

NEW RESIDENTIAL DEVELOPMENTS

11. Greyhound Flats
12. 918 at Eastchester
13. 17th Place Townhomes
14. Cléo
15. The Cue Eastchester Flats
16. Eastbank Flats

V. INVESTMENT HIGHLIGHTS

REGISTERED HISTORIC LANDMARK

One of only two Kern County Registered Historical Landmarks in Bakersfield. Historic status may unlock preservation tax credits, Mills Act agreements, and other financial incentives for a qualified buyer.

ESTABLISHED MULTI-TENANT INCOME

Approximately 70 tenants occupy the property, creating a diversified mix of long-term professional office users, food & beverage operators, boutique retail, and service businesses that provides a stable income base from day one.

FLEXIBLE VALUE-ADD OPPORTUNITY

A mix of suite sizes and shorter-term leases provides the flexibility to upgrade and reposition the property over time while preserving existing cash flow. This allows investors to implement improvements in phases rather than through a full-building vacancy.

DENSE DAYTIME POPULATION

Surrounded by government offices, legal firms, financial institutions, and professional services, the property benefits from consistent daytime foot traffic. Multiple new residential developments within walking distance further enhance the customer base and reinforce the area's mixed-use appeal.

PRIME DOWNTOWN CORNER LOCATION

Occupying the hard corner of Chester Avenue and 17th Street, the property sits at the geographic center of Bakersfield's Central Business District, just steps from the Kern County Courthouse, City Hall, City & County offices, the Padre Hotel, and a dense concentration of professional services.

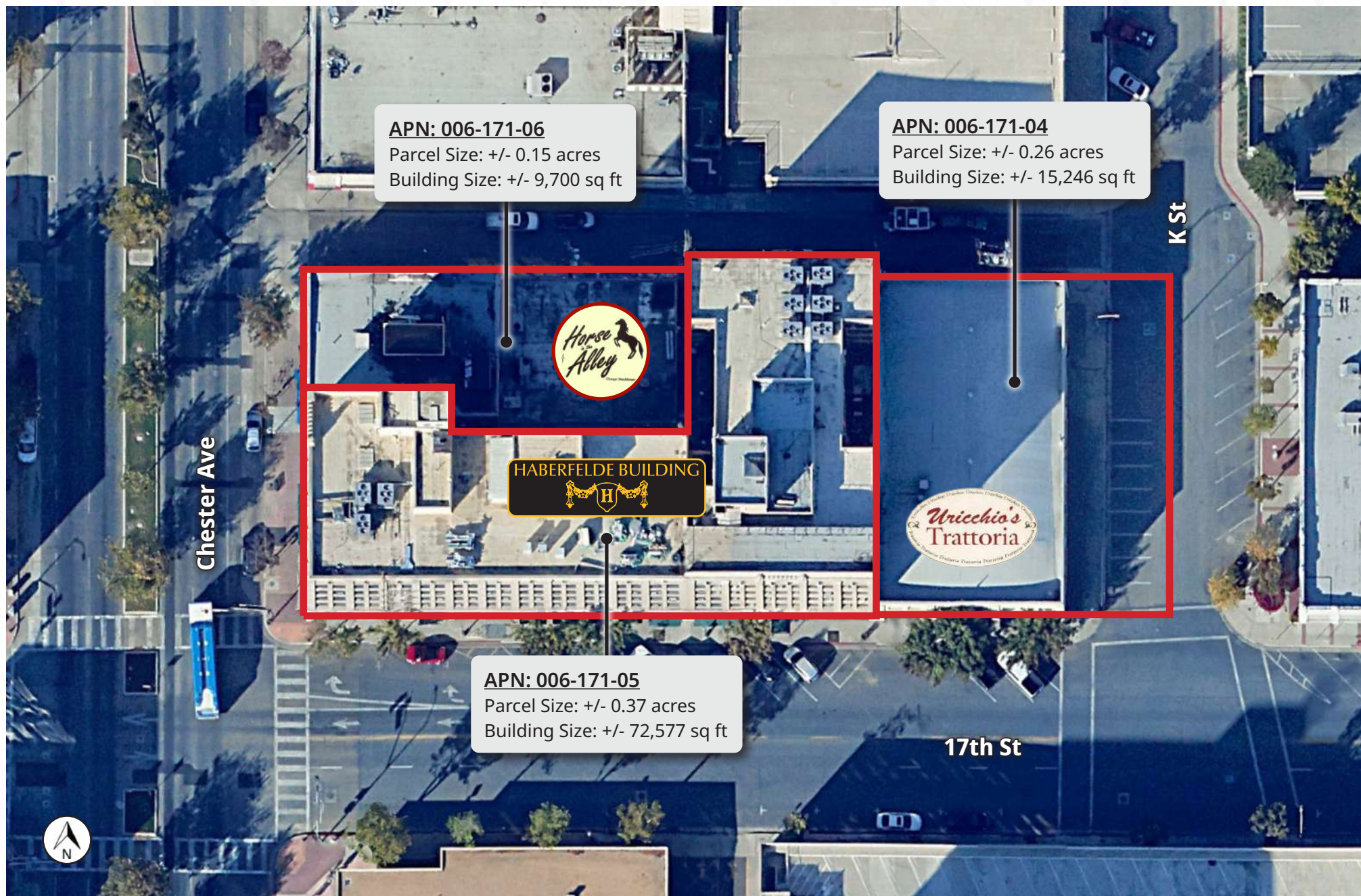
A LANDMARK EVENT VENUE IN THE MAKING

The Habermelde's fifth floor offers one of downtown Bakersfield's most compelling repositioning opportunities. With soaring ceilings, original architectural character, sweeping city views, an expanded rooftop, and two elevators serving the building, it is ideally suited for conversion into a multitude of uses.

As downtown Bakersfield continues to revitalize, demand for distinctive, experience-driven venues is growing. A thoughtful redevelopment could create a signature destination for weddings, corporate events, private gatherings, and community celebrations unlike anything else in Kern County.



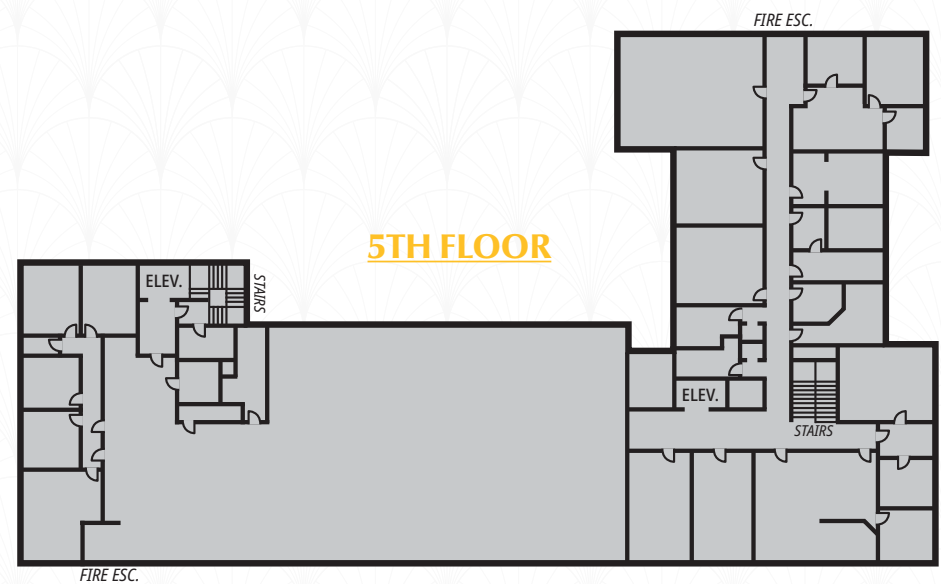
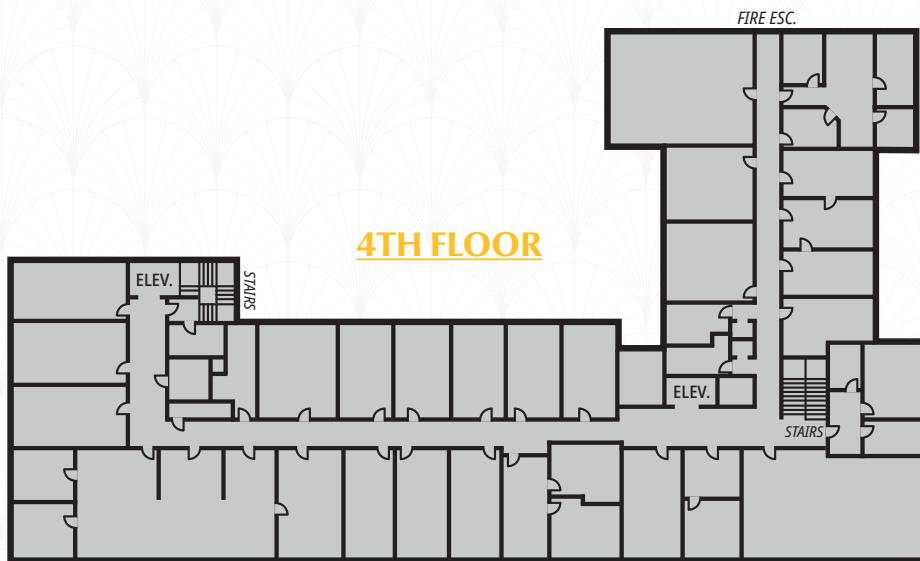
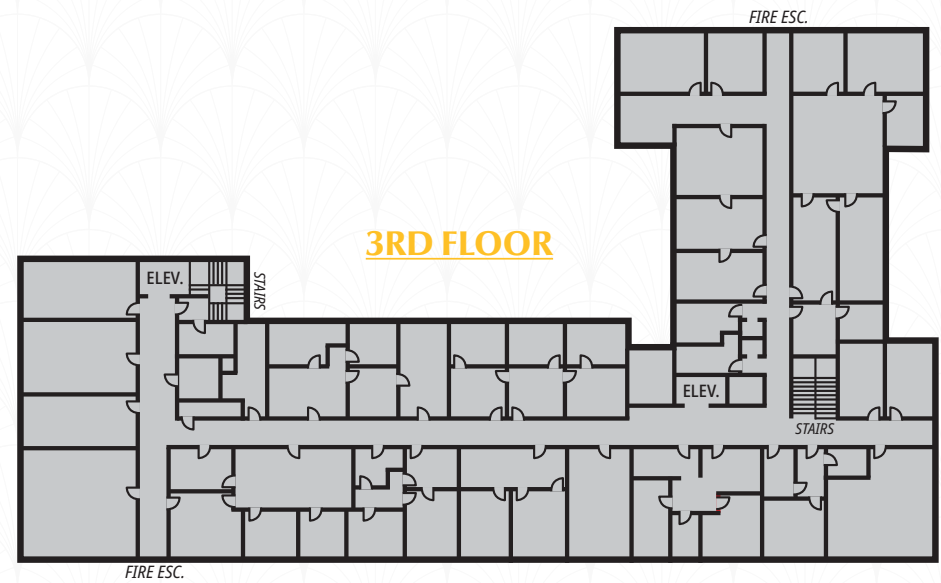
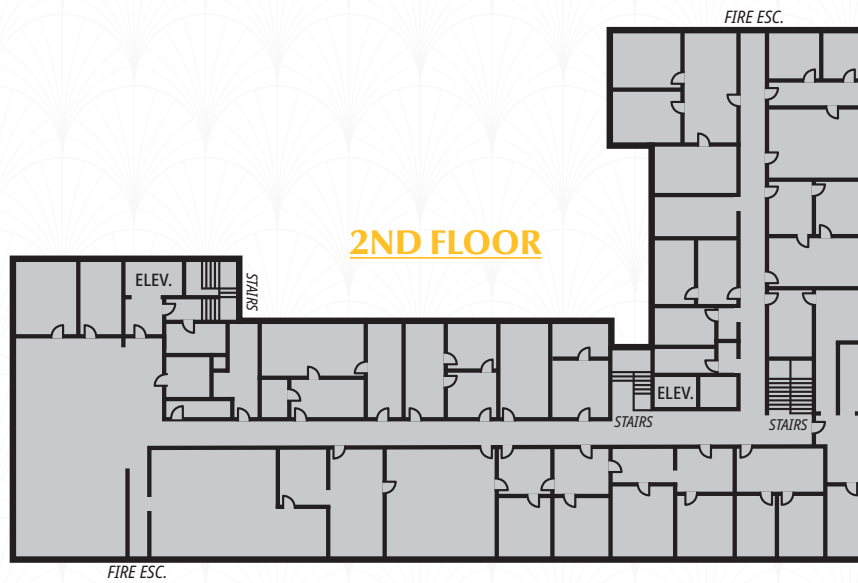
VI. PARCEL OVERVIEW



VII. LOCATION OVERVIEW



VIII. FLOOR PLAN - 1706 Chester Avenue



Disclaimer: Floor plan is for illustrative purposes only, is not drawn to scale, and may not accurately depict the property's actual layout or dimensions. All information should be independently verified by prospective purchasers through their own due diligence.

IX. PROJECT PHOTOS



IX. PROJECT PHOTOS (cont.)



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