

Surgery Center With Attached Clinic

AVAILABLE

FOR SALE OR LEASE

2725 16th Street

Bakersfield, CA 93301

Property Features

- Rare availability of a fully accredited and operational surgery center
- Building totals approximately 6,676 SF (7,291 Gross SF per public record)
- AAAHC accredited and Medicare certified
- Central Bakersfield location near Mercy Hospital
- Equipment and Furniture available at additional cost



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Surgery Center With Attached Clinic Available For Sale Or Lease

Aerial Site Photo

2725 16th Street - Bakersfield, CA

Offering

- Fully operational and accredited surgery center available for lease or sale
- Building totals approximately 6,676 SF
- **Sale Price** \$2,500,000
- **Lease Price** \$3.75 PSF NNN
- Ground floor space of 4,900 SF (includes medical office and 2,139 SF of surgery center space)
- Second floor space of 1,776 SF (general office space)
- Shared parking within an association
- Furniture and Equipment available (at additional cost)

Property Details

- **Size** 6,676 SF
- **APN** 004-150-10
Common area parking parcel is 001-150-14
- **Zoning** M-1, City of Bakersfield
- **Year Built** 2009
- **Parking** 38 stalls

Property Highlights

- Rare availability of a fully accredited and operational surgery center
- Accreditation Association for Ambulatory Health Care (AAAHC) accredited
- Medicare certified
- Central Bakersfield location near Mercy Hospital
- Convenient access to all parts of Bakersfield via Highway 99, Highway 178 and the Westside Parkway



Surgery Center With Attached Clinic Available For Sale Or Lease

Property Aerial

2725 16th Street - Bakersfield, CA

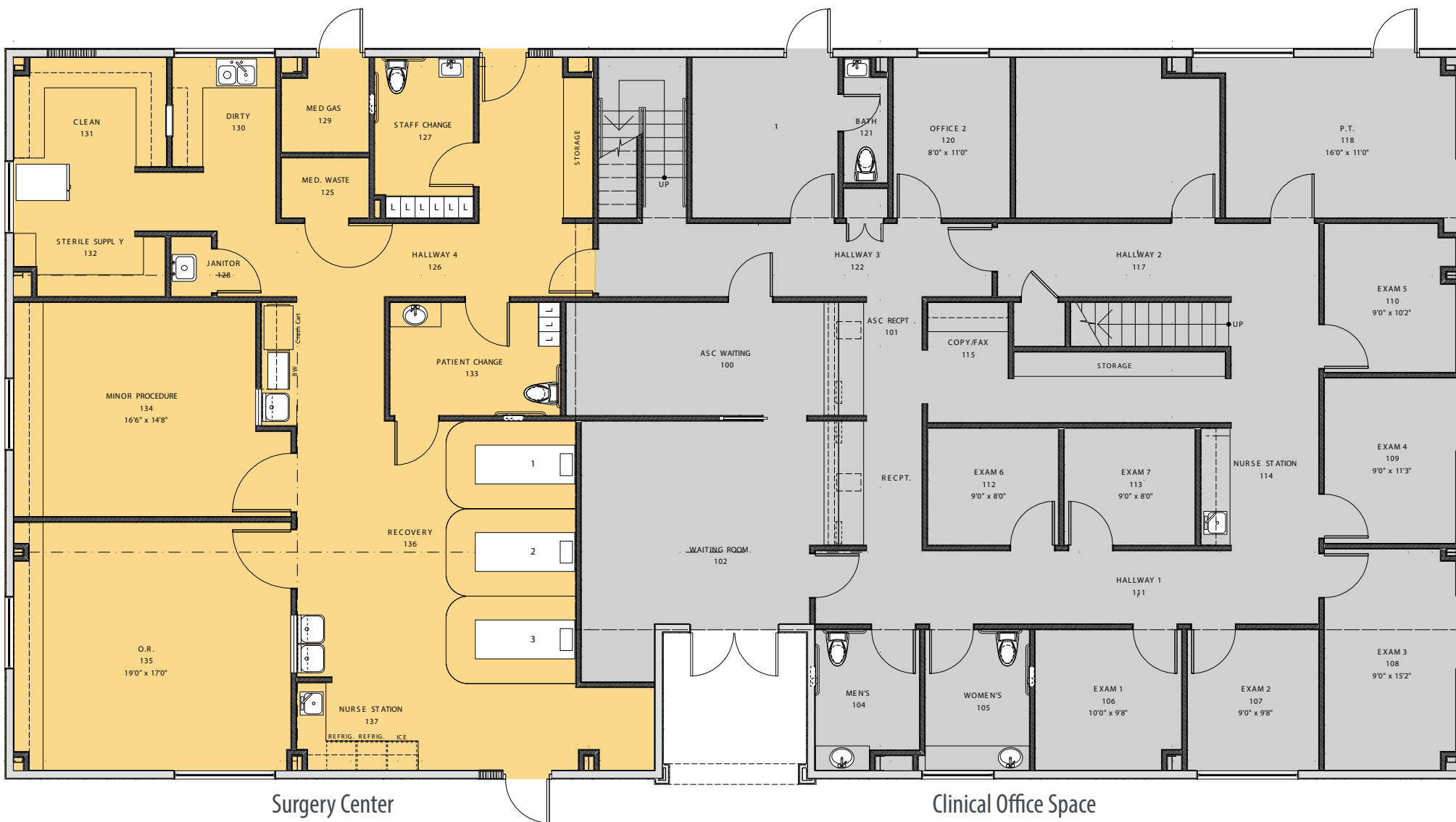


Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Surgery Center With Attached Clinic Available For Sale Or Lease

First Floor Plan

2725 16th Street - Bakersfield, CA



Surgery Center

Clinical Office Space

**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

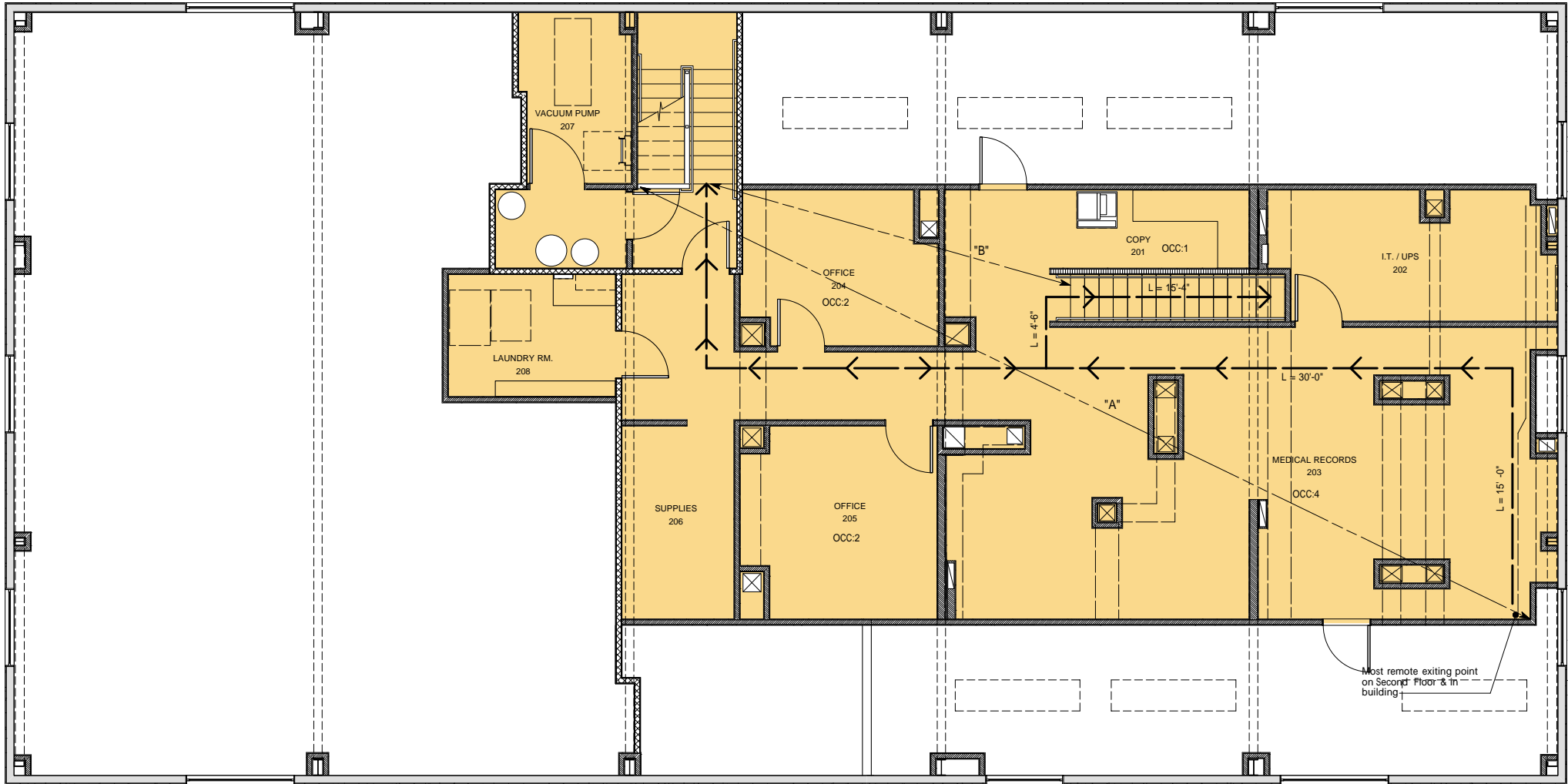


Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
 11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Surgery Center With Attached Clinic Available For Sale Or Lease

Second Floor Plan

2725 16th Street - Bakersfield, CA



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Surgery Center With Attached Clinic Available For Sale Or Lease

Property Photos

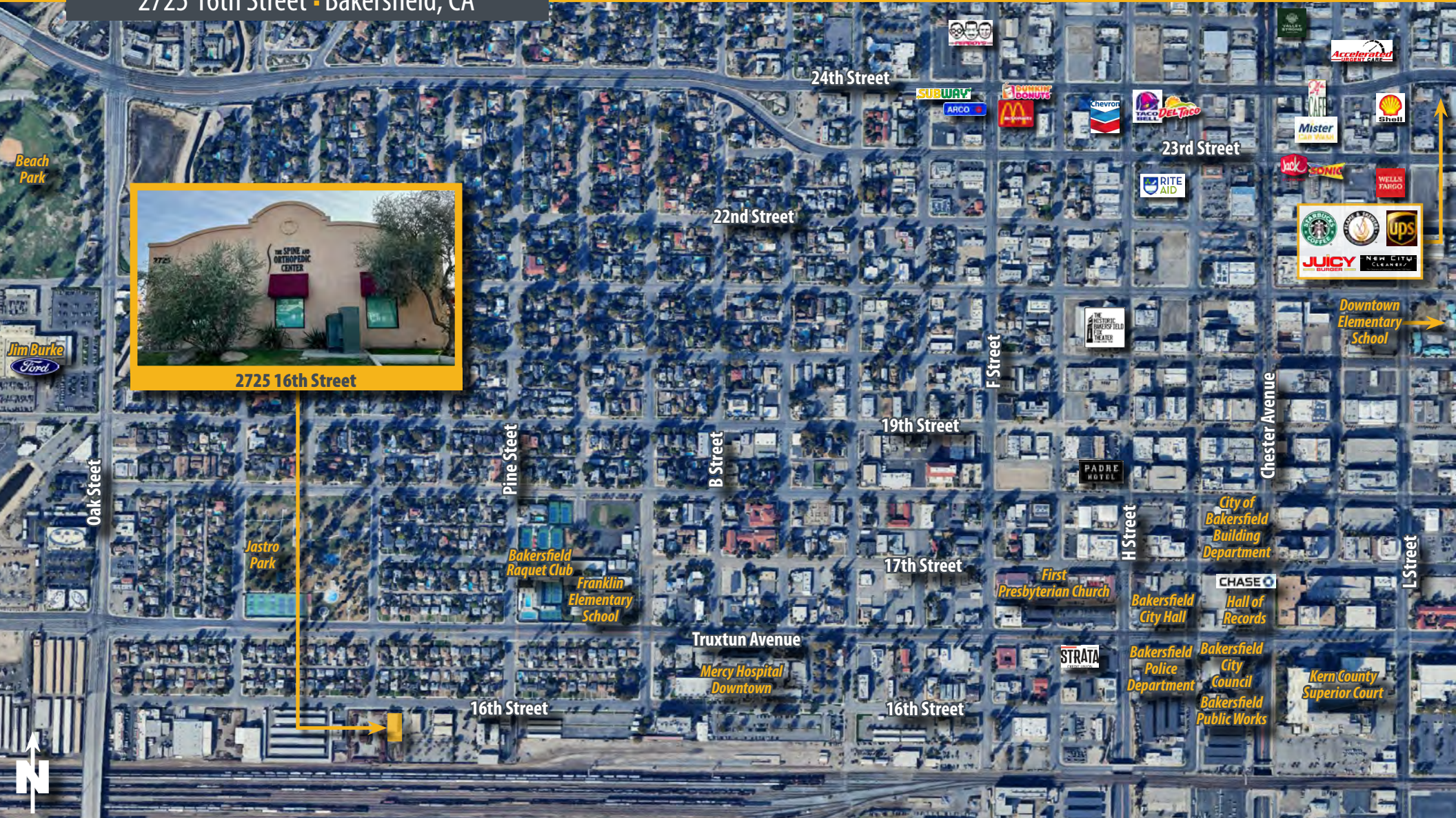
2725 16th Street - Bakersfield, CA



Surgery Center With Attached Clinic Available For Sale Or Lease

Downtown Aerial Photo

2725 16th Street - Bakersfield, CA

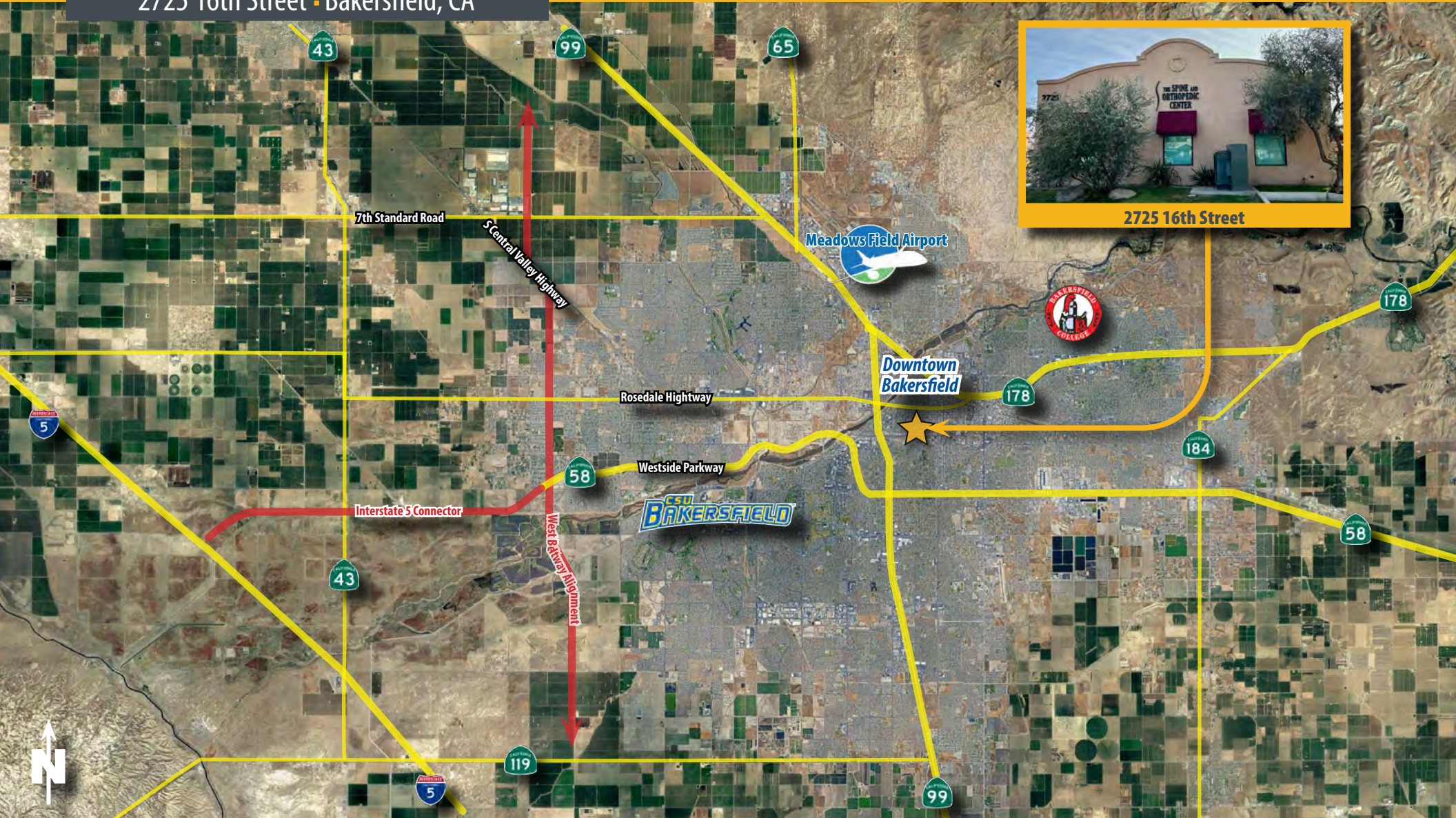


Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
 Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
 Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
 11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

Surgery Center With Attached Clinic Available For Sale Or Lease

Bakersfield Area Roadways

2725 16th Street - Bakersfield, CA



Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

**Surgery Center With Attached Clinic
Available For Sale Or Lease**

Kern County At A Glance

2725 16th Street - Bakersfield, CA

KERN COUNTY
At A
GLANCE

LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#2 in Agricultural
Production
Nationwide



#3 in Economic
Diversity
Nationwide

#4 in STEM
Jobs
Nationwide

OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA
Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 Largest
Wind Farm
in the U.S.

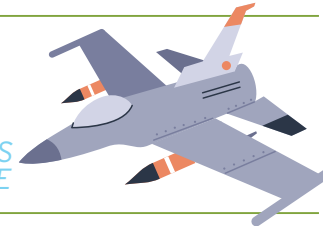


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



2700 M Street, Suite 200 | Bakersfield, CA 93301
661-862-5150 | kernedc.com

Martin J. Starr • Principal • 661 616 3567 • mjstarr@asuassociates.com • CA RE #01179469
Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Dylan J. Lym • Vice President • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

