

For Lease | +/- 8,711 RSF

# Three-Story Class A Medical Office Building

625 34th St. | Bakersfield, CA 93301

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## Lease Rate:

Call agents for details.

## Property Overview:

625 34th Street is an 84,000 square foot new three-story, Class A Medical Office Building that serves as an extension and expansion for Memorial Hospital campus in downtown Bakersfield. Existing tenants include Memorial Hospital and Clinica Sierra Vista. There is approximately 8,711 RSF available for lease. The property is conveniently located in the Memorial Hospital Corridor directly across from Memorial Hospital.

## Quick Facts:

Within 1, 3, 5 Miles



### Population

1 Mile: 14,207  
3 Mile: 124,414  
5 Mile: 274,713



### Median Age

1 Mile: 31.2  
3 Mile: 30.3  
5 Mile: 31.2



### Average HH Income

1 Mile: \$51,383  
3 Mile: \$55,841  
5 Mile: \$66,503



### Households

1 Mile: 4,955  
3 Mile: 40,567  
5 Mile: 89,473



## Available:

Third Floor:

+/- 8,711 RSF

## Tenant Improvements:

Tenant Improvement Allowance Available

## Property Highlights:

- +/-84,000 three-story Class A medical building
- Located in Memorial Hospital Corridor
- Memorial Hospital campus extension
- Professionally managed
- Institutional Ownership

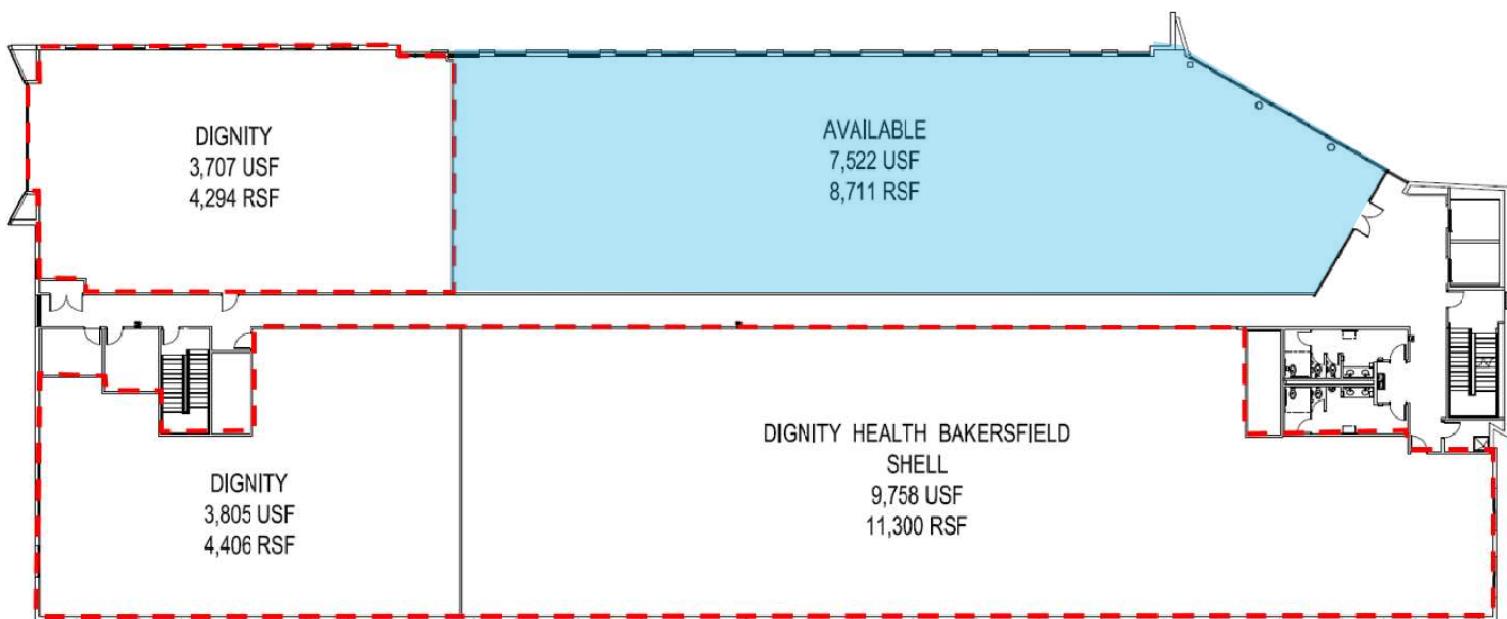
## Annual Expenditures: (5 Mile Radius)

Annual Expenditures	Average Household Amount Spent	Total
<b>Health Care</b>	<b>\$4,367.46</b>	<b>\$390,770,100</b>
Medical Care	\$1,473.78	\$131,045,281
Physician Services	\$175.00	\$15,657,380
Dental Services	\$290.20	\$25,984,839
EyeCare Services	\$47.72	\$4,269,779
Lab Tests, X-Rays	\$49.10	\$4,303,376
Hospital Room and Hospital Services	\$142.08	\$12,712,730
Convalescent or Nursing Home Care	\$25.18	\$2,252,903
Other Medical services (1)	\$109.82	\$9,825,558
Nonprescription Drugs	\$109.71	\$9,618,103
Prescription Drugs	\$225.12	\$20,142,491
Nonprescription Vitamins	\$99.61	\$8,228,080
Medicare Prescription Drug Premium	\$78.59	\$7,031,532
EyeGlasses and Contact Lenses	\$65.89	\$5,984,905
Hearing Aids	\$27.96	\$2,501,319
Medical Equipment for General Use	\$4.71	\$421,134
Other Medical Supplies/Equipment (2)	\$53.10	\$4,751,223
<b>Health Insurance</b>	<b>\$2,893.69</b>	<b>\$258,906,849</b>
Blue Cross/Blue Shield	\$729.01	\$55,226,513
Fee for Service Health Plan	\$583.35	\$52,193,653
HMO	\$563.52	\$50,419,993
Medicare Payments	\$573.20	\$51,285,739
Long Term Care Insurance	\$32.01	\$2,863,980
Dental Care Insurance	\$110.08	\$9,849,449
Vision Care Insurance	\$25.07	\$2,242,985
Prescription Drug Insurance	\$5.37	\$480,379
Other Single Service Insurance (3)	\$12.19	\$1,090,388
Medicaid Premiums	\$7.89	\$706,368
Ticare/Military Premiums	\$5.50	\$496,746
Children's Health Ins Program Premiums	\$1.87	\$167,027

# Floor Plan

625 34th St | Bakersfield, CA

## Floor 3: 8,711 RSF



625 34<sup>th</sup> Street  
Bakersfield, CA 93301



# Site Plan

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