

For Lease | +/- 8,711 RSF

Three-Story Class A Medical Office Building

625 34th St. | Bakersfield, CA 93301

David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Cameron Mahoney
Senior Vice President | Principal
License No. 01937802
+1 661 631 3814
cameron.mahoney@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Colliers

Accelerating success



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

Accelerating success.



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)

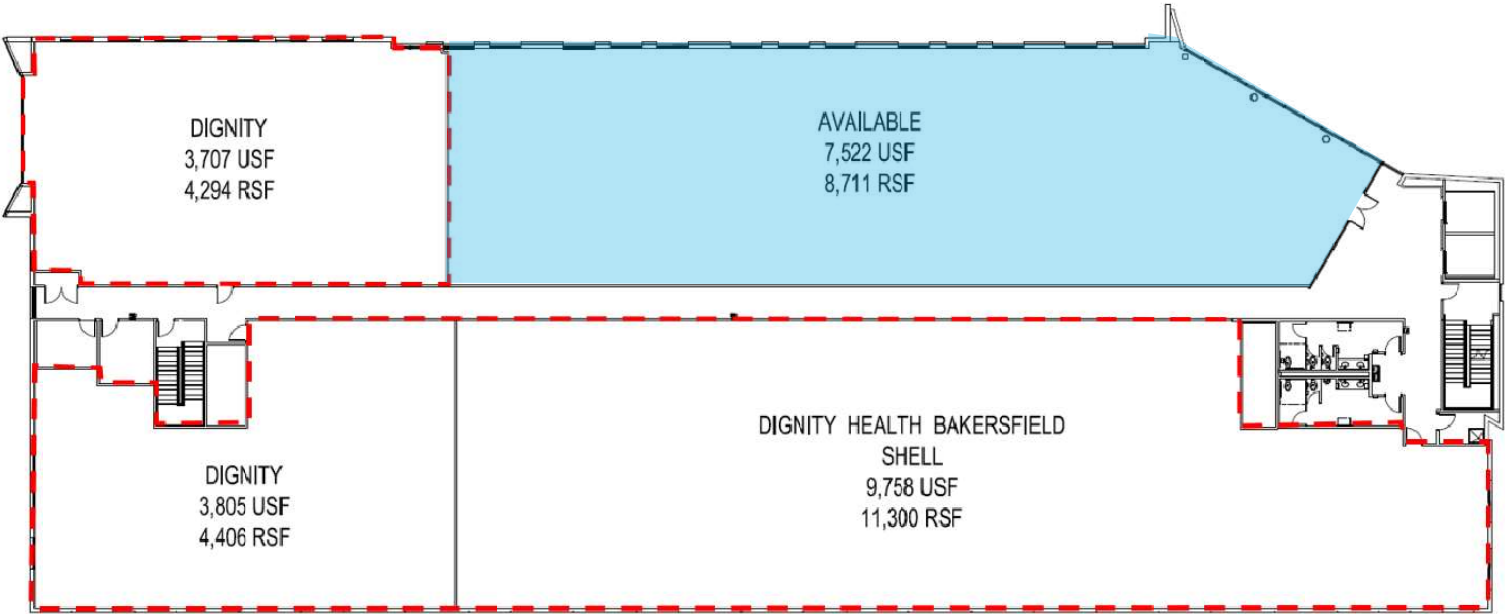
Annual Expenditures	Average Household Amount Spent	Total
Health Care	\$4,567.44	\$390,770,100
Medical Care	\$1,473.78	\$131,063,281
Physician Services	\$175.00	\$15,657,380
Dental Services	\$290.20	\$25,064,839
Eyecare Services	\$47.72	\$4,269,779
Lab Tests, X-Rays	\$48.10	\$4,303,376
Hospital Room and Hospital Services	\$142.08	\$12,712,730
Convalescent or Nursing Home Care	\$25.18	\$2,252,809
Other Medical services (1)	\$109.82	\$9,825,558
Nonprescription Drugs	\$109.71	\$9,816,109
Prescription Drugs	\$225.12	\$20,142,491
Nonprescription Vitamins	\$69.61	\$6,228,090
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
Health Insurance	\$2,893.69	\$258,906,849
Blue Cross/Blue Shield	\$729.01	\$65,228,819
Fee for Service Health Plan	\$583.35	\$52,193,653
HMO	\$263.52	\$23,419,999
Medicare Payments	\$573.20	\$51,285,739
Long Term Care Insurance	\$32.01	\$2,863,950
Dental Care Insurance	\$110.08	\$9,849,449
Vision Care Insurance	\$25.67	\$2,242,965
Prescription Drug Insurance	\$5.37	\$480,379
Other Single Service Insurance (3)	\$12.19	\$1,090,358
Medicaid Premiums	\$7.89	\$706,368
Typhoid/Military Premiums	\$5.58	\$498,748
Children's Health Ins Program Premiums	\$1.87	\$167,027

Accelerating success.

Floor Plan

625 34th St | Bakersfield, CA

Floor 3: 8,711 RSF



625 34th Street
Bakersfield, CA 93301

Third Floor Plan

0 16' 32'

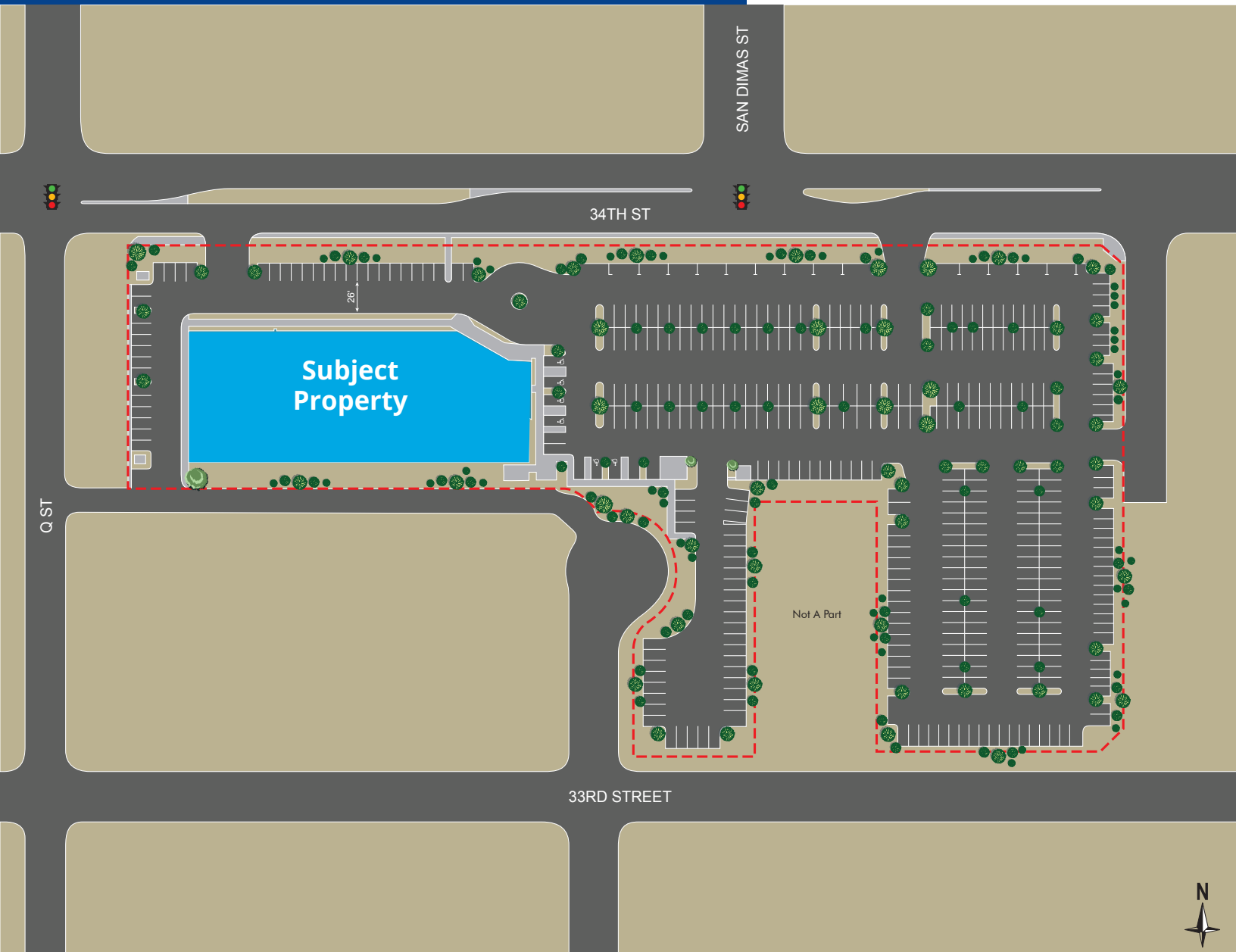


NORTH



Site Plan

625 34th St | Bakersfield, CA



David A. Williams, SIOR
Senior Vice President | Principal
License No. 00855489
+1 661 631 3816
david.a.williams@colliers.com

Cameron Mahoney
Senior Vice President | Principal
License No. 01937802
+1 661 631 3814
cameron.mahoney@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement