

# Retail Building **AVAILABLE** For Lease

**431**  
**34th Street**  
Bakersfield, CA

## Property Highlights

- Free standing Rite Aid property
- Constructed in 2019
- Located directly across the street from Bakersfield Memorial Hospital
- Perfect for medical office or freestanding retail users



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# Retail Building Available For Lease

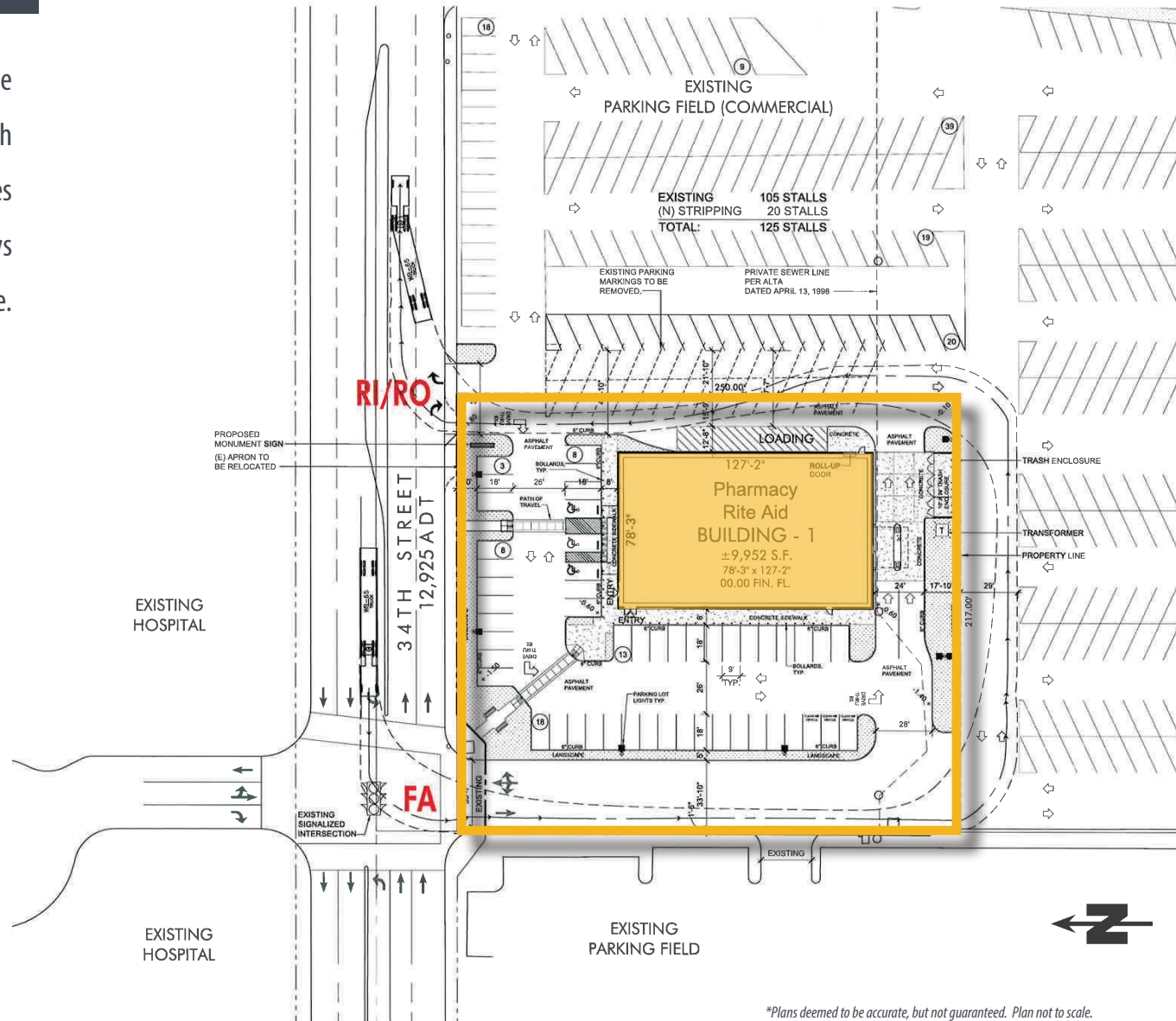
## Property Information & Site Plan

431 34th Street • Bakersfield, CA

Freestanding former Rite Aid located directly across the Street from Bakersfield Memorial Hospital, a Dignity Health facility. The building was constructed in 2019 and features 9,919 SF on 1.23 acres with M-1 zoning. The zoning allows for a multitude of uses including retail and medical office. The building features a drive-thru in the rear.

### Property Detail

- **Building Size** 9,919 SF
- **Lot Size** 1.23 Acres
- **Zoning** M-1, City of Bakersfield
- **Built** 2019
- **APN** 002-011-25
- **Lease Rate** Contact Broker for details



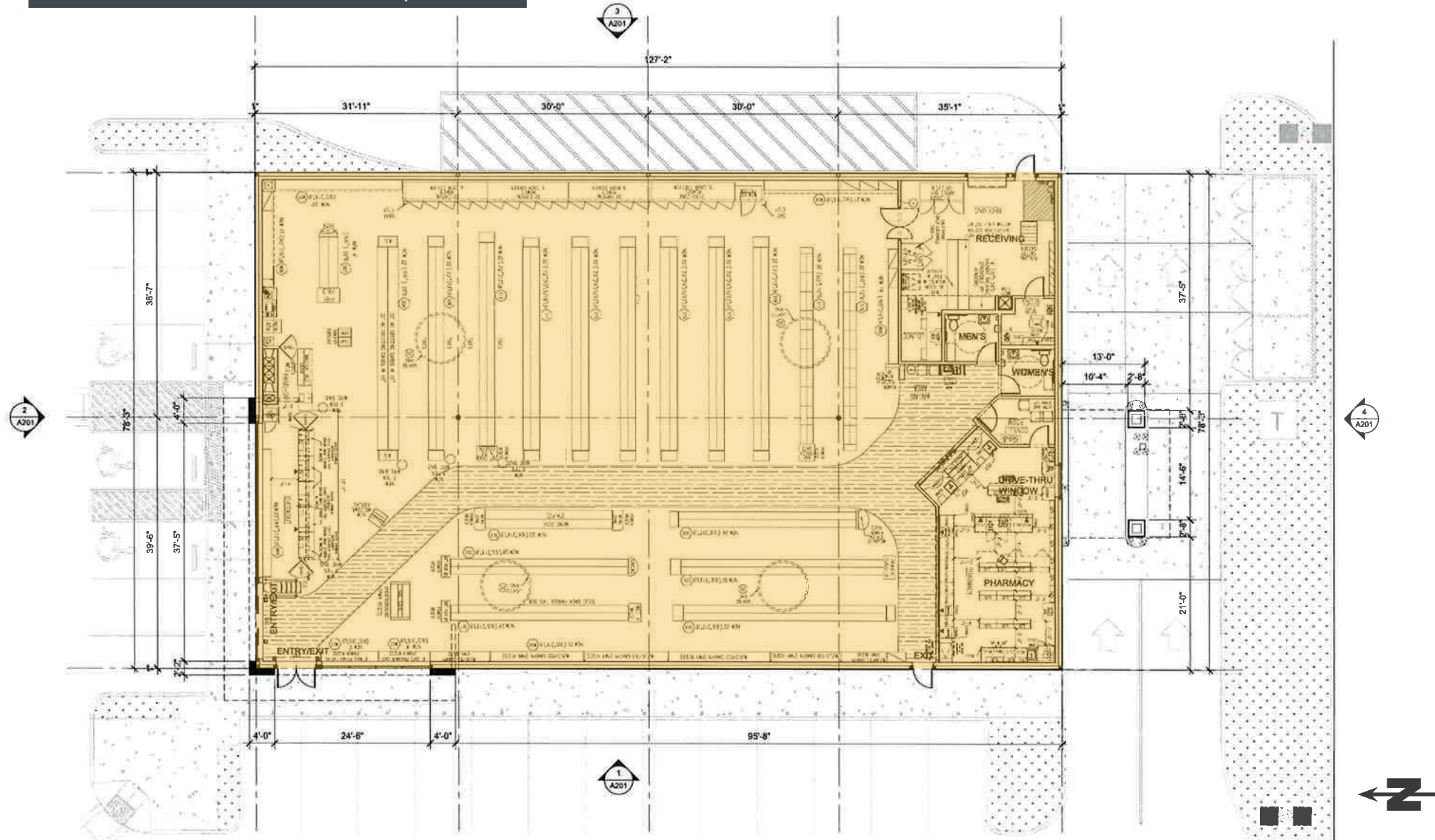
\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.



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## Floor Plan

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## Property Photos

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# Retail Building Available For Lease

**Aerial Facing East**

431 34th Street • Bakersfield, CA



Union Avenue

10,985 AADT



Q Street

11,590 AADT

34th Street

Panama Street



431 34th Street





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## Neighborhood Aerial

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431 34th Street

