



FOR SALE OR LEASE

3559 ALLEN RD

SUITE 104 | BAKERSFIELD, CA



FOR SALE OR LEASE

3559 Allen Rd | Bakersfield, CA

PROPERTY HIGHLIGHTS

- Located within Westside Business Park
- Convenient access to Allen Road and Rosedale Highway, providing excellent connectivity throughout Bakersfield
- Ample surface parking available for employees and visitors
- Professional business environment surrounded by established office and commercial uses
- Ideal for professional services, medical, administrative consulting or corporate office users

PROPERTY FEATURES

SUITE 104

Total Available: ±1,719 SF

APN: 464-240-05

Zoning: C-O Office Commercial, County of Kern

Asking Price: \$650,000

Asking Rent: \$2.00psf + NNN

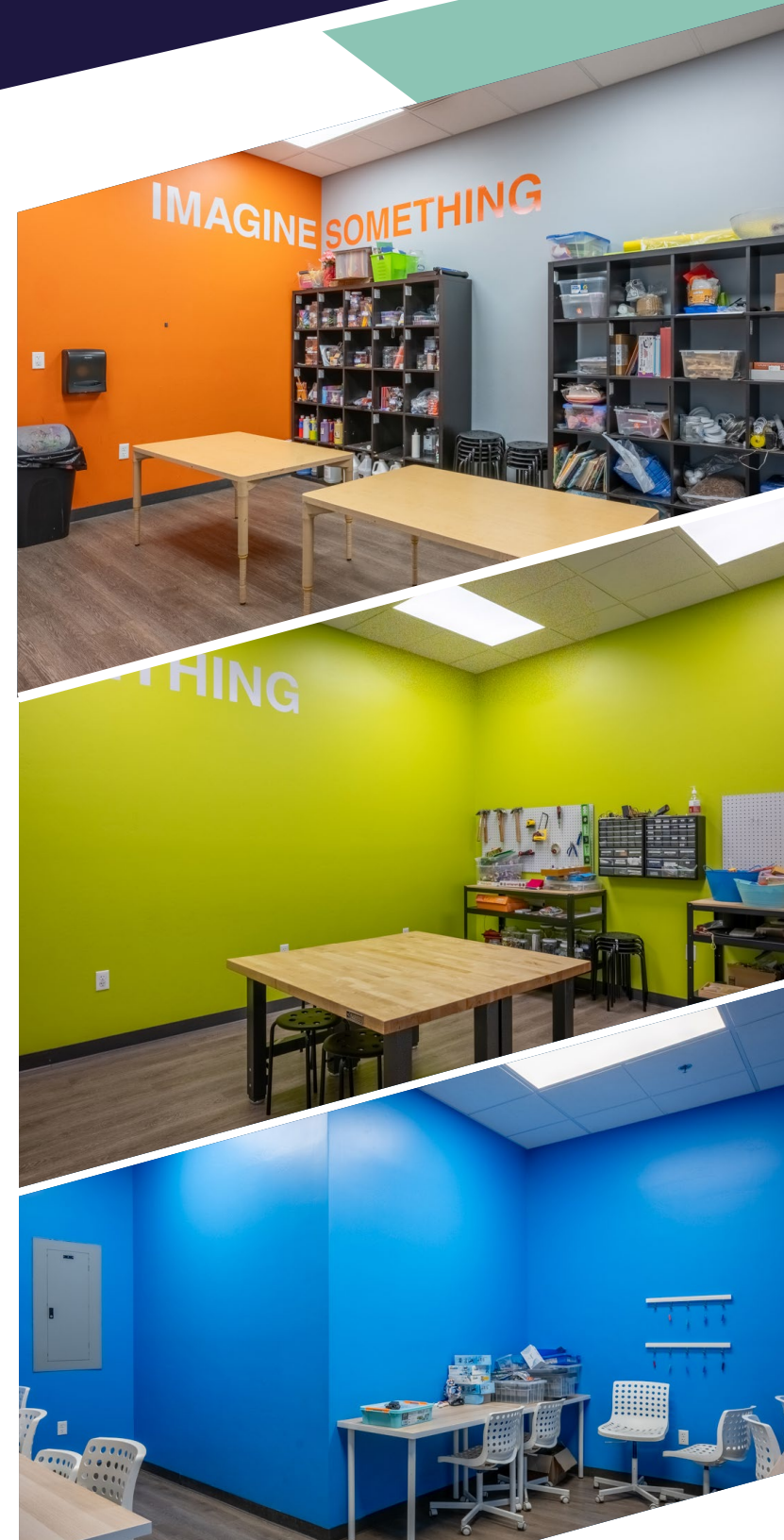


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FLOOR PLAN



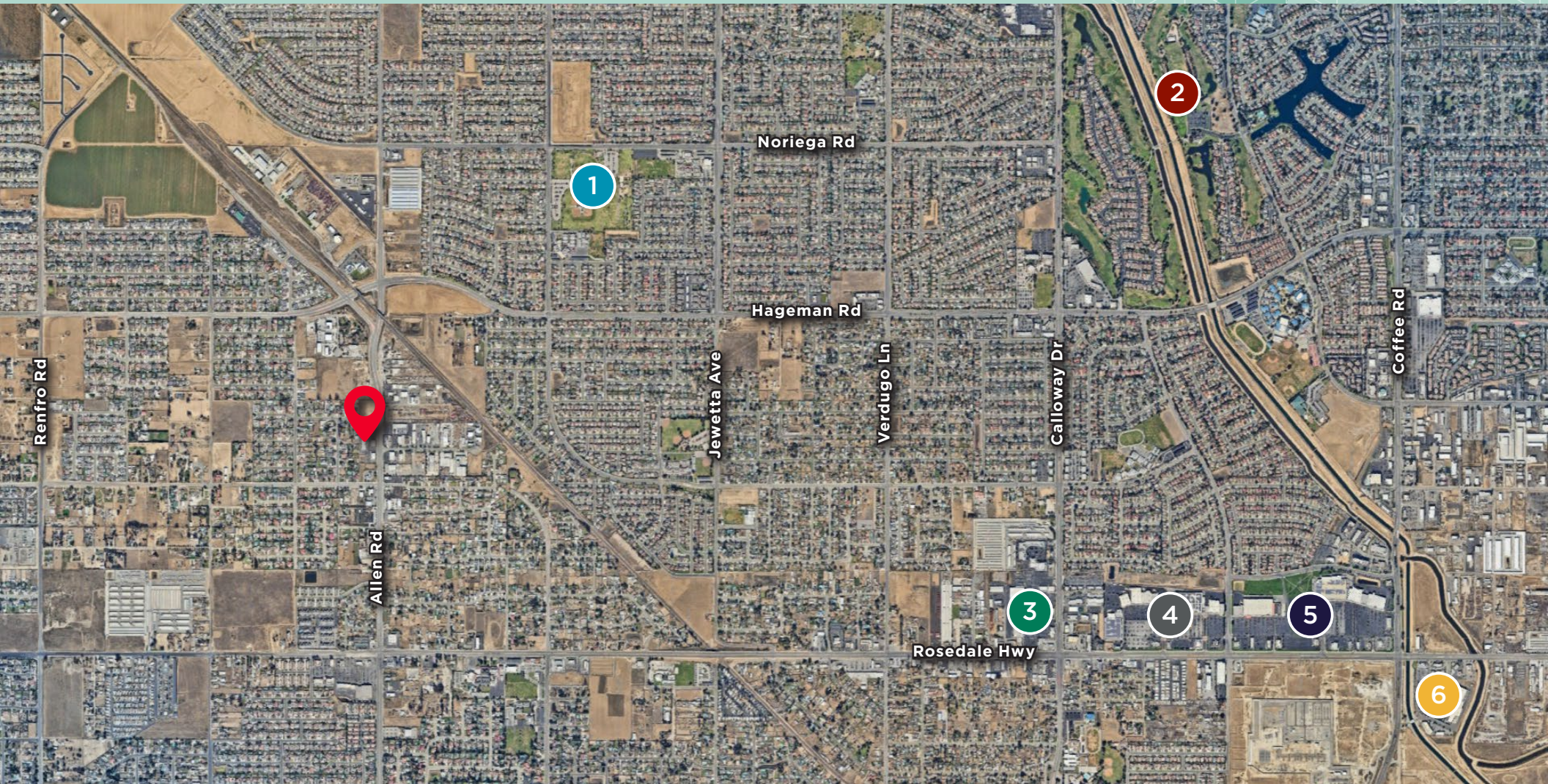
Not to Scale





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SITE

3559 Allen Road
Suite 104

Polo Park

Links at Riverlakes Golf Course

Rosedale Village

- Studio Movie Grill
- Smart & Final Extra!
- Tractor Supply Co.
- Five Below
- Cosmo Prof
- Baskin-Robbins
- T-Mobile
- Rush Cycle
- Round Table Pizza
- Dollar Tree
- Chevron

Northwest Promenade

- Target
- World Market
- Dick's Sporting Goods
- Kohl's
- Ulta Beauty
- Michaels
- Famous Footwear
- Ross Dress for Less
- Tillys
- Sequoia Sandwich
- Chick-fil-A

Northwest Promenade

- Home Depot
- Office Depot
- Walmart
- Best Buy
- America's Tire Shop
- Vallarta Supermarkets
- Red Lobster
- Original Roadhouse Grill
- Chuy's Baja Grill

Lowe's Center

- Lowe's Home Improvement
- In-N-Out
- Sparkling Image Car Wash
- ARCO / AMPM

FOR MORE INFORMATION, CONTACT:

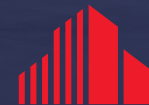
SCOTT SALTERS

Senior Director

+1 661 204 6725

scott.salters@cushwake.com

Lic. #02068579



**CUSHMAN &
WAKEFIELD**

5060 California Avenue
Suite 1000
Bakersfield, CA
cushmanwakefield.com

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