



For Lease | +/- 1,693 - 3,073 SF  
Freestanding Dental/Medical  
Office & Retail Building

3726 Coffee Rd | Bakersfield, CA 93308

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## Property Highlights:

- An approximately 3,073 SF, two tenant, freestanding, medical office & retail building.
- Suite A is approximately 1,693 SF and is a fully improved dental suite. Ideal for dentist or medical user.
- Suite B is approximately 1,380 SF with an open floor plan. Ideal for Suite A expansion space or retail user.
- Units are separately metered plus meter for common area utilities.
- Prime northwest location.
- Coffee Road frontage provides building and signage exposure.
- Plenty of onsite parking. Fifteen (15) total parking stalls that includes one (1) ADA parking stall.
- Located near amenities such as restaurants, retail, medical and office users.
- Year Built: 2003
- Zoned M-3

## Lease Rate:

\$1.95/PSF NNN

## Available:

Suite A: +/- 1,693 SF

Suite B: +/- 1,380 SF

*\*Both spaces can be combined for a total of +/-3,073 SF*

## Property Overview:

3726 Coffee Rd. is an approximately 3,073 SF, two tenant, freestanding, dental/medical and retail building being offered for Lease. The property is conveniently located in the northwest just off the SEC of Coffee Rd. and Meany Ave. Suite A is fully improved as a dental office and would be ideal for a dentist or medical professional. Suite B provides an open-floor plan that could be used for expansion space to Suite A or ideal for a retail user.

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3726 Coffee Rd

# Floor Plan



**Suite A**  
+/- 1,693 SF

**Suite B**  
+/- 1,380 SF

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3726 Coffee Rd

# Exterior Photos



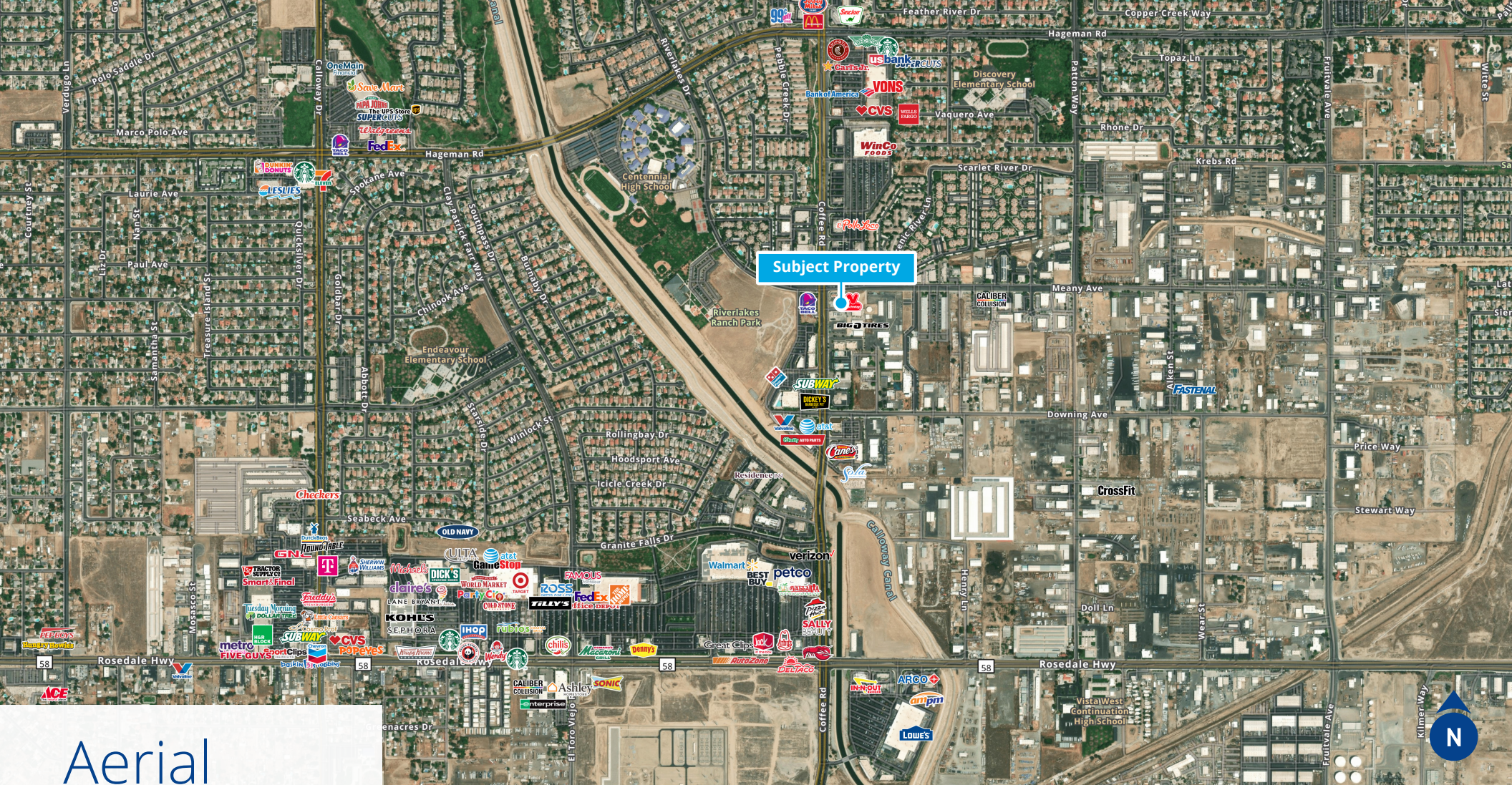
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3726 Coffee Rd

# Interior Photos - Suite A



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Aerial

## Demographics



### Population

1 Mile: 9,103  
3 Mile: 76,894  
5 Mile: 233,408



### Daytime Population

1 Mile: 15,899  
3 Mile: 94,908  
5 Mile: 264,844



### Businesses

1 Mile: 853  
3 Mile: 4,410  
5 Mile: 11,589



### Median Age

1 Mile: 34.4  
3 Mile: 36.2  
5 Mile: 34.9



### Households

1 Mile: 3,424  
3 Mile: 26,576  
5 Mile: 82,193



### Average HH Income

1 Mile: \$121,592  
3 Mile: \$122,917  
5 Mile: \$107,511