

5544

CALIFORNIA AVE.
BAKERSFIELD, CA

**FOR LEASE
OR SALE**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

5544 California Avenue is a single-story, ±3,219 SF freestanding retail building situated on approximately 0.87 acres. It was formerly home to Farmer Boys Restaurant and includes a drive-thru as well as an outdoor dining area. Located on California Avenue, a major arterial road in Southwest Bakersfield, the property is surrounded by over 4 million square feet of office and retail space. It offers convenient access to other parts of Bakersfield via Highway 99 (just 1.5 miles north), Truxtun Extension, Westside Parkway, and Stockdale Highway. Nearby tenants include Vons, In-N-Out, Chick-fil-A, Dollar Tree, Aldi, Chipotle, CVS, Office Depot, and HomeGoods.

OFFERING PRICE:	Contact Listing Agent
LEASE RATE:	Negotiable
LEASE TERM:	Negotiable
AVAILABLE:	Now
BLDG SIZE:	±3,219 SF
LOT SIZE:	±37,897 SF
PARKING:	28 stalls
ZONING:	C-2
APN:	331-350-29



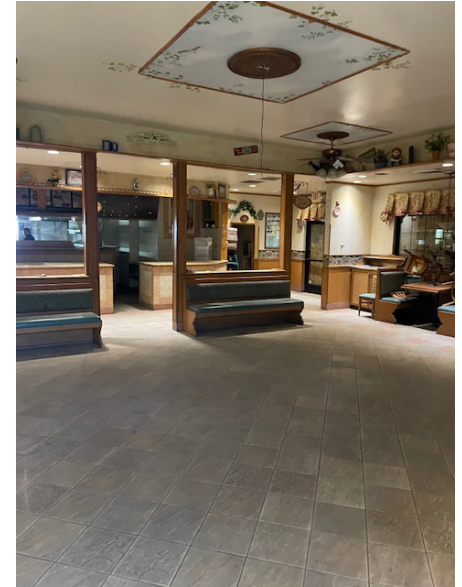
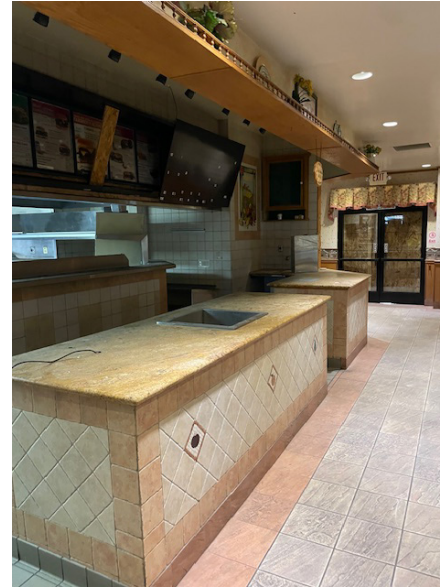
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INTERIOR PHOTOS



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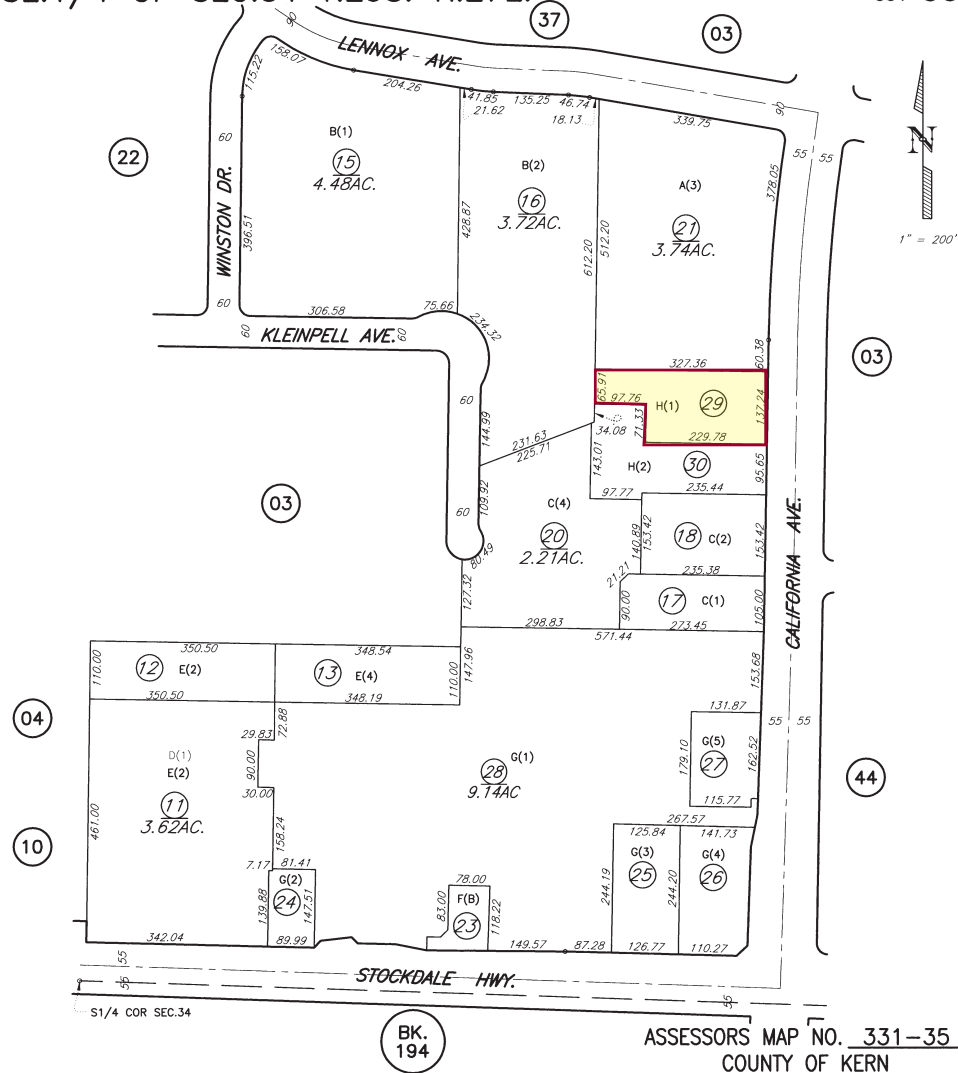
TAX MAP

331-35

PTN. OF SE.1/4 OF SEC.34 T.29S. R.27E.

331-35

LEGEND	
REVISED	
March 26, 2013	
JURISDICTION	
CITY OF BAKERSFIELD	
SUBD. KEY	
REF.	SUBD.
A.	PM 541
B.	PM 1994
C.	PM 4103
D.	PM 6838
E.	LLA P98-0587
F.	PMW P99-0418
G.	PM 10723
H.	PMW 12-0375
(LOT DESIGNATIONS IN PARENTHESIS)	
DISCLAIMER	
This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.	



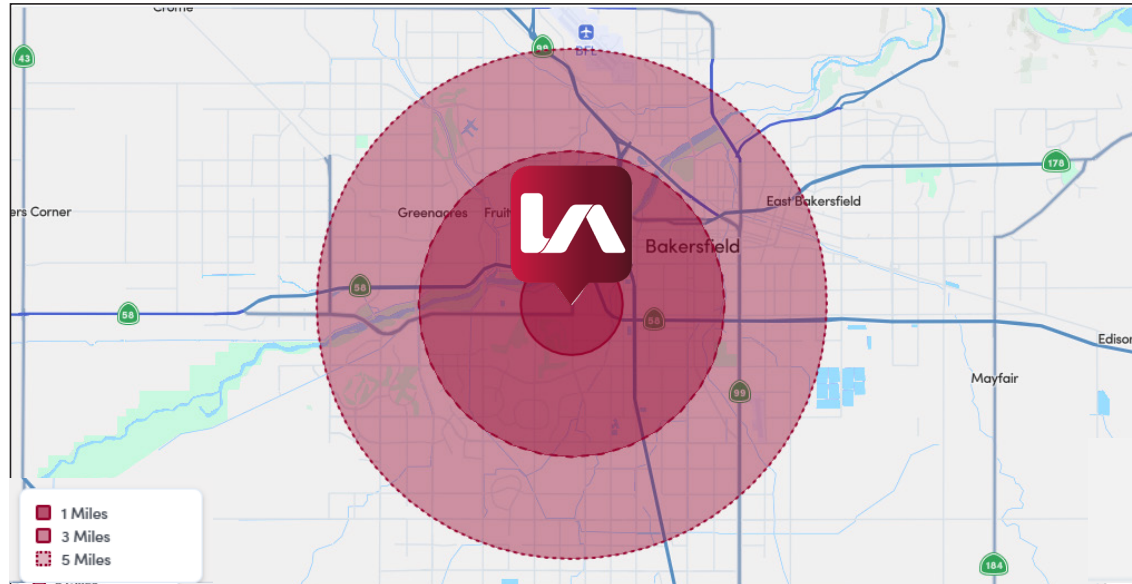
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RETAIL MAP



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	15,152	110,428	326,781
Average Age	38	37	36
Average Age (Male)	37	36	35
Average Age (Female)	40	38	37
HOUSEHOLDS & INCOME			
Total Households	6,001	40,438	108,513
# of Persons per HH	2.5	2.7	3
Average HH Income	\$74,835	\$80,863	\$70,462
Average Hosue Value	\$340,437	\$322,095	\$347,895

Demographics data derived from AlphaMap

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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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