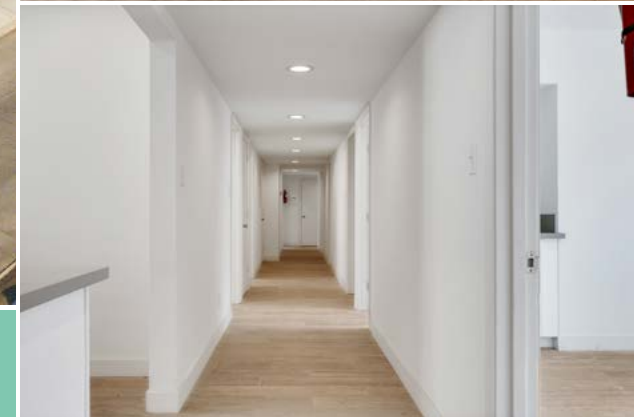


1801 28TH ST, BAKERSFIELD, CA 93301



## MEDICAL SPACE FOR LEASE

Available  $\pm$ 2,627 Sq. Ft.  
Medical Office Within Walking Distance to  
Adventist Health & Kaiser Permanente



**FOR LEASE**  
±2,627 Sq. Ft.

# BUILDING DETAILS

Rentable Size	<b>±2,627 Sq. Ft.</b>
Rent Rate	<b>\$17.50/year</b>
Monthly Rent	<b>\$3,625.00</b>
Lease Terms	<b>Negotiable</b>
Parking	<b>Shared Parking Lot</b>
Year Built	<b>1952</b>
Renovated	<b>2020</b>

# BUILDING HIGHLIGHTS

- One block from Adventist Hospital.
- Abundant surface parking spaces are available; part of the Westchester Parking Association.
- Central Downtown location.
- A 6 minute walk to Kaiser Permanente.
- Free standing building, can be used for medical office or general office.
- The property is within walking distance of many restaurants, shopping and medical offices.
- 4 blocks from Hwy. 178 and ¼ mile from the 204 Freeway, the property is easily accessible to all of Bakersfield.

1801 28TH ST, BAKERSFIELD, CA 93301



# INTERIOR PHOTOS

FOR LEASE  
±2,627 Sq. Ft.

1801 28TH ST, BAKERSFIELD, CA 93301



# AREA DEMOGRAPHICS

POPULATION	3 mile	5 mile	10 mile
2010 Population	117,007	283,534	513,117
2021 Population	118,799	289,961	563,502
2026 Population Projection	120,904	295,464	581,044
Annual Growth 2010-2021	0.10%	0.20%	0.90%
Annual Growth 2021-2026	0.40%	0.40%	0.60%
Median Age	30.4	31	31.3
Bachelor's Degree or Higher	9%	13%	18%
U.S. Armed Forces	17	89	319

HOUSEHOLDS	3 mile	5 mile	10 mile
2010 Households	38,332	92,889	161,713
2021 Households	39,193	95,427	177,667
2026 Household Projection	39,937	97,308	183,181
Annual Growth 2010-2021	0.10%	0.10%	0.70%
Annual Growth 2021-2026	0.40%	0.40%	0.60%
Owner Occupied Households	15,879	46,728	110,174
Renter Occupied Households	24,058	50,580	73,007
Avg Household Size	3	3	3.1
Avg Household Vehicles	1	2	2

CONSUMER SPENDING DETAILS	3 mile	5 mile	10 mile	Total Spending	Avg Household
Expand All					
Apparel	\$61,239,224	\$1,563	\$515	\$157,120,547	\$1,646
Entertainment, Hobbies & Pets	\$132,747,448	\$3,387	\$1,117	\$364,004,474	\$3,814
Food & Alcohol	\$295,108,341	\$7,530	\$2,484	\$774,639,639	\$8,118
Household	\$133,718,859	\$3,412	\$1,126	\$381,065,699	\$3,993
Transportation & Maintenance	\$238,400,440	\$6,083	\$2,007	\$671,425,700	\$7,036
Health Care	\$44,774,056	\$1,142	\$377	\$120,975,233	\$1,268
Education & Daycare	\$42,225,336	\$1,077	\$355	\$129,068,059	\$1,353
<b>Total Specified Consumer Spending (\$)</b>		<b>\$948,213,704</b>	<b>\$24,193</b>	<b>\$7,982</b>	<b>\$2,598,299,351</b>



INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$49,912	\$62,011	\$81,956
Median Household Income	\$34,793	\$43,826	\$58,662
< \$25,000	14,664	28,130	38,471
\$25,000 - 50,000	11,049	25,478	39,581
\$50,000 - 75,000	6,293	16,821	30,089
\$75,000 - 100,000	2,842	8,278	18,936
\$100,000 - 125,000	1,584	6,495	16,647
\$125,000 - 150,000	905	3,359	10,079
\$150,000 - 200,000	1,233	3,827	12,313
\$200,000+	623	3,037	11,551



# OFFICE SPACE FOR LEASE

Contact Us for Details:

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