



For Sale

\$6,050,000 | \$3,025,000

Together

Separate

**Two Fully Improved Surgery Centers
Offered Below Replacement Costs
(Available Together or Separately)**



**Fully Improved Surgery Centers
in Seven Oaks Business Park**

4500 Trade Center Dr | Bakersfield, CA

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Property Details:

Address	4500 Trade Center Dr Bakersfield, CA 93311
Building Size	± 13,000 SF
Land Size	± 1.59 acres
Corridor	Southwest Bakersfield
Class	A
APN	524-280-29 524-280-03
Zoning	Commercial/Office/Medical
Number of Floors	One (1)
Year Built	2016
Parking	44 surface parking stalls
Parking Ratio	3.38/1,000 SF

Submarket Overview:

Situated in the thriving Seven Oaks Business Park, 4500 Trade Center Dr stands at the heart of Bakersfield's fastest-growing hub. Hosting a blend of discerning tenants, this medical corporate office development adheres to modern architectural designs specified in the park's criteria. Enveloped by the vibrant communities of Belcourt and Highgate, the area boasts abundant commercial retail amenities, parks, and scenic walking trails, contributing to its status as a meticulously planned 276-acre commercial development.

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The Opportunity:

4500 Trade Center Drive is a 13,000 square foot building that contains two separate mirrored and nearly identical surgery centers of approximately 6,500 square feet each. Each surgery center has 3 operating rooms and 9 pre and post op beds and/or rooms. The condominium map allows the sellers to sell one or both centers. The building, completed in 2016, is the newest surgery center in the City of Bakersfield. The owners are currently operating the New Horizon Surgical Center (+/-6,500 SF) in the western half of the building. The eastern half of the building (+/-6,500 SF), referred to as the Oaks Surgical Center, has been closed but can be reopened quickly providing a buyer with speed to market and producing income quickly. If the entire building is sold, sellers will continue to operate and rent the New Horizon Surgical Center, on a day use basis, for up to four times per month. The building contains all required surgery center improvements and appurtenances. Each suite contains 3 large operating/procedure rooms, 9 pre and post op beds and rooms, lobby/waiting room with reception/intake center, janitor closet with mop sink, dirty/soiled room with sink and washer/dryer hookups, two sterilization rooms, two offices, and required restrooms.

The interior shared common areas include a lounge, locker rooms, dressing rooms, kitchen, and two restrooms. Other shared common areas include the parking lot, generator, trash enclosures, to name a few.

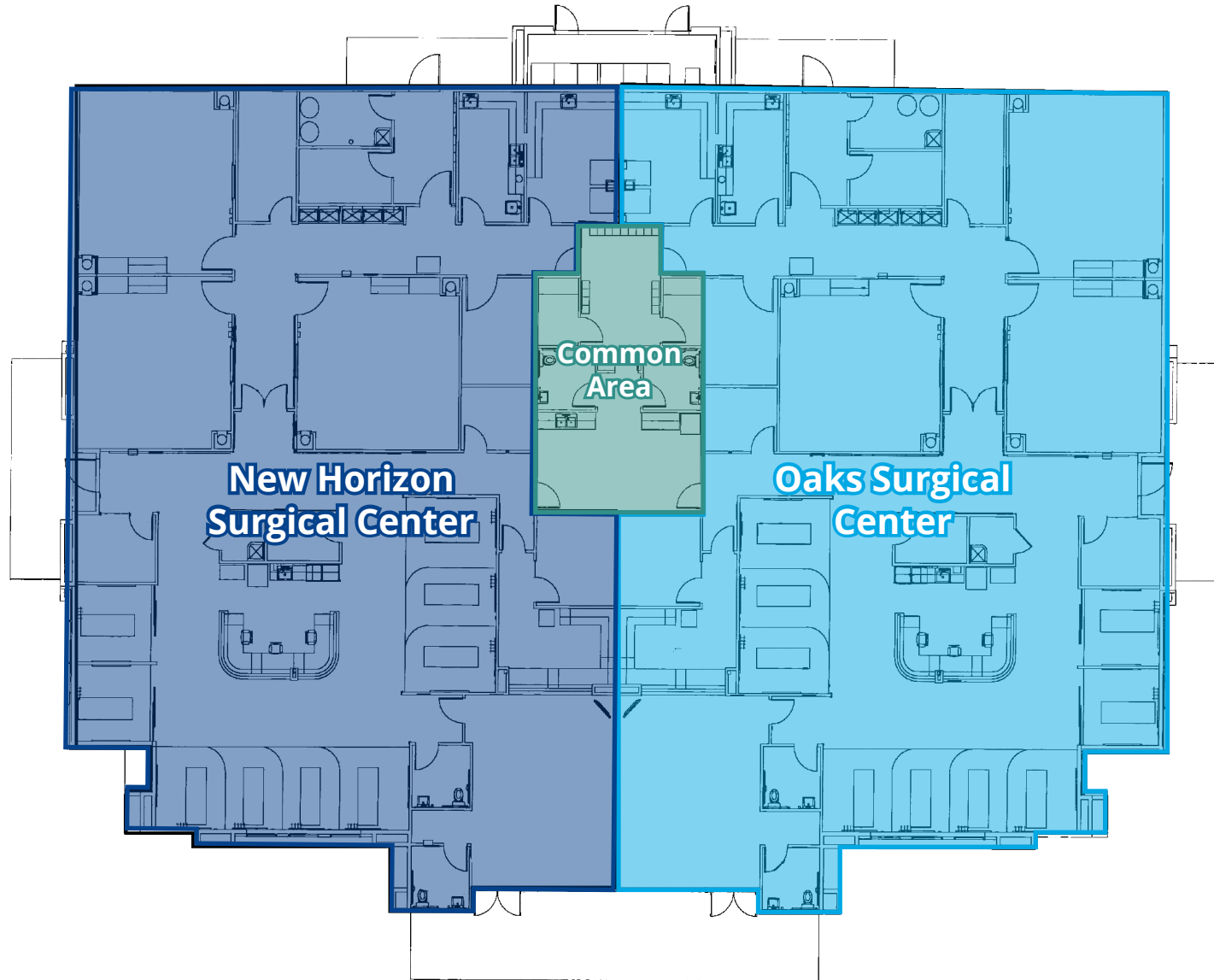
Opportunity #1: Buy and use the eastern half of the building, referred to as the Oaks Surgical Center, containing approximately 6,500 square feet with 3-operating rooms with shared interior and exterior common areas (i.e. generator, break room, locker rooms, etc.).

Asking Price: \$3,025,000 (+/- \$465/SF)

Opportunity #2: Buy and use the entire 13,000 square foot building containing both the New Horizons Surgical Center and the Oaks Surgical Center, with a total of 6 operating rooms, with an arrangement to lease to the sellers the New Horizons Surgical Center via a day use arrangement for up to 4 times per month. Exact terms and conditions of a day use agreement are to be negotiated.

Asking Price: \$6,050,000 (+/- \$465/SF)

Floor Plan



Interior Photos



Neighboring Map



**HOFFMANN
HOSPICE**

CENTRIC URGENT CARE

White Ln - 17,613 AADT

**Superior Smiles
Dentistry**

Subject Property



**VALLEY
STRONG
CREDIT UNION**

Bolthouse Dr

HOUCHIN
COMMUNITY BLOOD BANK

Trade Center Dr

**CENTRIC
HEALTH**
A MULTISPECIALTY GROUP PRACTICE

**Bolthouse
FARMS**

Venture Wy

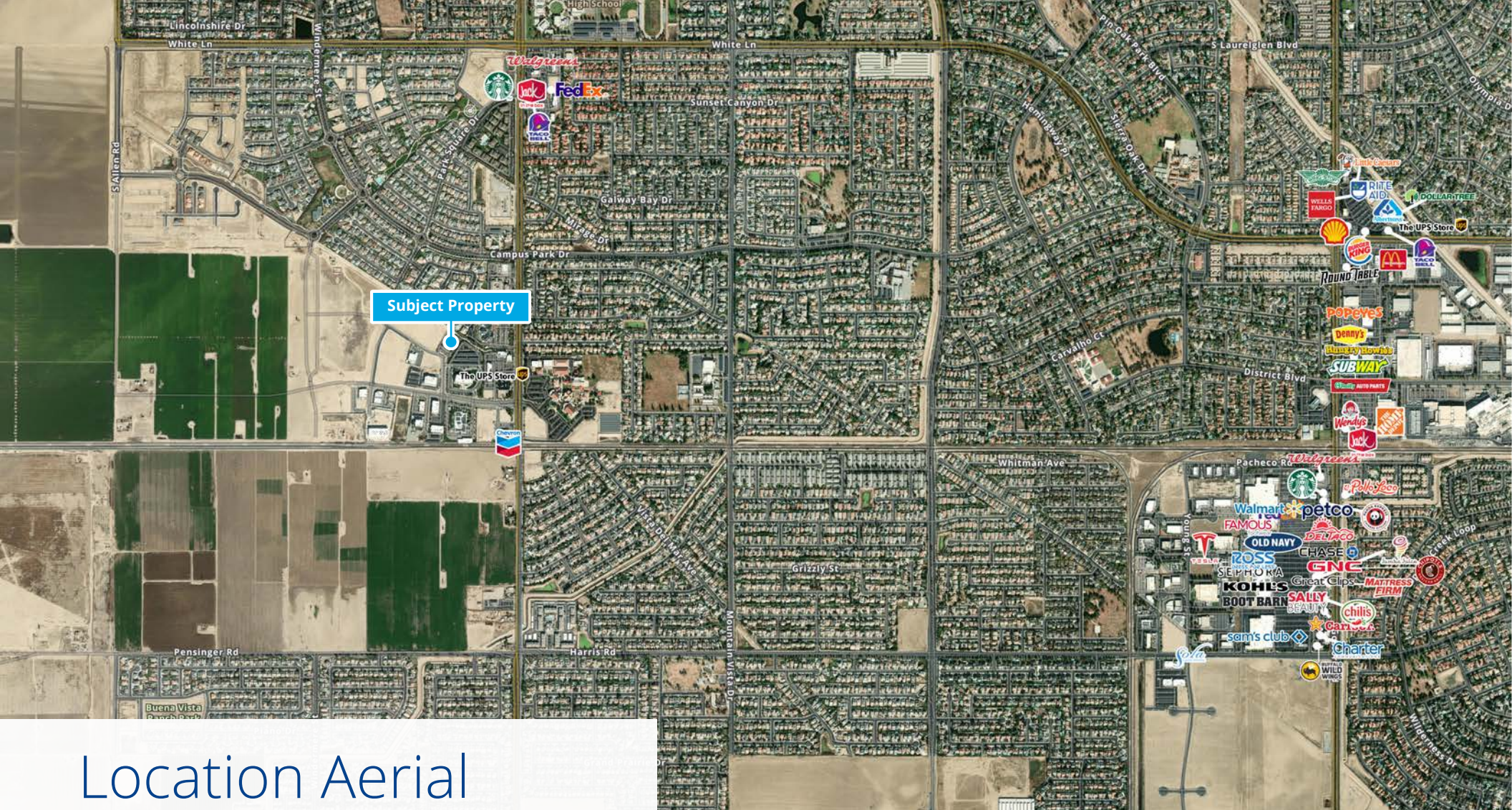


Local Aerial



- Alzheimer's Disease Association
- The Village At Seven Oaks Assisted Living & Memory Care
- Hoffmann Hospice Home
- Centric Urgent Care
- Sequoia Sandwiches
- New Horizon Surgical Center
- Subject Property
- Superior Smiles Dentistry
- Valley Strong Credit Union
- The Coffee Bean & Tea Leaf
- Montessori Academy
- Centric Health
- DaVita Seven Oaks Dialysis
- Bolthouse Properties
- Houchin Community Blood Bank
- Chevron
- Sully's
- Purpose Driven Home Health
- West Coast Eye Institute
- S.C. Anderson Inc
- Seneca Resources
- Northern Digital Inc





Location Aerial

Demographics



Population
 1 Mile: 12,204
 3 Mile: 68,916
 5 Mile: 172,937



Daytime Population
 1 Mile: 8,445
 3 Mile: 57,823
 5 Mile: 144,396



Businesses
 1 Mile: 154
 3 Mile: 1,501
 5 Mile: 4,668



Median Age
 1 Mile: 32.2
 3 Mile: 34.5
 5 Mile: 34.2



Households
 1 Mile: 3,686
 3 Mile: 22,403
 5 Mile: 57,147



Average HH Income
 1 Mile: \$154,163
 3 Mile: \$147,125
 5 Mile: \$124,590



Welcome to Bakersfield

- [Agriculture](#)
- [Arts](#)
- [Entertainment](#)
- [Museums](#)
- [Nightlife](#)
- [Music](#)
- [River Rafting](#)
- [Outdoor Recreation](#)
- [Public Golf Courses](#)
- [Sports Teams and Raceways](#)
- [Regional Attractions](#)
- [Antique District](#)

Summary

The rapidly growing city of Bakersfield, in California’s southern Central Valley, is full of pleasant surprises. Once known only for oil and agriculture, Bakersfield—or Bako, as the locals affectionately call it—has become a Central Valley hub for arts and culture while still retaining the region’s rich past.

Arts and Culture

Fast-forward to Bakersfield’s citified attractions, including the gallery-filled Arts District, home to the 1930 Fox Theater, where performances range from pop music to film noir, and Buck Owens’ Crystal Palace, the place to hear the Bakersfield Sound, a gritty style of country western music.

Kern County Museum

Find out more about hardscrabble musical pioneers like Owens and Merle Haggard with a visit to the Kern County Museum, a collection of 56 historic buildings spread out among grassy lawns. You’ll also get a lesson in California’s oil industry: Kern County’s wells pump 70 percent of the state’s “black gold.” Afterward, shop for vintage finds at Bakersfield’s Antique Row, then pop over to the swanky Padre Hotel for a cocktail on the rooftop lounge.

Natural Landscapes & Reserves

There’s plenty of nature to be had around Bakersfield, too. Wildflowers blanket the local grasslands and nearby Tehachapi Range in spring. See them in March and April at the 37635 hectare Wind Wolves Preserve, the West Coast’s largest nonprofit nature preserve. At any time of year, these vast grasslands are a haven for wildlife and an inspiring place to take a hike or pedal your mountain bike.

Kern County Parks and Recreation

The Kern County Parks and Recreation Department manages 8 regional parks, 40 neighborhood parks and 25 public buildings, supervises three golf courses and landscapes 76 county buildings. Our facilities include fishing lakes, Veterans, Senior, Community and Recreation Buildings, group and individual campgrounds, boating, sailing, a soccer park and museums. Current upgrades include repaving the roadways at Buena Vista Aquatic Recreational Area, rebuilding the docks at [Lake Ming](#), and building new playgrounds and restrooms at many of our parks.



Local summary info courtesy of VisitBakersfield.com

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