

FOR SALE OR LEASE ► RETAIL SHOWROOM

+/- 26,000 SF AVAILABLE

620 Chester Ave, Bakersfield, CA 93301

APN: 009-271-02-00-5, County of Kern

PROPERTY DETAILS

- **SALE PRICE: \$2,950,000.00**
 - **LEASE RATE: \$19,500.00/MONTH**
 - **SPACE AVAILABLE: +/- 26,000 SQ FT**
 - MAIN FLOOR: +/- 20,000 SQ FT
 - MEZZANINE: +/- 6,000 SQ FT
 - **LOT SIZE: +/- 0.55 ACRES**
 - **INCLUDES LOADING DOCK & GATED PARKING LOT**
 - **PAID SOLAR PANEL SYSTEM INCLUDED**
 - **LARGE CORNER LOT LOCATED ON 7TH ST & CHESTER AVE**
 - **LOCATED WITHIN 1 MILE OF DOWNTOWN BAKERSFIELD**
 - **ZONING: C-2 (REGIONAL COMMERCIAL)
CITY OF BAKERSFIELD**
- * *INQUIRE ABOUT AN ADDITIONAL +/- 6,000 SQ FT OF AVAILABLE WAREHOUSE SPACE*

HIGH TRAFFIC LOCATION



OLIVIERI COMMERCIAL GROUP

9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

Anthony Olivieri, CCIM, CRX
President
LIC. #01325989
(661) 617-1850
anthony@oliviericommercial.com



Traffic Count:
+/- 20,800 AADT

Traffic Count:
+/- 15,200 AADT

SUBJECT SITE

Traffic Count:
+/- 82,000 AADT



SITE DISTANCE FROM HWY	
HIGHWAY	DISTANCE
CA-58	0.8 mi
CA-204	1.0 mi
CA-178	1.2 mi
CA-99	1.7 mi

SUBJECT SITE

7th St

Gated Parking Lot

Showroom: +/- 26,000 SF

* Warehouse: +/- 6,000 SF

Chester Ave

* Inquire about an additional +/- 6,000 SF of available warehouse space

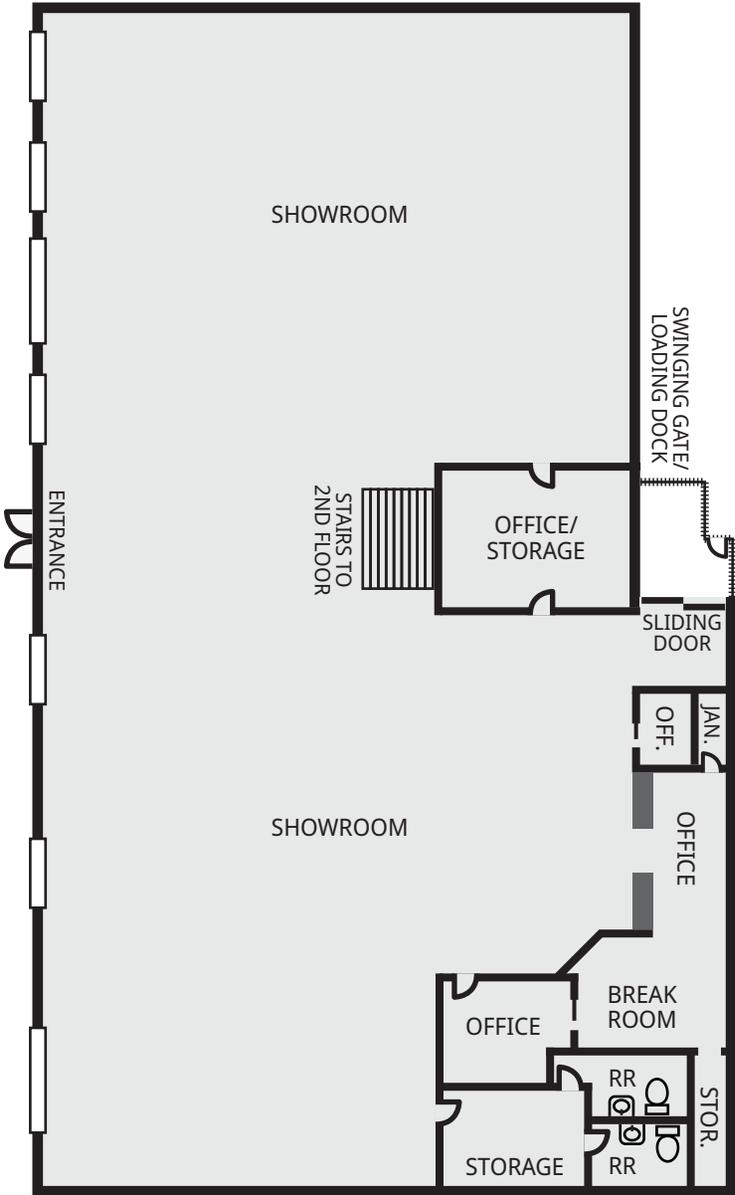
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FLOOR PLAN

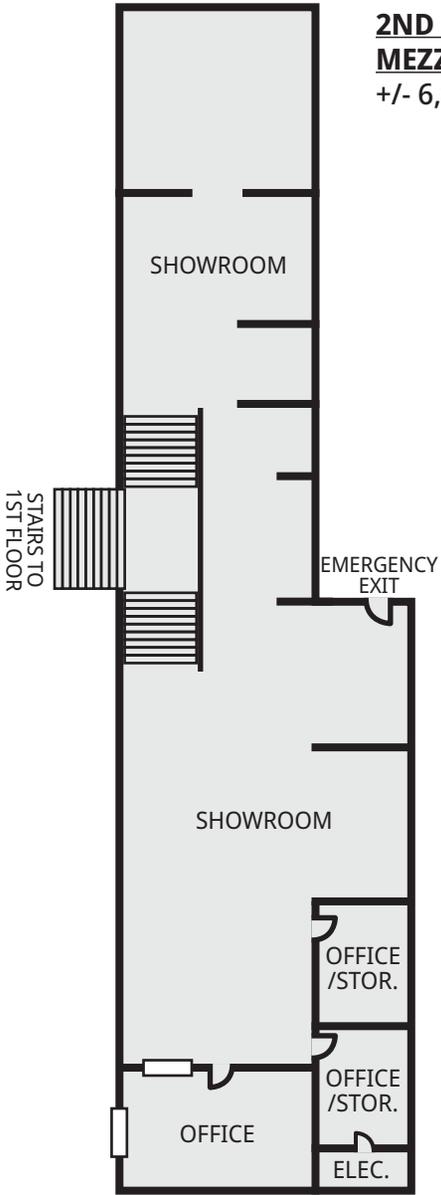
1st Floor & Mezzanine

620 Chester Ave, Bakersfield, CA 93301

1ST FLOOR
SHOWROOM
+/- 20,000 SF



2ND FLOOR
MEZZANINE
+/- 6,000 SF



*Floor Plan not to scale

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1-Mile Radius

KEY FACTS

17,624

Population

32.4

Median Age



Average Household Size

\$43,677

Median Household Income

BUSINESS



1,920

Total Businesses



18,762

Total Employees

INCOME



\$43,677

Median Household Income



\$22,147

Per Capita Income



\$14,779

Median Net Worth

3-Mile Radius

KEY FACTS

137,240

Population

31.3

Median Age



Average Household Size

\$47,801

Median Household Income

BUSINESS



8,125

Total Businesses



91,694

Total Employees

INCOME



\$47,801

Median Household Income



\$21,071

Per Capita Income



\$21,814

Median Net Worth

5-Mile Radius

KEY FACTS

328,095

Population

32.3

Median Age



Average Household Size

\$57,870

Median Household Income

BUSINESS



13,255

Total Businesses



146,353

Total Employees

INCOME



\$57,870

Median Household Income



\$24,799

Per Capita Income



\$55,416

Median Net Worth