

AVAILABLE For Sublease

Office/Medical Building

1601-1605 G Street
Bakersfield, CA 93301

Property Highlights

- Central location with secured on-site parking plus abundant street parking available
- Long-term sublease available with aggressive rental rates
- Tenant Improvements negotiable
- Central Courtyard
- Close proximity to Mercy, Kaiser, and Adventist Hospitals, as well as many government offices
- Convenient access to Highway 99 and the Westside Parkway



Dylan J. Lym

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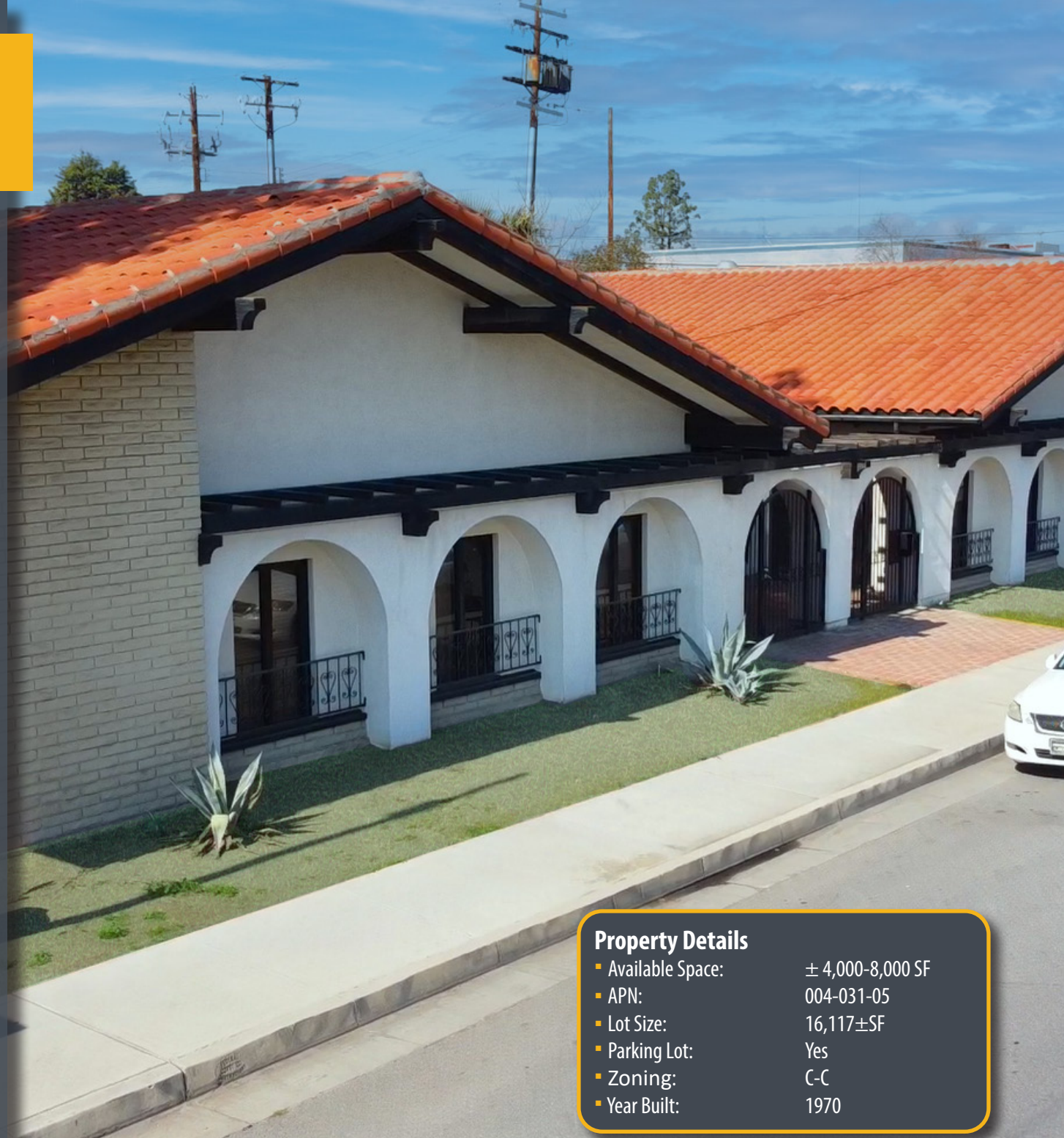
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*Rendering Not Final, Subject To Change.



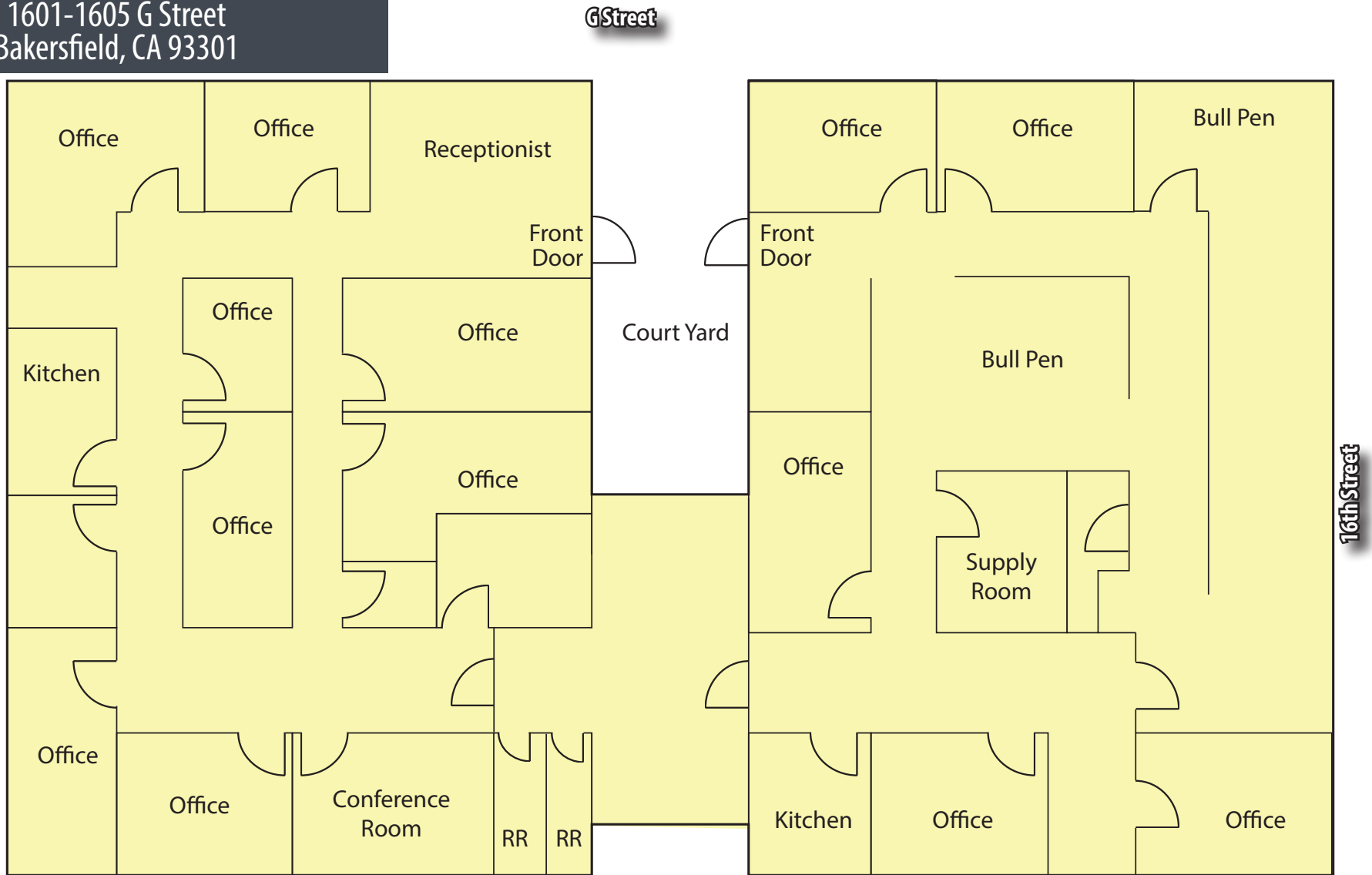
Property Details

- Available Space: ± 4,000-8,000 SF
- APN: 004-031-05
- Lot Size: 16,117±SF
- Parking Lot: Yes
- Zoning: C-C
- Year Built: 1970

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Floor Plan

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Plans not to scale.
For illustration purposes only

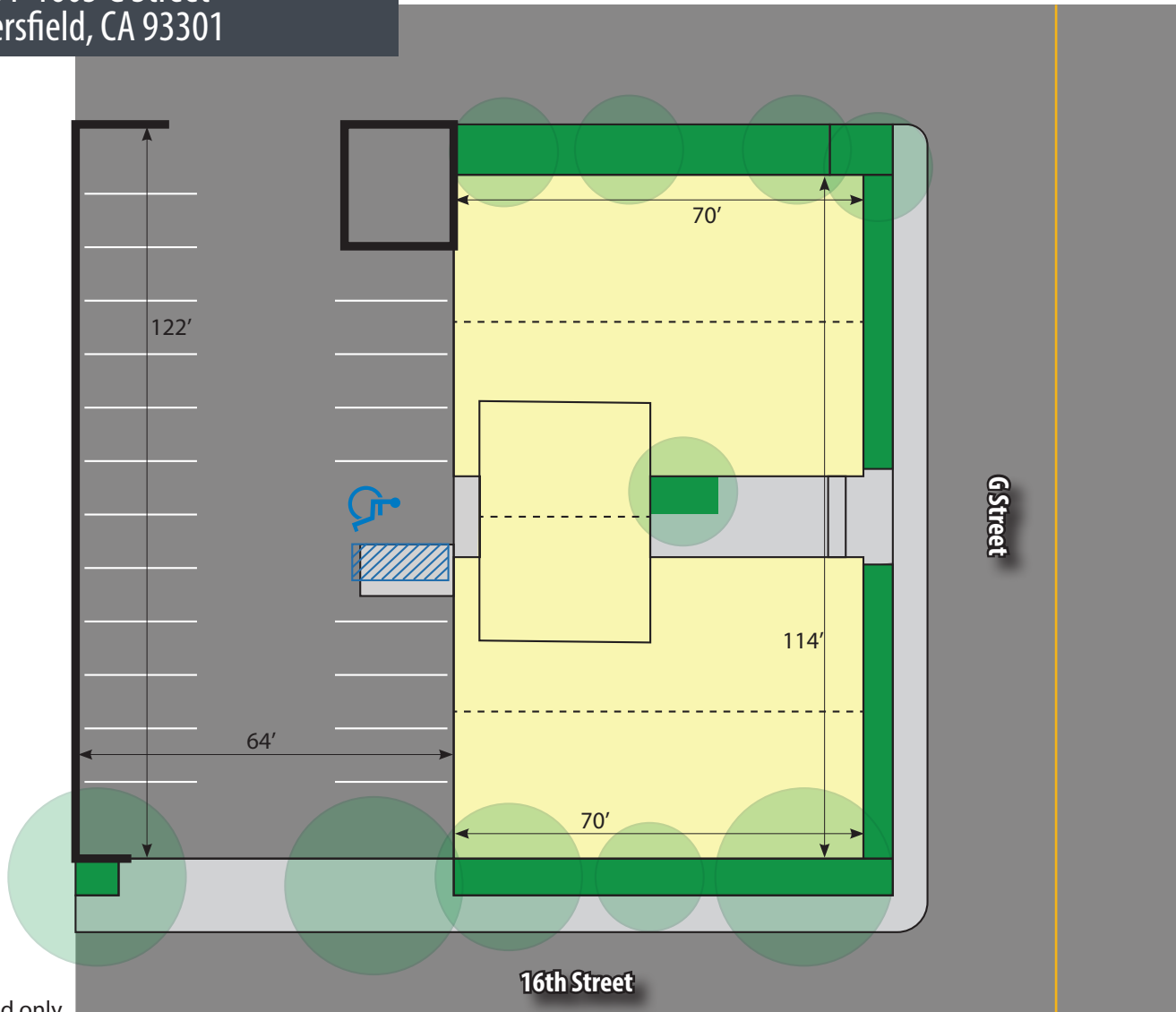


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Site Plan

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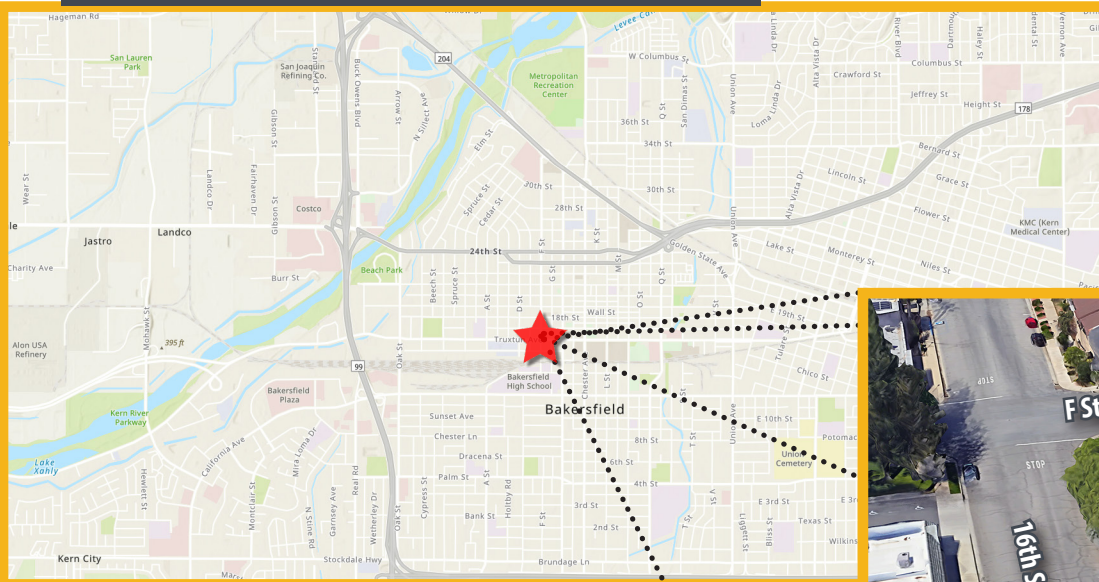
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Location Map/Demographics

1601-1605 G Street
Bakersfield, CA 93301



1601-1605 G Street



Traffic Count AADT
West & East Bound 23,194

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,363	133,827	328,956
Total Households	5,640	43,851	108,065
Average Household Income	\$74,541	\$47,019	\$60,580
Employees	21,202	68,866	121,421

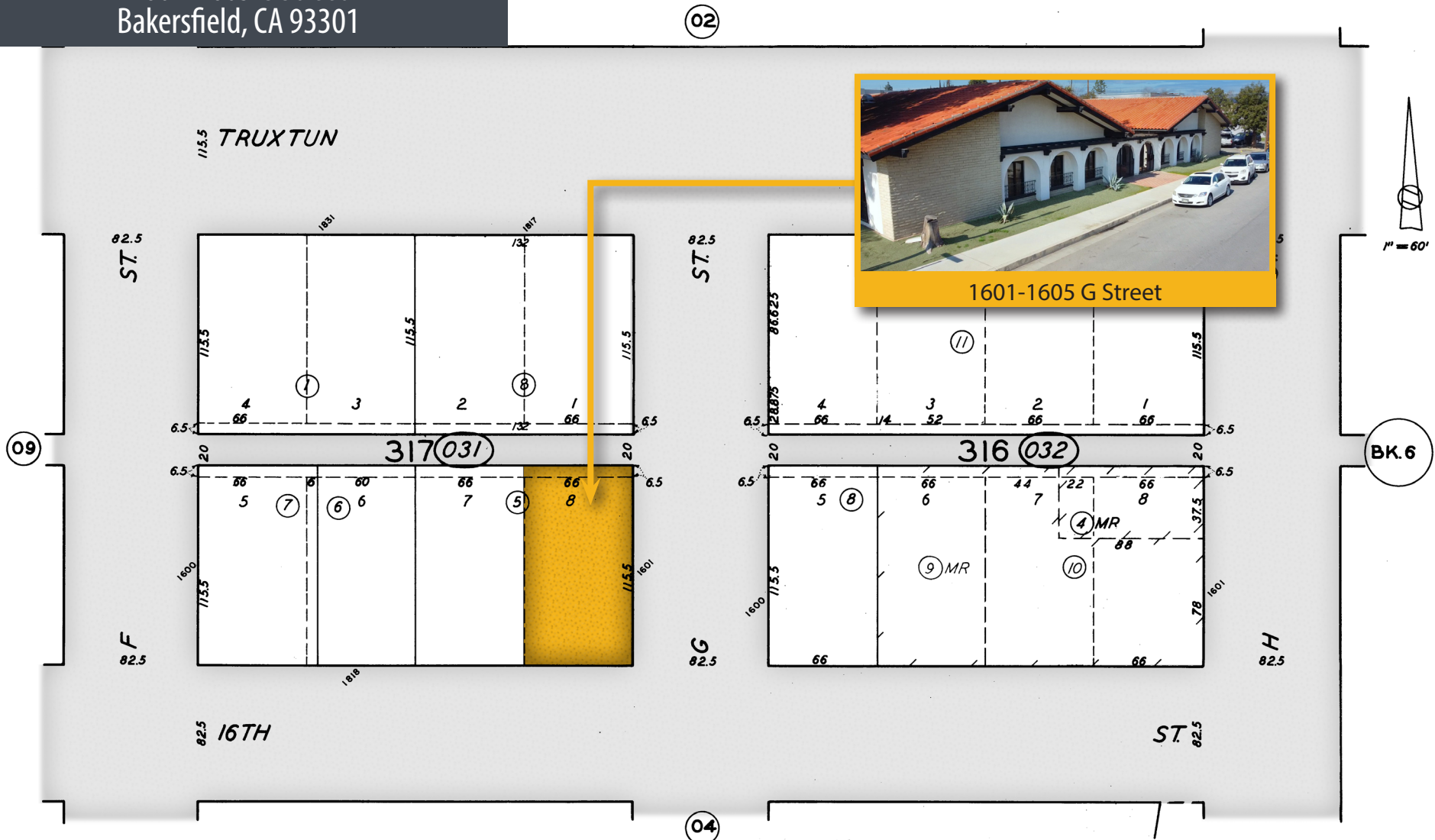


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Parcel Map

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Location Map

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Kern County At A Glance

1601-1605 G Street
Bakersfield, CA 93301

KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#2 in Agricultural
Production
Nationwide





#3 in Economic
Diversity
Nationwide

#4 in STEM
Jobs
Nationwide

OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA Largest Provider of Oil & Renewable Energy in the State

70%  **60%** 

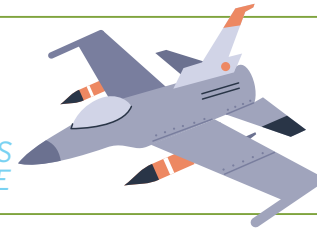


#1 Largest
Wind Farm
in the U.S.

2ND Largest
Solar Farm
in the U.S.

#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS

KERNEDC
ECONOMIC DEVELOPMENT CORPORATION

2700 M Street, Suite 200 | Bakersfield, CA 93301
661-862-5150 | kernedc.com

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