

VIKRAM REDDY (661) 900-1596  
VREDDY@CBBAKERSFIELD.COM  
DRE# 01845883

**COLDWELL BANKER** | PREFERRED, REALTORS®



Building #101



3737 SAN DIMAS ST - BLDGS 101 & 102  
Bakersfield, CA 93301



Building #102



**INVESTMENT OPPORTUNITY**  
MEDICAL OFFICES

**1**  
PROPERTY OVERVIEW

**2**  
INVESTMENT  
HIGHLIGHTS

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FINANCIALS

**4**  
AREA OVERVIEW



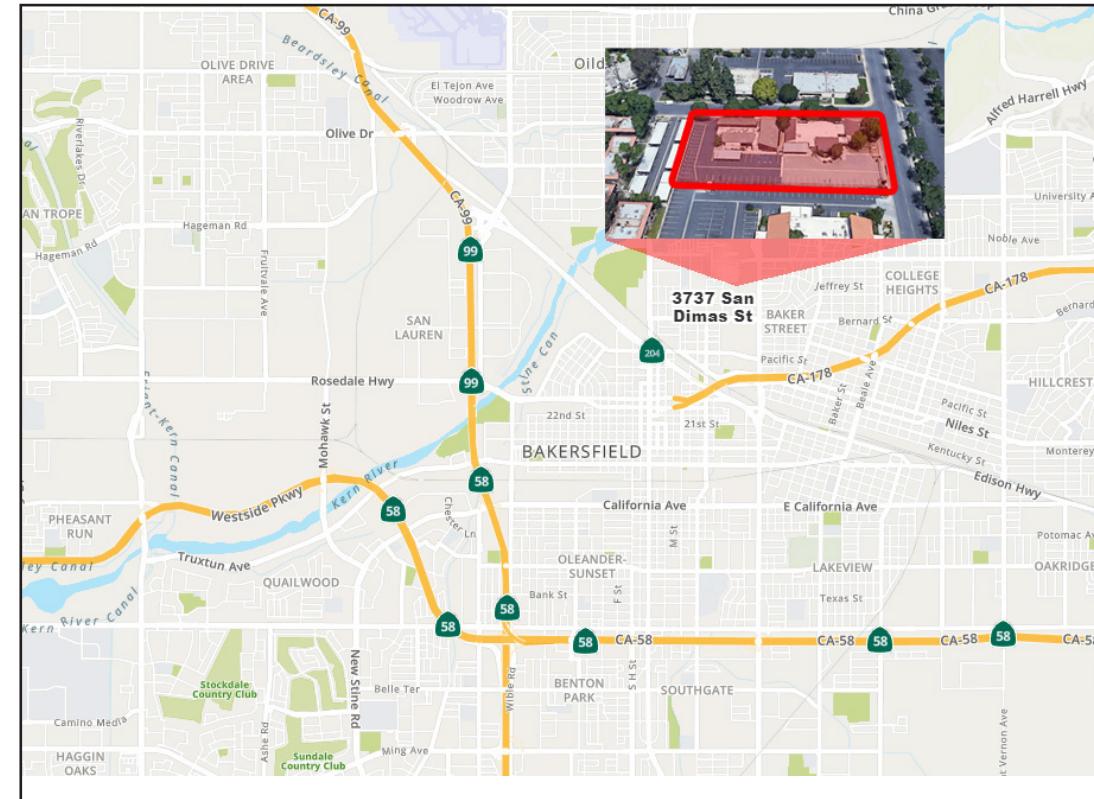
**3737 SAN DIMAS ST**  
**BLDGS 101 & 102**  
Bakersfield, CA 93301

**INVESTMENT OPPORTUNITY**  
MEDICAL OFFICES

Coldwell Banker Preferred, Realtors has been selected to exclusively market for sale of 3737 San Dimas St - Buildings #101 and #102, Bakersfield CA. Building #101 is currently used as a Medical Office with an approximately 5,927 sq. ft. building on an approximately 21,817 sq. ft. lot. Building #102 is currently used as a General Office (previously used as Medical Office) with an approximately 5,822 sq. ft. building on an approximately 23,764 sq. ft. lot. Both buildings are zoned as Commercial (CO).

3737 San Dimas St, Building 101 and 102 are fully leased, located directly across from Memorial Hospital. 3737 San Dimas St is in Central Bakersfield, well connected and close to Major Highways. It is situated among several other medical facilities, surgery centers, medical offices, dental offices and pharmacies.

Both buildings on 3737 San Dimas St are currently 100% Occupied.



\*\*All information and numbers cited are believed to be accurate, however, buyer is to verify all information contained herein.

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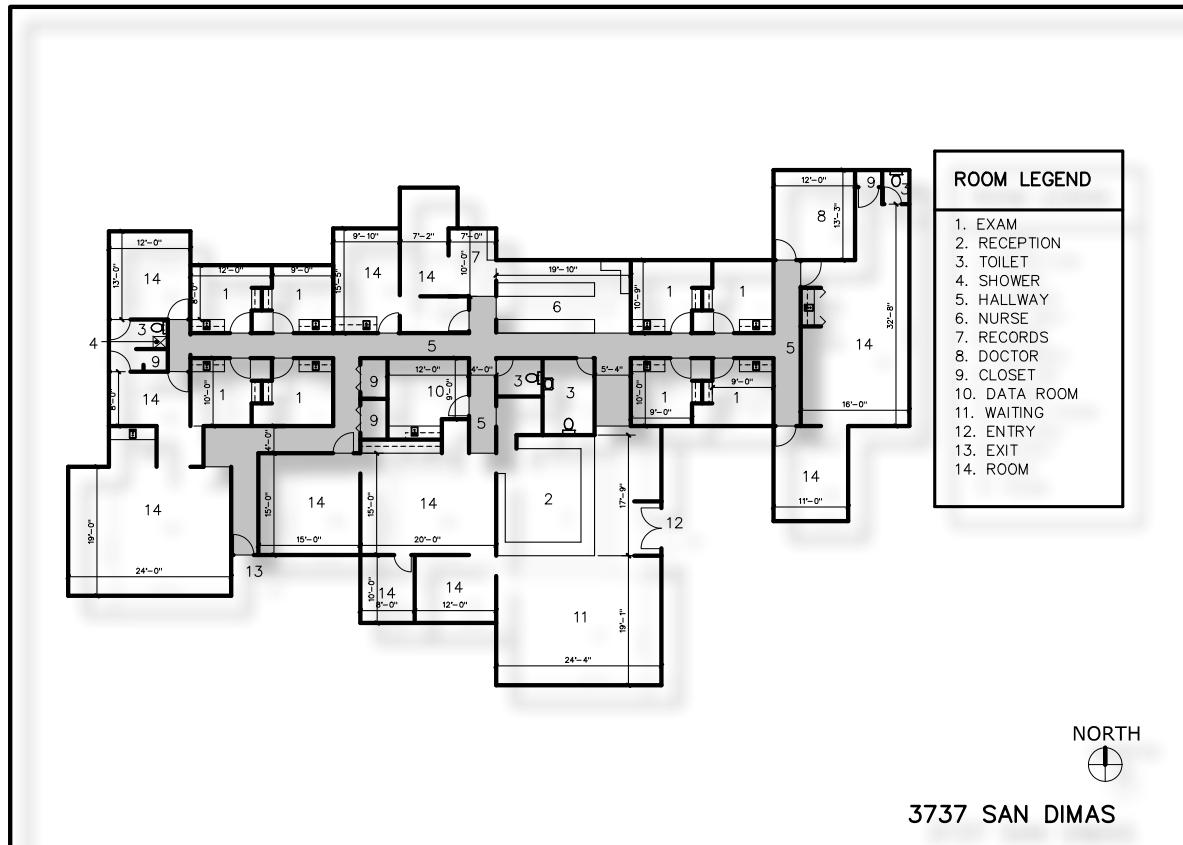
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## BUILDING 101 -

This Medical office has approximately 5,927 sq. ft. of building area and features 8 Exam Rooms, 4 Doctor's Offices, Billing Office, Administrator Office, Procedure Room, Large Waiting Area, and ADA compliant Restrooms. It sits on approximately 21,817 sq. ft. of land on San Dimas Street.



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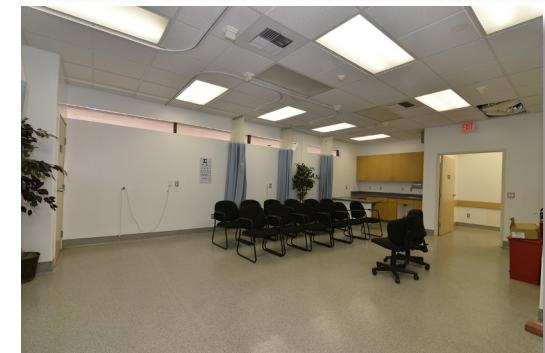
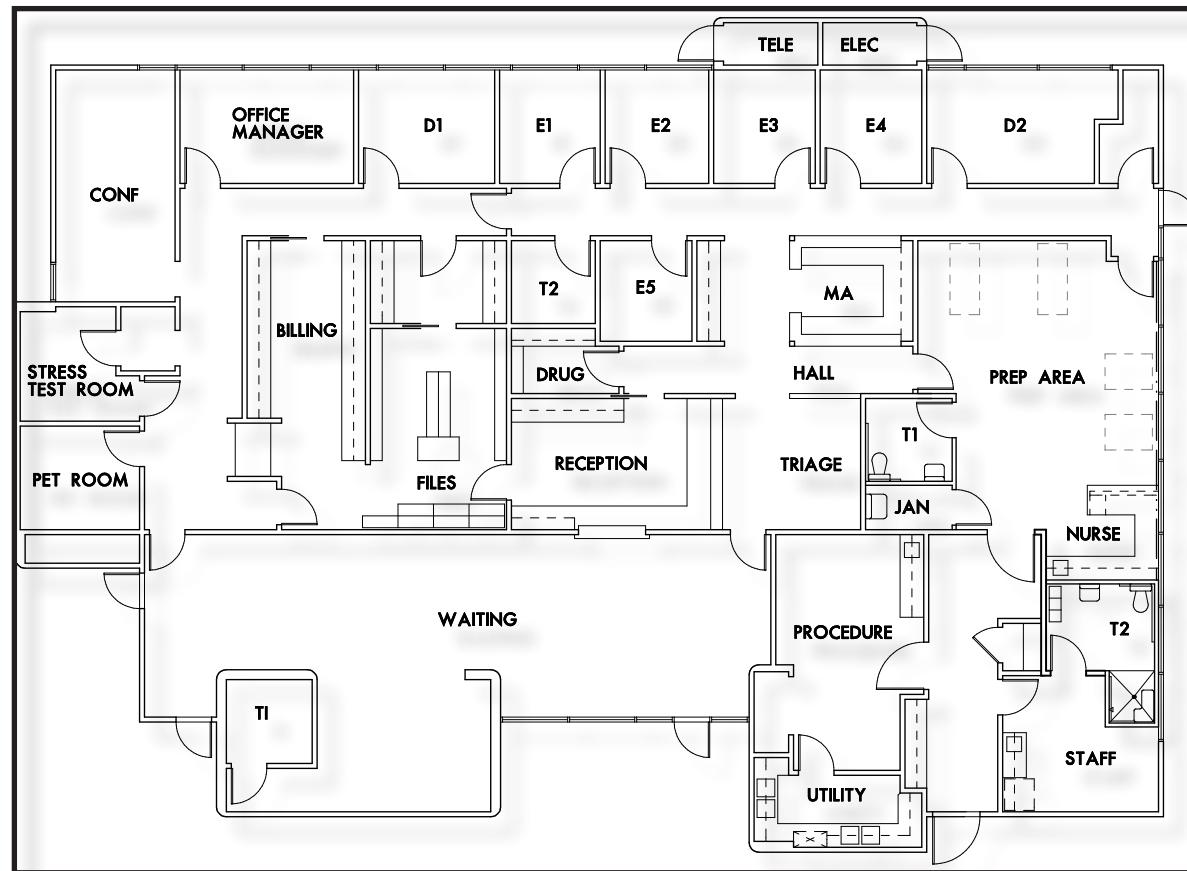
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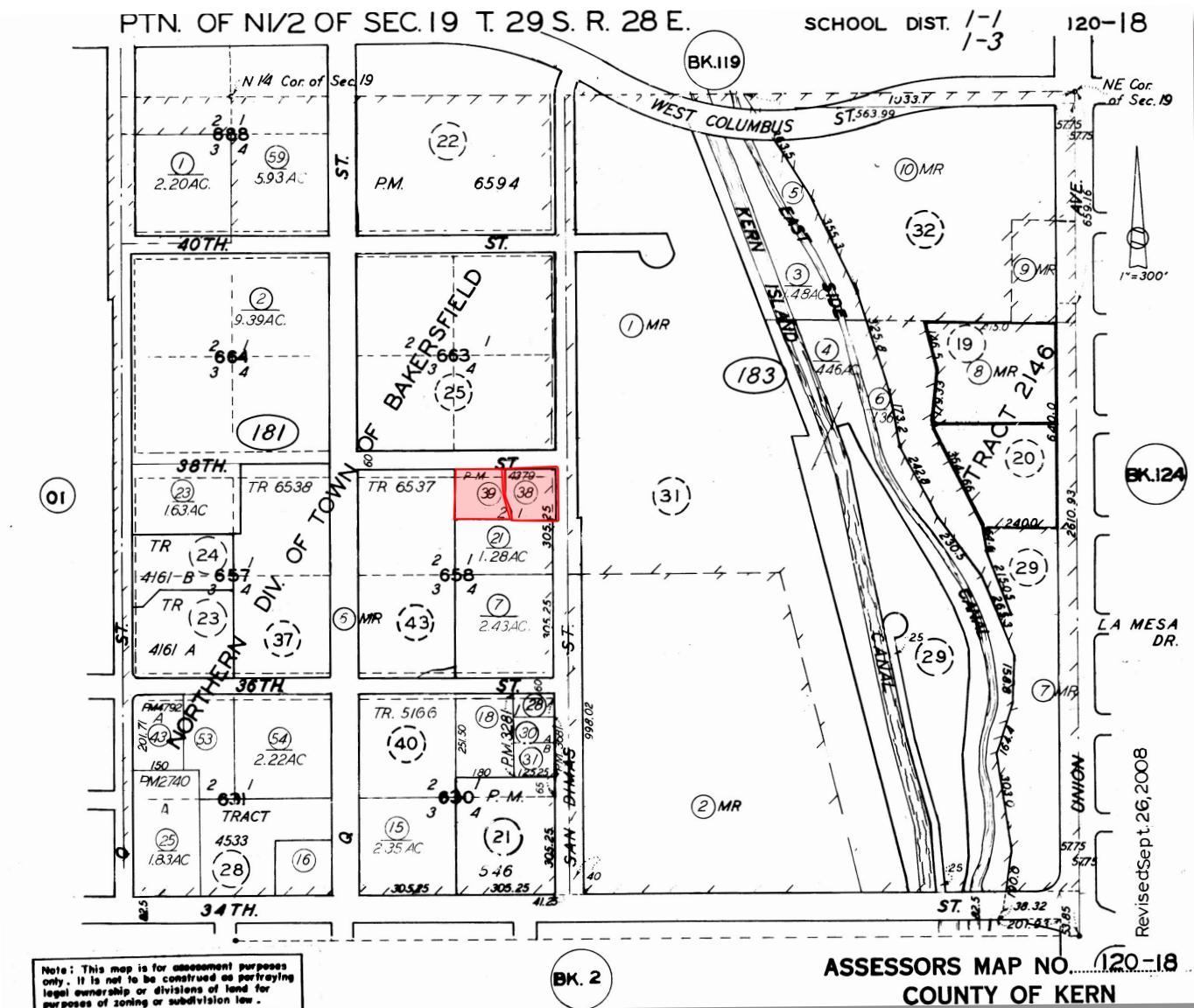
## BUILDING 102 -

This General/Medical office has approximately 5,822 sq. ft. of building area and features Exam Rooms, Doctor's Offices, Billing Office, Administrator Office, Procedure Room, Restrooms, and Waiting Area. It sits on approximately 23,764 sq. ft. of land on San Dimas Street.



3737 SAN DIMAS ST - BLDGS 101 & 102  
Bakersfield, CA 93301

**INVESTMENT OPPORTUNITY**  
MEDICAL OFFICES



# INVESTMENT OPPORTUNITY

## MEDICAL OFFICES

3737 San Dimas St - BUILDING 101 & 102

**Financial Information**

<b>Total Sales Price:</b>	\$3,200,000
<b>Current Cap Rate (approx)</b>	5.87%*
<b>Price / SF (building, approx)</b>	\$272
<b>Current Occupancy</b>	100%

**Property Information**

<b>Address</b>	3737 San Dimas St #101 & #102
<b>APN#</b>	120-181-38   120-181-39
<b>Year Built</b>	Building #101 - 1972 (remodeled in 2015) Building #102 - 1978 (remodeled in 2002)
<b>Total Building Sq. Ft.</b>	approx. 11,749 Sq. Ft.
<b>Total Lot Size</b>	approx. 45,581 Sq. Ft.
<b>Zoning</b>	CO
<b>Total Parking Spaces</b>	approx. 62
<b>Total Parking Ratio</b>	approx.5.28

\* Annual 3% increase in Rent.

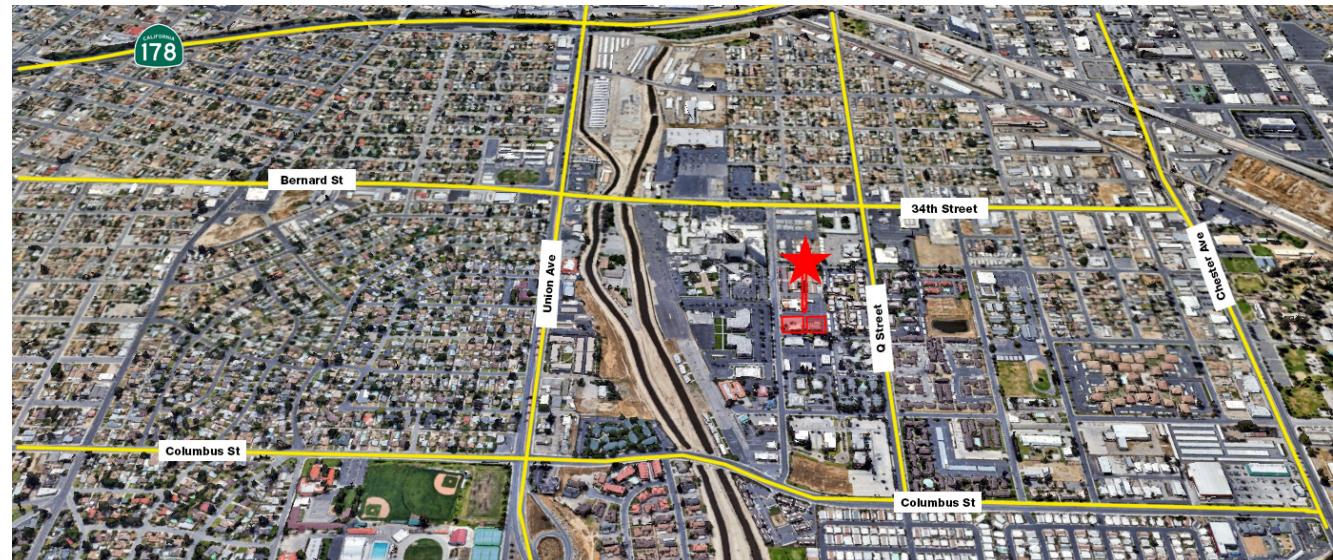


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MEDICAL OFFICES

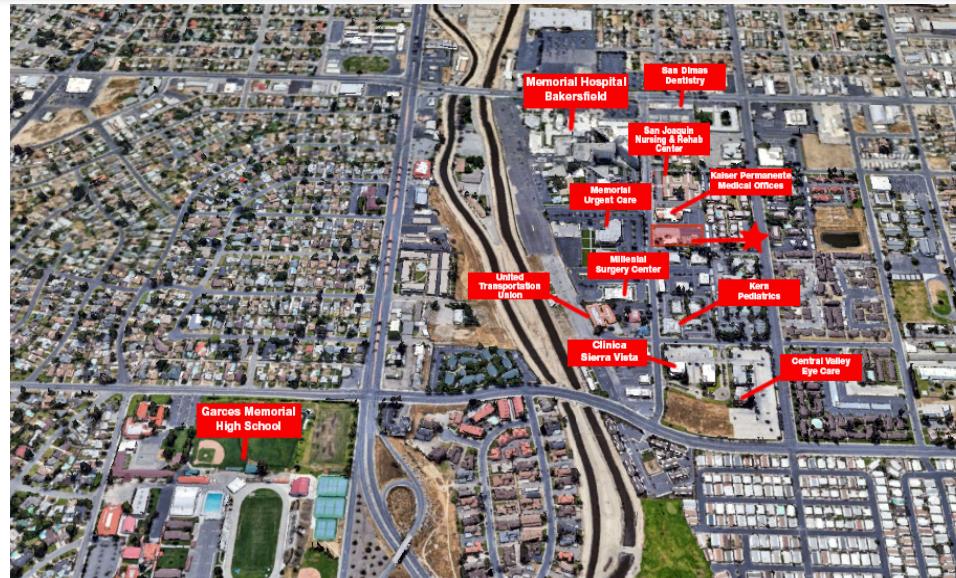
## EXCELLENT LOCATION

- Approximately 4 miles from Hwy 99
- Near several hospitals
- Close proximity to many other medical offices
- In proximity to retailers
- Easy access to restaurants
- Storage facilities nearby



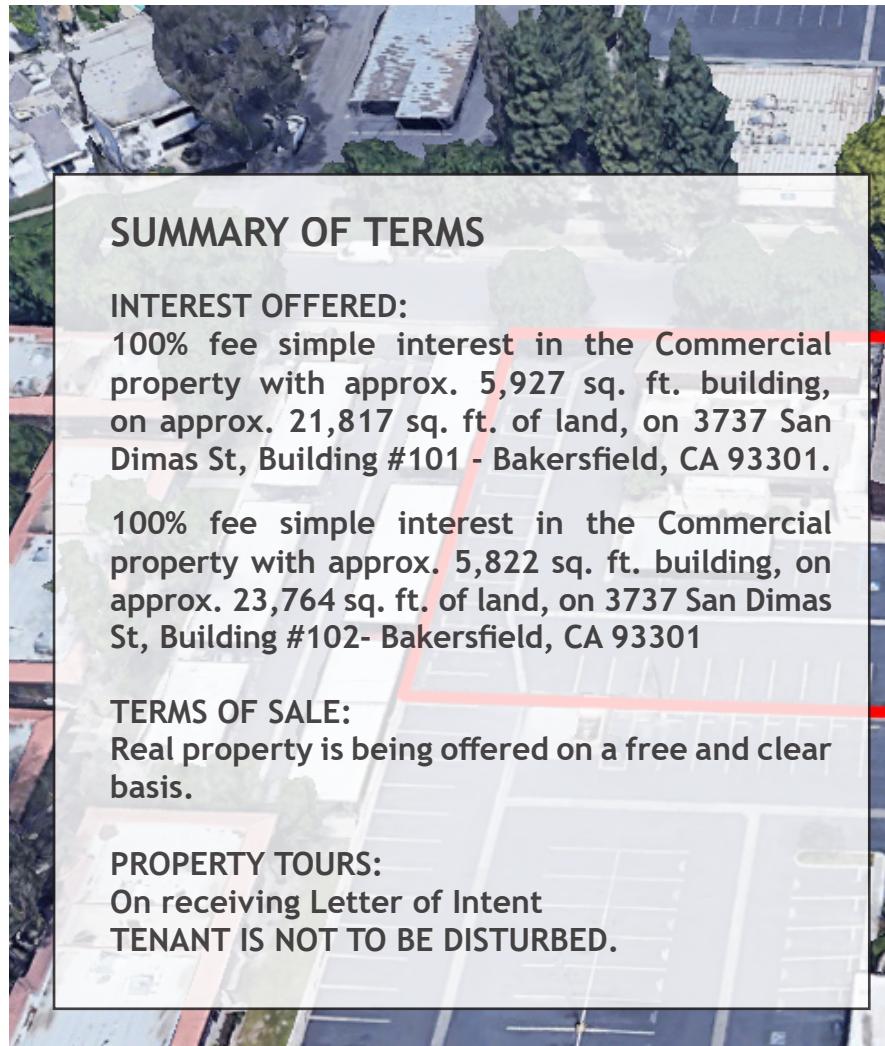
## TRANSPORTATION

- Airport - Meadows Field Airport 13 minute drive / 6.3 miles
- Hwy 99 - 8 minute drive / 4.25 miles
- Railroad - Asbury Transportation Co., Bakersfield, CA - 12 minute drive / 4.4 miles



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#### SUMMARY OF TERMS

##### INTEREST OFFERED:

100% fee simple interest in the Commercial property with approx. 5,927 sq. ft. building, on approx. 21,817 sq. ft. of land, on 3737 San Dimas St, Building #101 - Bakersfield, CA 93301.

100% fee simple interest in the Commercial property with approx. 5,822 sq. ft. building, on approx. 23,764 sq. ft. of land, on 3737 San Dimas St, Building #102- Bakersfield, CA 93301

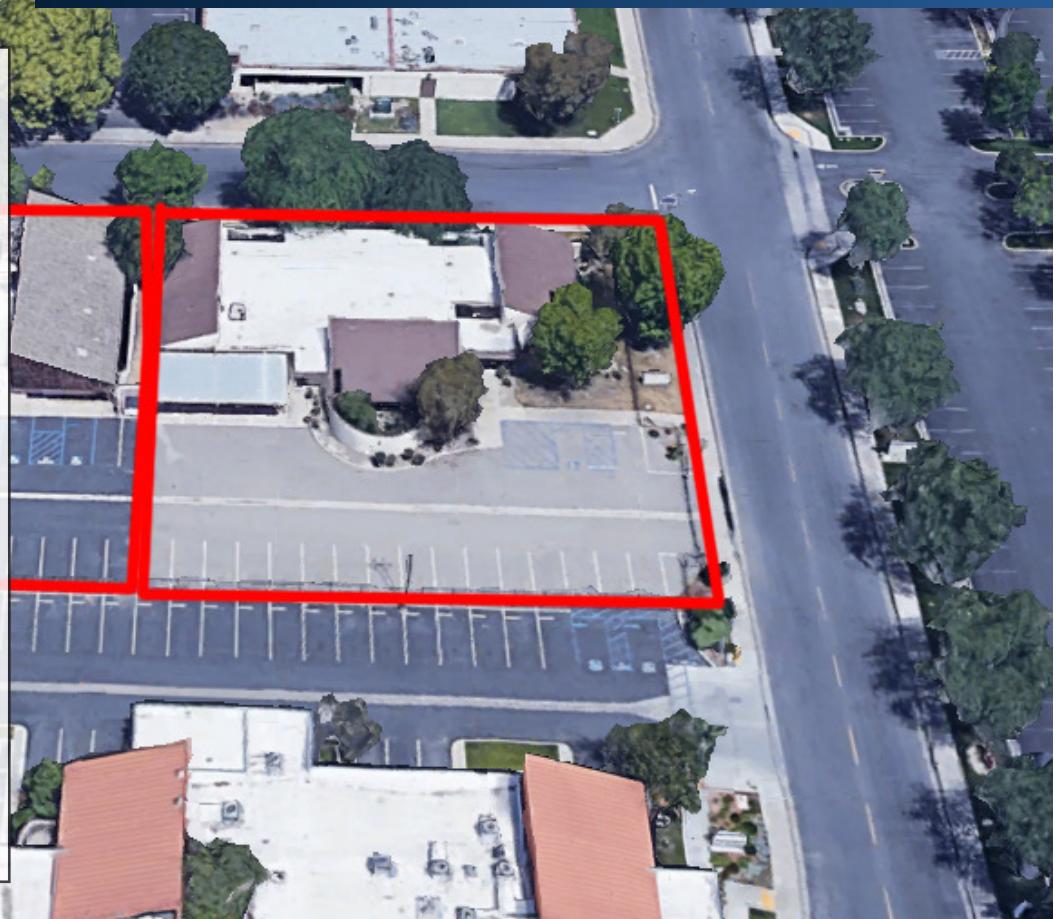
##### TERMS OF SALE:

Real property is being offered on a free and clear basis.

##### PROPERTY TOURS:

On receiving Letter of Intent  
TENANT IS NOT TO BE DISTURBED.

## SUMMARY OF TERMS



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Bakersfield, CA 93301

**INVESTMENT OPPORTUNITY**  
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## PROPERTY DETAILS

- **LOCATION**  
3737 San Dimas St. - Building 101  
3737 San Dimas St. - Building 102
- **SITE**  
The subject properties are located on San Dimas Street Medical Corridor, across from Memorial Hospital
- **SQUARE FOOTAGE**  
Building #101 - Total footage is approx. 5,927 sq. ft. with Lot size approx. 21,817 sq. ft.  
Building #102 - Total footage is approx. 5,822 sq. ft. with Lot size approx. 23,764 sq. ft.
- **TOTAL PARKING**  
Building #101 & #102 - Approx. 62 spaces available
- **TOTAL PARKING RATIO**  
Building #101 & #102 - Approx. 5.28 spaces per 1,000 sq. ft.
- **YEAR BUILT**  
Building #101 - 1972 (Remodeled in 2015)  
Building #102 - 1978 (Remodeled in 2002)
- **APN NUMBER**  
Building #101 | 120-181-38  
Building #102 | 120-181-39
- **ZONING**  
Both properties are zoned Commercial (CO)

3737 SAN DIMAS ST  
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Building #102

Building #101



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## BAKERSFIELD

Bakersfield is North of Los Angeles in Kern County. The city is known for its role in agriculture and the oil industry. It is one of the fastest growing cities in the state.

The estimated population in Kern County is 913,090 and in Bakersfield is 389,007 for 2021. The total Area of the city is 151 Square miles with a population density of about 2,570 inhabitants per square mile. It is a very ethnically diverse city. The Median Income for Households is \$63,199 per annum.

The city is a significant hub for both agriculture and oil production. Kern County is the most productive oil-producing county, and the fourth most productive agricultural county (by value) in the United States. Industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and corporate regional offices. The city is also the birthplace of the country music genre known as the Bakersfield Sound. Bakersfield's Economy continues to grow consistently and is ranked among the topmost productive agricultural counties in the U.S and one of the nation's leading Petroleum-producing counties. \*Since COVID, some estimate that demand for State-side warehousing will grow by 10%—at a time when warehouse vacancy across the country is already historically low. (Cushman Wakefield)

Bakersfield retains its reputation for Hospitality, friendliness and service. A Popular destination for business and leisure travelers.



**INVESTMENT OPPORTUNITY**  
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## FINANCIAL ANALYSIS

## 3737 San Dimas Street - Building #101 and #102

TENANT	SQ FT	BLDG%	LEASE START	LEASE EXP	RENT/MONTH	LEASE TYPE
Building #101	5,927	100%	June 30, 2020	July 31, 2027	\$10,683.41*	Modified Gross
Building #102	5,822	100%	Dec. 1, 2019	Nov. 30, 2023	\$9,501.50*	Modified Gross

TOTAL INCOME / EXPENSES	
<b>3737 SAN DIMAS ST BUILDING #101&amp; #102</b>	SQ. FT. / 11,749 BLDG% / 100%
<b>TOTAL ANNUAL INCOME (actual)</b>	<b>\$242,200</b>
<b>TOTAL ANNUAL EXPENSES (estimated)</b>	<b>\$54,000</b>
<b>TOTAL NET INCOME (approximate)</b>	<b>\$188,200</b>
<b>OVERALL APPROX. CAP RATE</b>	<b>5.87%*</b>
PRICING	
<b>TOTAL SALES PRICE</b>	<b>\$3,200,000</b>
<b>CURRENT CAP RATE (approx.)</b>	<b>5.87%* - before Interest, Taxes, Depreciation and Legal Fees</b>
<b>SALE PRICE / SF (approx.)</b>	<b>\$272</b>
<b>TOTAL BUILDING SQ. FT. (approx.)</b>	<b>11,749 Sq. Ft.</b>
<b>TOTAL LAND SQ.FT. (approx.)</b>	<b>45,581 Sq. Ft.</b>

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\* Annual 3% increase in Rent.

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