

Reduced Sales Price!



For Sale | \$2,575,000 ~~\$2,400,000~~ | 7.4% CAP Rate!

Multi-Tenant Office/Warehouse  
in the "Oilpatch" Submarket

3504 Standard Street | Bakersfield, CA 93308

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## Property Overview

Located just north of Gilmore Avenue in the highly sought-after Rosedale "Oilpatch", 3504 Standard Street presents a prime value-add industrial investment opportunity. Situated in a high-demand industrial corridor, this property is zoned M-3 (Heavy Industrial), allowing for a wide range of permitted uses that cater to logistics, manufacturing, storage, fabrication, distribution and many other industrial operations.

Its strategic location offers immediate access to both northbound and southbound Highway 99, as well as eastbound and southbound Rosedale Highway, ideal for centralized tenant operations and regional distribution.

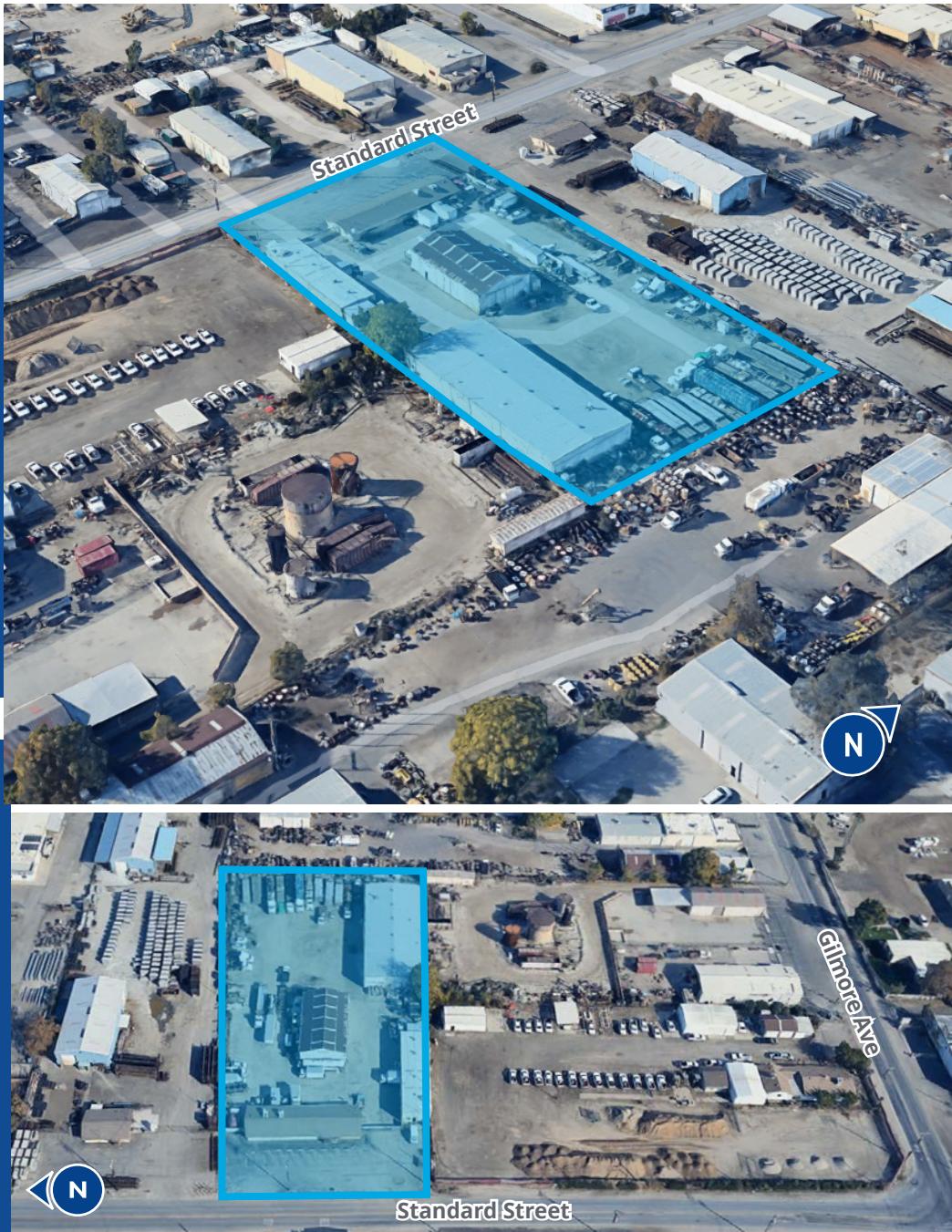
This asset is an attractive fit for 1031 exchange buyers, industrial users and investors seeking upside potential through lease repositioning or property enhancements in a robust industrial market.

## Property Details:

<b>Address</b>	3504 Standard Street Bakersfield, CA 93308
<b>Building Size</b>	± 19,270 SF
<b>Parcel Size</b>	± 2.0 AC
<b>Occupancy Rate</b>	98%
<b>APN</b>	332-190-29
<b>Zoning</b>	M-3 (Heavy Industrial), City of Bakersfield
<b>Year Built</b>	1966
<b>No. of Units</b>	22

# Financial Summary

<b>Property</b>	3504 Standard Street, Bakersfield, CA 93308
<b>Total SF</b>	± 19,270 SF
<b>Lot Size</b>	± 2.00 Acres
<b>No. of Units</b>	22
<b>Current Occupancy</b>	98%
<b>Offering Price</b>	\$2,575,000 \$2,400,000
<b>Price Per RBA Square Foot</b>	\$124.54
<b>Gross Operating Income</b>	\$218,376



	<u>Rent/Mo.</u>	<u>Annual Rent</u>
<b>Total Rental Income</b>	<b>\$18,198</b>	<b>\$218,376</b>
<b>Less Vacancy 5%</b>	\$909.90	\$10,918.80
<b>Gross Operating Income</b>	\$17,288.10	\$207,457.00
<b>Real Estate Taxes</b>	\$1,603.07	\$19,236.90
<b>Utilities</b>	\$800.00	\$9,600.00
<b>Maintenance</b>	\$100.00	\$1,200.00
<b>Property Insurance</b>	\$833.00	\$10,000.00
<b>Total Expenses</b>	\$3,336.40	\$40,036.90
<b>Net Income</b>	<b>\$14,861.59</b>	<b>\$178,339.00</b>

# Rent Roll

## Property: 3504 Standard Street, Bakersfield, CA 93308

Tenant	Unit #	Size	Rent/Mo.	Lease Term
Jose Iniquez	Unit 1	218 SF	\$300/Mo.	MTM
Redwood Care Coordination, LLC	Unit 2	218 SF	\$312/Mo.	01/01/2025 - 12/31/2027
Trustwell Home Health, LLC	Unit 3	218 SF	\$300/Mo.	03/01/2025 - 02/28/2028
Golden Harmony Home Health, LLC	Unit 4	218 SF	\$312/Mo.	01/01/2025 - 12/31/2027
Golden Freedom Home Health, LLC	Unit 5	218 SF	\$312/Mo.	01/01/2025 - 12/31/2027
Redwood Home Health, LLC	Unit 6	218 SF	\$400/Mo.	MTM
Positive Beginnings Home Health, LLC	Unit 7	218 SF	\$312/Mo.	01/01/2025 - 12/31/2027
Antonio Rolon	Unit 8	218 SF	\$400/Mo.	MTM
Circle of Care Home Health, LLC	Unit 9	218 SF	\$312/Mo.	01/01/2025 - 12/31/2027
Western Wellness Home Health, LLC	Unit 10	218 SF	\$300/Mo.	03/01/2025 - 02/28/2028
Vacant	Unit 11	218 SF	-	
West Coast Wellness Home Health, LLC	Unit 12	218 SF	\$300/Mo.	03/01/2025 - 02/28/2028
Jeremiah Hunsucker dba JDH Distribution Company	Unit 14 A	1,250 SF	\$1,288/Mo.	09/01/2024 - 08/31/2027
Jeremiah Hunsucker dba JDH Distribution Company	Unit 14B	1,250 SF	\$1,000/Mo.	11/01/25-10/31/27
Secundino Valencia	Unit 15	3,600 SF	\$3,600/Mo	02/15/2025 - 02/14/2028
Pat Callahan Ceramic Tile	Unit 16-17	1,500 SF	\$900/Mo	MTM
Pat Callahan Ceramic Tile	Unit 18	1,500 SF	\$900/Mo.	MTM
Daniel H. Delgado & Angel Ortiz	Unit 19	1,500 SF	\$1,525/Mo.	11/01/2024 - 11/30/2027
ARIA Region Inc.	Unit 20	1,500 SF	\$1,450.00/Mo.	09/01/2025-08/31/2026
Gabriel Lopez dba SxS Install Garage, LLC	Unit 21	3,000 SF	\$2,575/Mo.	02/01/2025 - 01/31/2029
Omega Industries	Yard 1	6,000 SF	\$1,000/Mo.	05/01/2025 - 04/30/2027
Daniel H. Delgado & Angel Ortiz	Yard 2	5,000 SF	\$500/Mo.	04/01/2025 - 03/31/2026
			Total: \$18,198	

# Site Plan

Subject Address  
3504 Standard Street  
Bakersfield, CA 93308

Parcel Number  
332-190-29

Total Lot Area  
 $\pm 2.0$  AC ( $\pm 87,120$  SF)

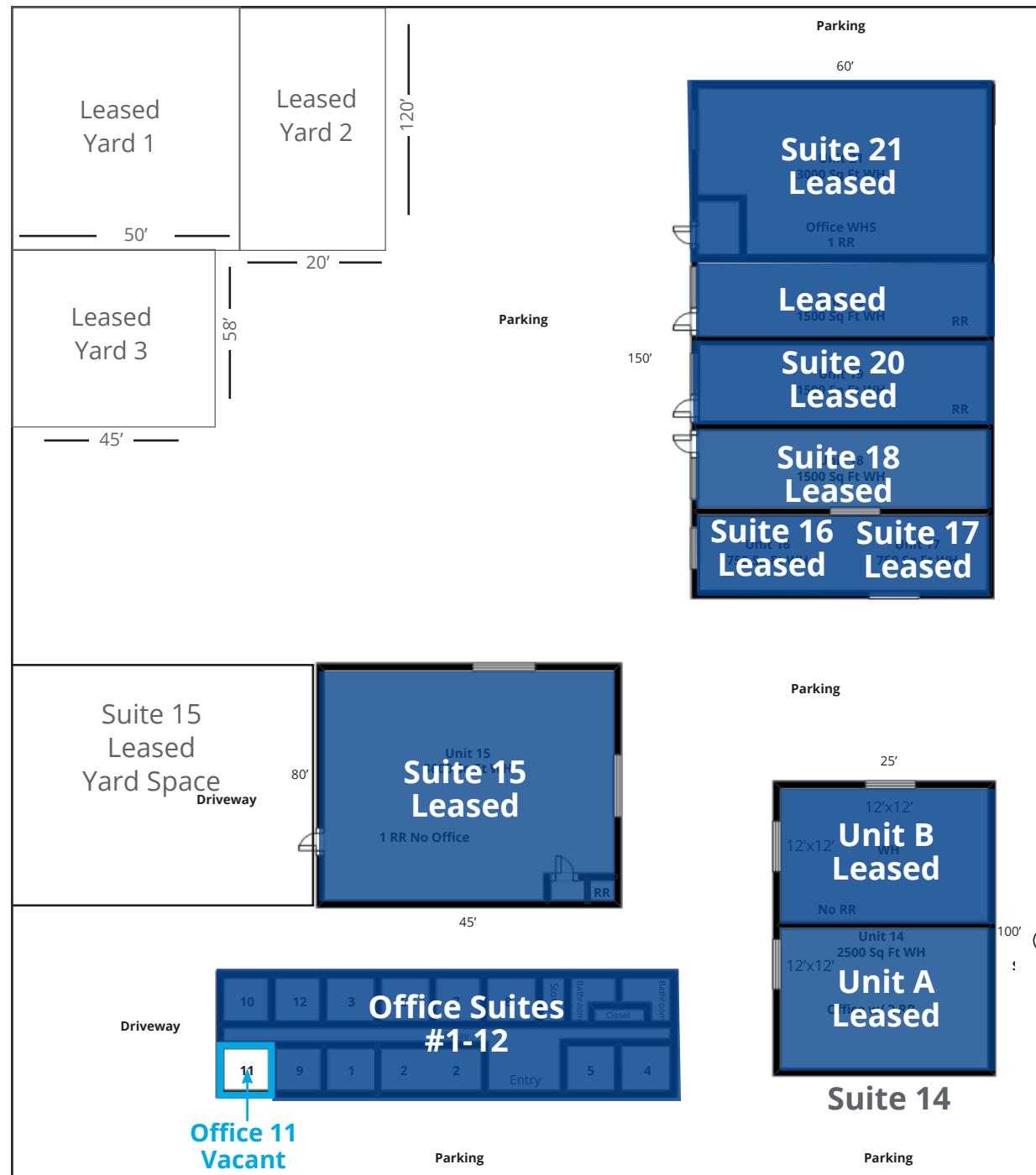
Year Built  
1966

Current Zoning  
(M-3) Heavy Industrial, City of  
Bakersfield

No of Units  
22 Units

Asking Price  
\$2,575,000 - \$2,400,000

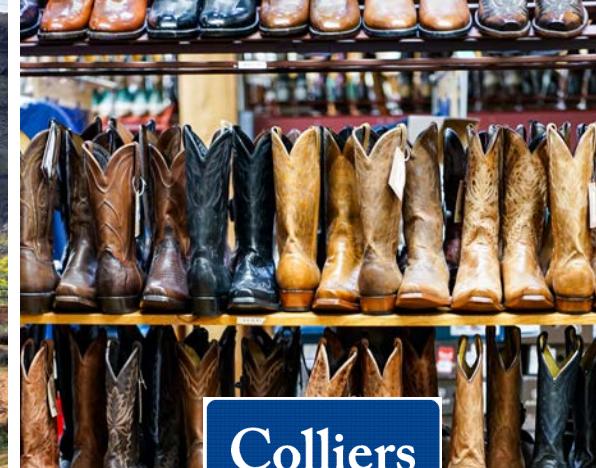
Gross Operating Income  
\$218,376/yr



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# Aerial





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# Why Bakersfield

## Demographics

	Labor Costs*	Unemployment Rate	Housing Costs**	Apartment Rent***	Industrial Rent (Gross RSF)	Drayage Costs	Port of Origin
Bakersfield, CA	\$21.93	8.10%	\$386,000	\$1,447	\$0.900	\$1,500	LA/LB
Inland Empire West, CA	\$22.23	3.80%	\$667,500	\$2,170	\$1.400	\$750	LA/LB
Inland Empire East, CA	\$22.32	3.90%	\$593,000	\$2,165	\$1.200	\$850	LA/LB
Orange County, CA	\$22.72	3.90%	\$1,100,000	\$2,550	\$2.200	\$900	LA/LB
Sacramento, CA	\$22.95	4.70%	\$415,000	\$1,856	\$0.920	\$700	OAK
Phoenix, AZ	\$20.79	3.10%	\$433,000	\$1,585	\$0.960	\$2,300	LA/LB
Las Vegas, NV	\$21.74	6.10%	\$410,000	\$1,495	\$1.000	\$3,650	LA/LB
Reno, NV	\$21.91	4.50%	\$525,000	\$1,650	\$0.950	\$2,700	LA/LB
Salt Lake City, UT	\$21.60	2.60%	\$590,000	\$1,685	\$0.950	\$3,500	LA/LB

Most attractive rate for each category is highlighted in light blue

\*Based on hourly median wage for a 3 year experienced warehouse laborer

\*\*Based on median home prices

\*\*\*Based on 2-bedroom apartments



**± 950,000**  
TOTAL POPULATION IN  
BAKERSFIELD  
GREATER MSA



**8.1%**  
UNEMPLOYMENT RATE IN  
BAKERSFIELD



**\$21.93**  
AVG. HOURLY RATE FOR  
WAREHOUSE EMPLOYEE



**\$386,00**  
AVG. VALUE FOR A  
3-BEDROOM HOME



**\$1,447**  
AVG. RENT FOR A  
2-BEDROOM APT

For Sale | Multi-tenant Opportunity

# Industrial Office/Warehouse

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## Contact Us:

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