

320 OAK STREET

BAKERSFIELD, CA



14,000 SF AVAILABLE FOR SALE & LEASE

*7,000 SF RETAIL SHOWROOM/OFFICE AND
7,000 SF WAREHOUSE WITH FENCED STORAGE YARD*



BUILDING HIGHLIGHTS

PROPERTY DETAILS

| | |
|----------------------|--|
| LOT AREA | 0.73 ACRE |
| YEAR BUILT | 1966 |
| ASKING PRICE ON SALE | \$1,750,000; \$125/SF |
| ASKING LEASE RATE | \$1.00/SF + NNN PER MONTH |
| | <i>NETS ARE RUNNING APPROXIMATELY \$.34 CENTS/SF</i> |

SPACE AVAILABLE

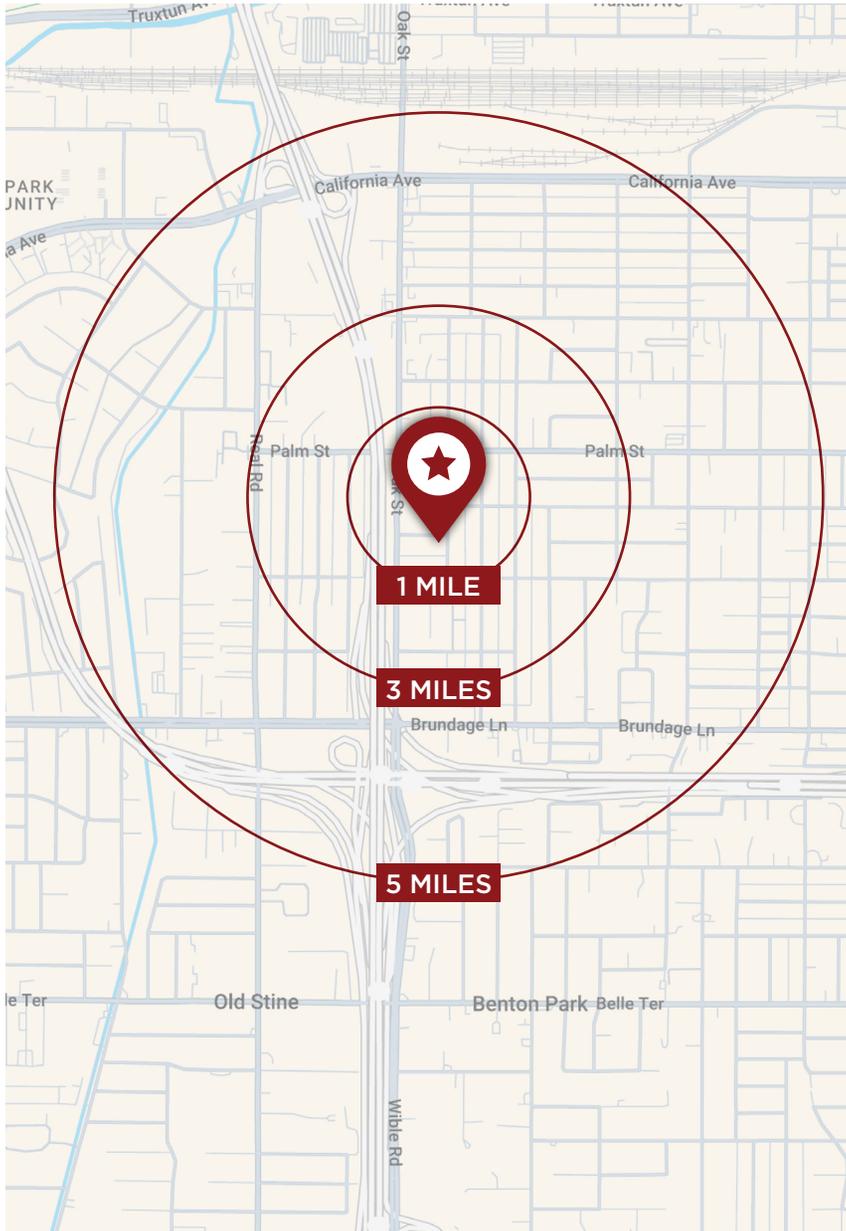
| | |
|---------------------------------|------------------|
| SHOWROOM / OFFICE | 7,000 SF |
| WAREHOUSE W/ FENCE STORAGE YARD | 7,000 SF |
| TOTAL | 14,000 SF |

PROPERTY HIGHLIGHTS

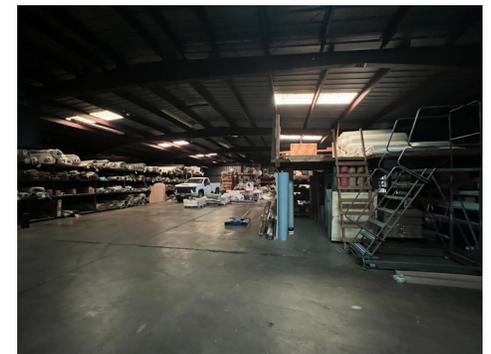
- Located near Highway 99 and Highway 58
- Established residential around site
- Good visibility
- Ample parking
- 17,465 cars per day on Oak Street
- Pylon signage



DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|----------|----------|----------|
| POPULATION | 16,660 | 122,993 | 337,413 |
| DAYTIME POPULATION | 19,460 | 175,751 | 384,194 |
| AVERAGE HH INCOME | \$80,113 | \$70,799 | \$81,532 |



AERIAL MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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