

# FOR SALE

# MEDICAL SURGERY CENTER/CLINIC



5000 Commerce Drive | Bakersfield, CA 93309



**PRICE REDUCED**

Offering Memorandum



# DISCLAIMER

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## CONTACTS

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FOR SALE  
5000 Commerce Drive



# OFFERING SUMMARY

~~\$9,975,000~~  
~~\$16,950,000~~  
**ASKING PRICE**

**100%  
VACANCY**

**2018  
YEAR BUILT**

- Introducing a rare opportunity to acquire a state-of-the-art, Class A medical facility located at 5000 Commerce Drive in Bakersfield, California. Constructed in 2018, this ±25,000 square foot, two-story medical building was purpose-built to accommodate modern healthcare delivery and offers an exceptional combination of quality, functionality, and visibility.
- The property features a ±12,500 SF fully improved surgery center on the ground floor (never occupied), complemented by a ±12,500 SF medical clinic on the second floor (also never occupied)—providing a highly efficient layout ideal for a wide range of medical users. Designed with contemporary construction standards, the building offers high-end finishes, advanced infrastructure, and a professional environment consistent with top-tier healthcare facilities.
- Strategically positioned with direct visibility from Highway 58, the property benefits from exposure to over 45,000 vehicles per day, ensuring strong identity and accessibility for patients and practitioners alike. Its central Bakersfield location further enhances convenience, with close proximity to major transportation corridors and surrounding medical amenities.
- **The offering presents a compelling value opportunity, with a recent price reduction from \$16,950,000 to \$9,975,000—creating an attractive basis well below replacement cost.**

# PROPERTY DESCRIPTION



**±25,000SF**  
**BUILDING SIZE**



**2018**  
**YEAR BUILT**



**A**  
**CLASS**



**MEDICAL SURGERY**  
**CENTER/CLINIC**  
**USE**

**Address :** 5000 Commerce Drive  
Bakersfield, CA 93309

**Parcel Number :** 331-330-41-00-8

**Zoning :** C-2

**Corridor :** Midtown

**Occupancy :** 0%

# AERIAL VIEW

**FOR SALE**  
5000 Commerce Drive



**26,504**  
Traffic Count

Truxtun Avenue

**46,864**  
Traffic Count



Commerce Drive







5000  
COMMERCE DRIVE









# FLOOR PLANS

5000 COMMERCE DRIVE, BAKERSFIELD, CA

±12,500 RSF  
TOTAL AVAILABLE



## FIRST FLOOR SURGERY CENTER

### AMENITIES

- 3 Operating Rooms
- 1 Cardiac Catheterization Lab or 4th Operating Room
- 2 Large Prep-Op/ Recovery Rooms
- 3 Private Doctors Offices
- 2 Large Breakrooms



NOTE: PLANS NOT DRAWN TO SCALE



# MEDICAL SURGERY CENTERY/CLINIC FOR SALE

CALL FOR DETAILS





# 5000 COMMERCE DRIVE

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