

Centennial Medical Building | Offering Memorandum

Multi-Tenant Medical Office Building with Owner/User Opportunity

1801 16th St, Bakersfield CA 93301



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Investment Highlights

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1801 16th St





Investment Highlights

Property Summary

Colliers International is pleased to present the opportunity to acquire Centennial Medical Building, a well maintained, single story 15,817 RSF medical office building located in the heart of downtown Bakersfield, CA. Offered at \$2,862,540 (\$190/SF), the asset represents an exceptional turnkey owner/user or investor opportunity located within walking distance of Dignity Health Mercy Hospital Downtown, with flexible suites, excess parking, and a surplus lot for expansion or additional parking. The property is offered substantially below replacement cost and provides immediate occupancy options plus potential income from leased suites.

Key Highlights

- **Owner/User Opportunity:** Ideal for a single medical practice or medical group seeking close proximity to Mercy Hospital and downtown medical community.
- **Size & Layout:** Approximately 15,817 RSF single story medical office with multiple exam rooms (many with sinks) and 6 separate suites ranging from ~1,000 SF to ~7,800 SF; suites may be combined.
- **Versatile Use:** Suited for medical clinic, clinical laboratory, counseling, professional office, or mixed medical/office uses.
- **Parking & Expansion:** Approximately 60 off street parking spaces on a ±44,418 SF site (exceeds code) plus substantial on street parking; extra lot included with room for additional parking or development.
- **Location:** Prominent downtown Bakersfield location with easy access to Highways 58 and 99 and immediate proximity to Mercy Hospital.
- **Income Flexibility:** Existing small-suite tenancy with short-term leases — buyer can occupy, lease portions for income, or reconfigure suites.
- **Condition & Improvements:** Building originally constructed in 1969; fully modernized with medical improvements in 2004 and subsequently updated. Meticulously maintained and operated.
- **Pricing:** Offered substantially below replacement cost at \$190/SF.



Property Information

Offering Memorandum

Offering Memorandum
1801 16th St



Property Information

Centennial Medical Building is a single story, medical office building located at 1801 16th Street in downtown Bakersfield, California. The building is approximately 15,817 rentable square feet. The interior improvements include 6 suites that can be combined and occupied. Or the buyer could occupy portions of the building and lease out small suites for added income.

The site is approximately 44,418 SF of land with 60 existing off street parking spaces plus an abundance of street parking spaces. A portion of the land has not been developed and could accommodate additional building area or additional parking.

Property Address:

1801 16th St, Bakersfield, CA 93301

Parcel Number (APN):

004-041-11, 004-041-08,
004-041-09, and 004-041-12

Total Lot Area:

± 44,418 SF (± 1.02 Acres)

Building Size:

± 15,817 SF

Year Built:

1969 | Remodeled 2004

Building Type:

Single story medical office building

Zoning:

(C-C) Commercial Center

Suites:

Six (6) separate suites, +/- 1,000 sf to 7,800 sf
(combinable)

Parking:

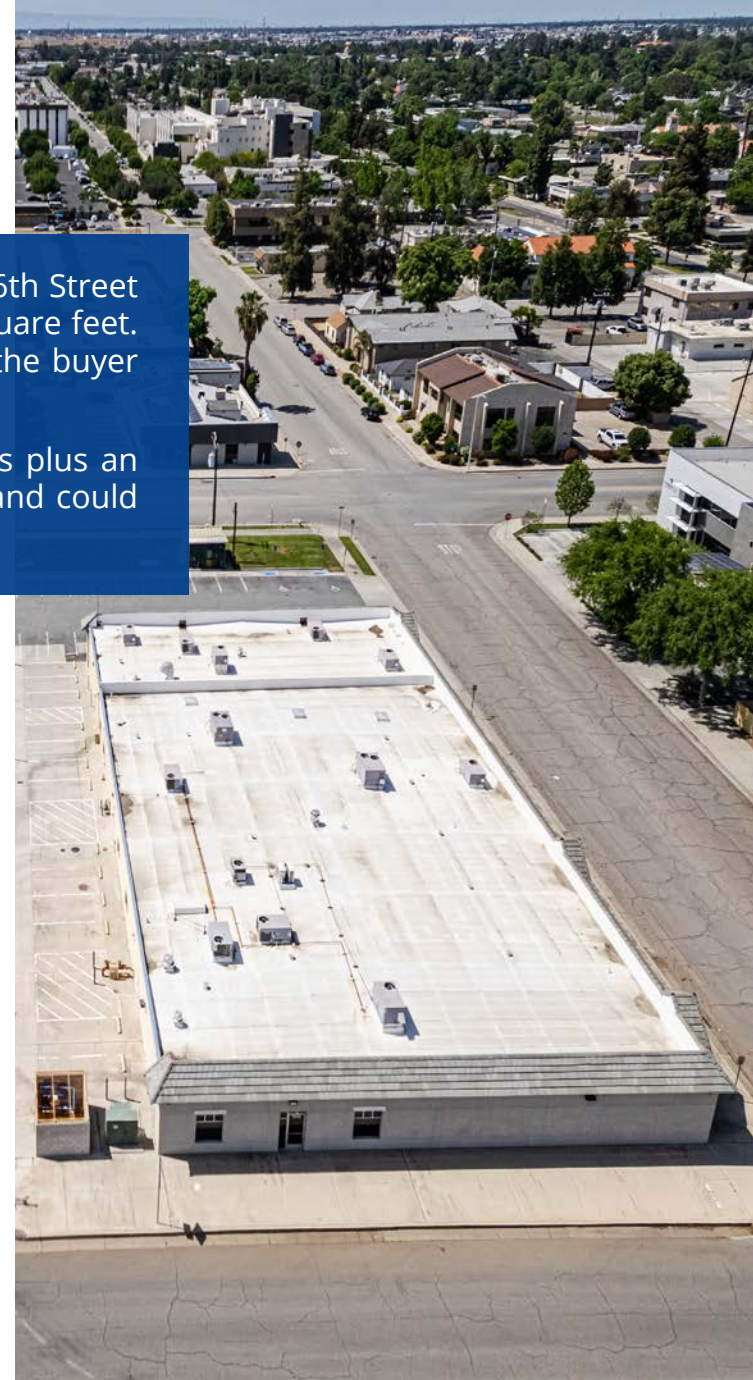
± 60 off-street parking spaces (on-site) plus
abundant street parking

Fire Sprinklers:

Yes

Location:

Yes



Property Floor & Site Plans

Offering Memorandum
1801 16th St



Floor Plan

Subject Address
1801 16th St

Parcel Numbers
004-041-11, 12, 09, & 08

Total Land Area
± 44,418 SF (± 1.02 Acres)

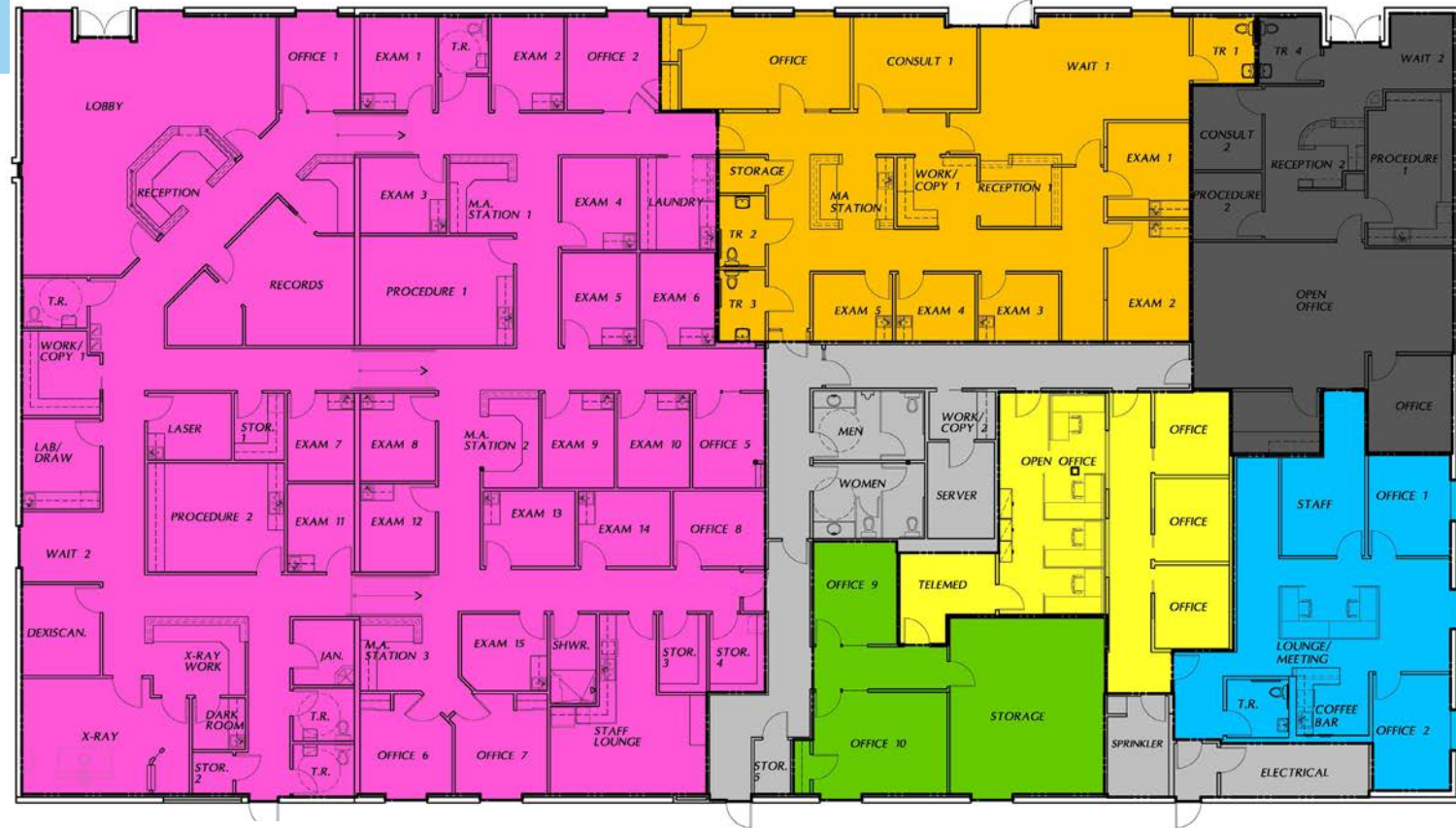
Building Size
± 15,817 SF

Year Built
1969 | Remodeled 2004

Zoning
(C-C) Commercial Center

Parking
60 Total Spaces

Asking Price
\$2,862,540 | \$190 per rentable SF



AREA CALCULATION

	CENTENNIAL MEDICAL GROUP - SPACE 1	USABLE: 7,842.36 S.F.
	RENTABLE: 8,535.96 S.F.	
	CENTENNIAL MEDICAL GROUP - SPACE 2	USABLE: 2,323.25 S.F.
	RENTABLE: 2,534.65 S.F.	
	CENTENNIAL MEDICAL GROUP - SPACE 3	USABLE: 832.68 S.F.
	RENTABLE: 908.44 S.F.	
	TCG	USABLE: 1,078.44 S.F.
	RENTABLE: 1,076.57 S.F.	
	TELEMED MEDICAL GROUP	USABLE: 958.41 S.F.
	RENTABLE: 1,046.71 S.F.	
	NEUVA	USABLE: 1,462.27 S.F.
	RENTABLE: 1,595.13 S.F.	
	COMMON	USABLE: 1,379.26 S.F.
	TOTAL	
	USABLE AREA: 14,498.42 S.F.	
	RENTABLE AREA: 15,817.68 S.F.	

Site Plan

Subject Address

1801 16th St

Parcel Numbers

004-041-11, 12, 09, & 08

Total Land Area

± 44,418 SF (± 1.02 Acres)

Building Size

± 15,817 SF

Year Built

1969 | Remodeled 2004

Zoning

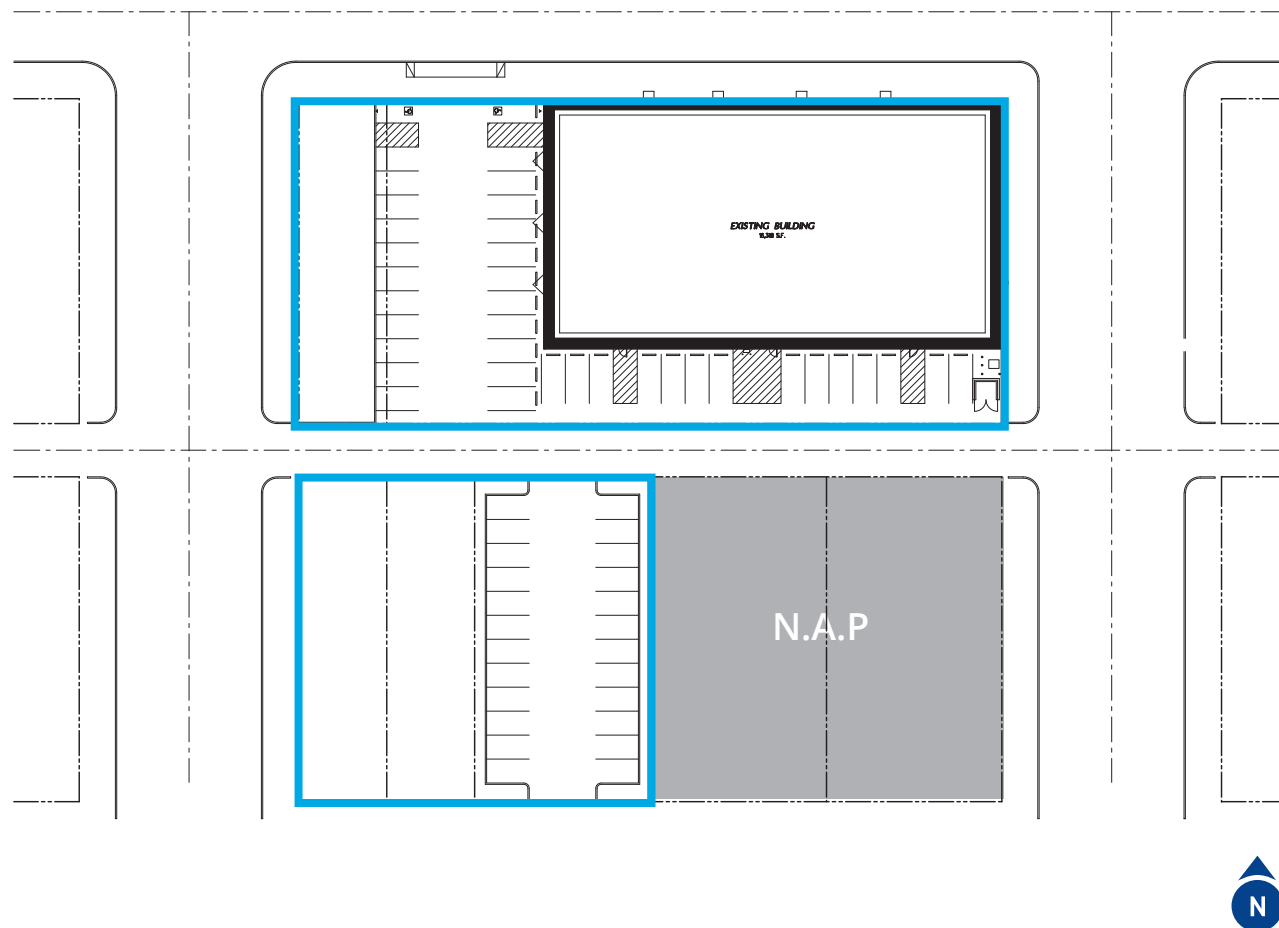
(C-C) Commercial Center

Parking

60 Total Spaces

Asking Price

\$2,862,540 | \$190 per rentable SF



Overview & Suite Summary

Offering Memorandum
1801 16th St



Overview

Market Overview

- Bakersfield is a primary regional hub in Kern County with a growing healthcare demand supported by local hospitals, clinics and a stable population base.
- Limited supply of fully improved medical office buildings in downtown Bakersfield creates a favorable ownership/occupancy dynamic for medical users.
- Proximity to Mercy Hospital enhances patient access and physician referrals.

Location & Accessibility

- Downtown Bakersfield core; prominent block location with high visibility and accessibility.
- Walking distance to Dignity Health — Mercy Hospital Downtown (key referral source).
- Convenient access to CA 58 and CA 99 for regional connectivity.
- Area amenities: restaurants, retail, professional services, and public transit nearby.

Site Opportunities

- Undeveloped portion of the ±44,418 SF parcel could accommodate additional parking, ancillary building area, or other site improvements (subject to zoning and permitting).
- Potential to reconfigure suites for a single owner occupier or maximize rental income by leasing smaller suites.

Current Tenancy & Leasing

- Six suites with varying sizes and short term leases.
- Existing configuration allows immediate occupancy by buyer for partial or full use while generating rental income from remaining suites.
- Detailed tenant roster, lease terms, rent rolls and operating expenses are available upon request and execution of a confidentiality agreement.





Suite Summary

1801 16th St, Bakersfield, CA 93301

Suite	Current Occupant	Lease SF
A&B	Centennial Medical Group, Inc.	11,090.61
C	Neuva Aesthetics, LLC	1,595.33
D	The Centennial Group	1,176.57
E	Vacant	1,046.71
F	Vacant	908.44

Property Photos





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