



DOMINATE THE BAKERSFIELD MARKET:

13-CHAIR CLINICAL HUB AT 2200 CHESTER AVE

Prime downtown Bakersfield recently vacated dental space available for lease in a highly visible freestanding corner building on a busy thoroughfare.

Offered with 5- or 7-year terms, the landlord is willing to work with the tenant on space improvements as needed. The centrally located property offers excellent freeway access, strong street visibility, and a dedicated rear parking lot. With over 20 years of dental use at this location, this is a rare opportunity to establish or expand a practice in a proven, high-traffic downtown setting.

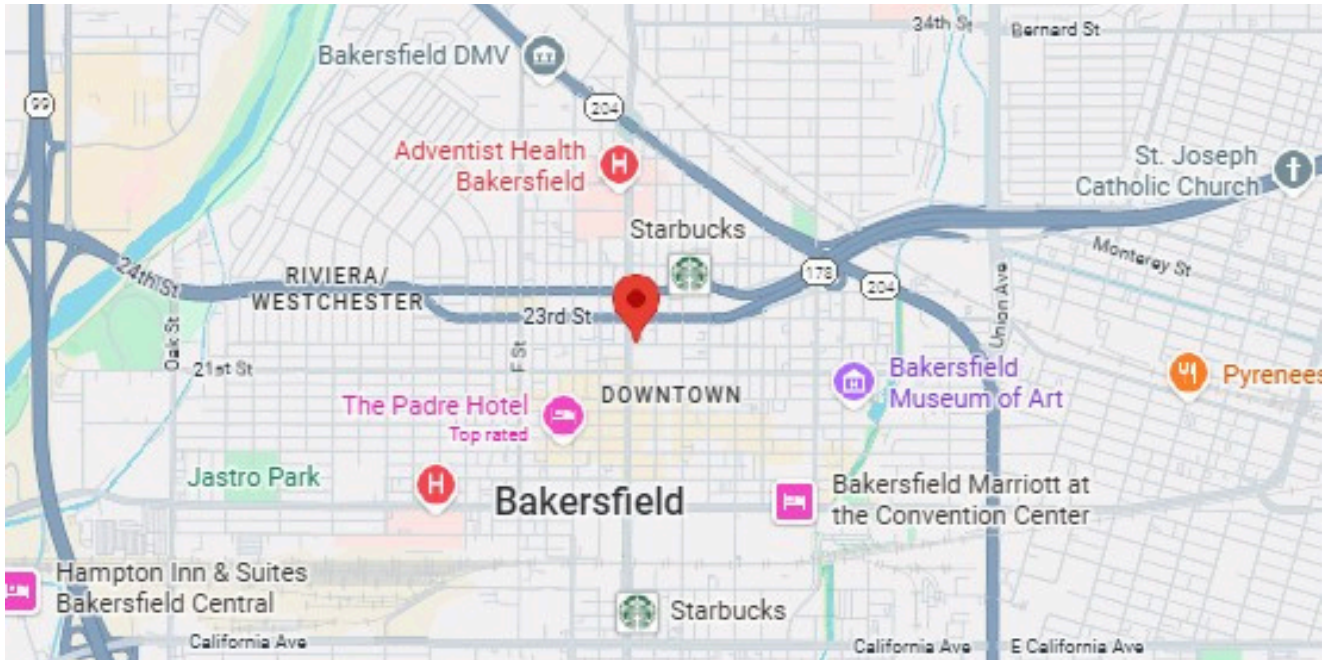
Features

- ✓ 13 Fully Plumbed ops for high-volume production
- ✓ 4,250 SF Freestanding Corner Building
- ✓ 2 Lab areas, Private Consultation Room, and Doctor's Office
- ✓ Dedicated X-ray suite/Gendex imaging area
- ✓ Dedicated private rear lot (rare for Downtown Bakersfield!)

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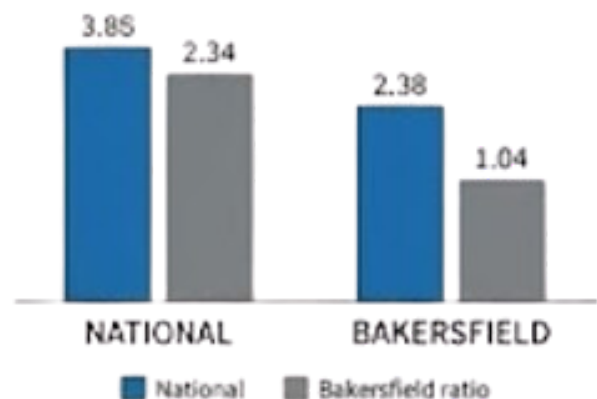


THE KERN COUNTY ADVANTAGE: UNDERSERVED AND GROWING

The “Math-Win”: Bakersfield currently averages approximately 8,330 residents per general dentist - nearly 49% higher than the national average. This demand imbalance means lower marketing costs and faster patient fill rates.

Strategic Location: Located on the high-visibility Chester Avenue thoroughfare, perfectly positioned to capture traffic from booming Northwest and Southwest residential hubs via immediate freeway access.

NATIONAL BAKERSFIELD DENTIST-TO-PATIENT RATIOS

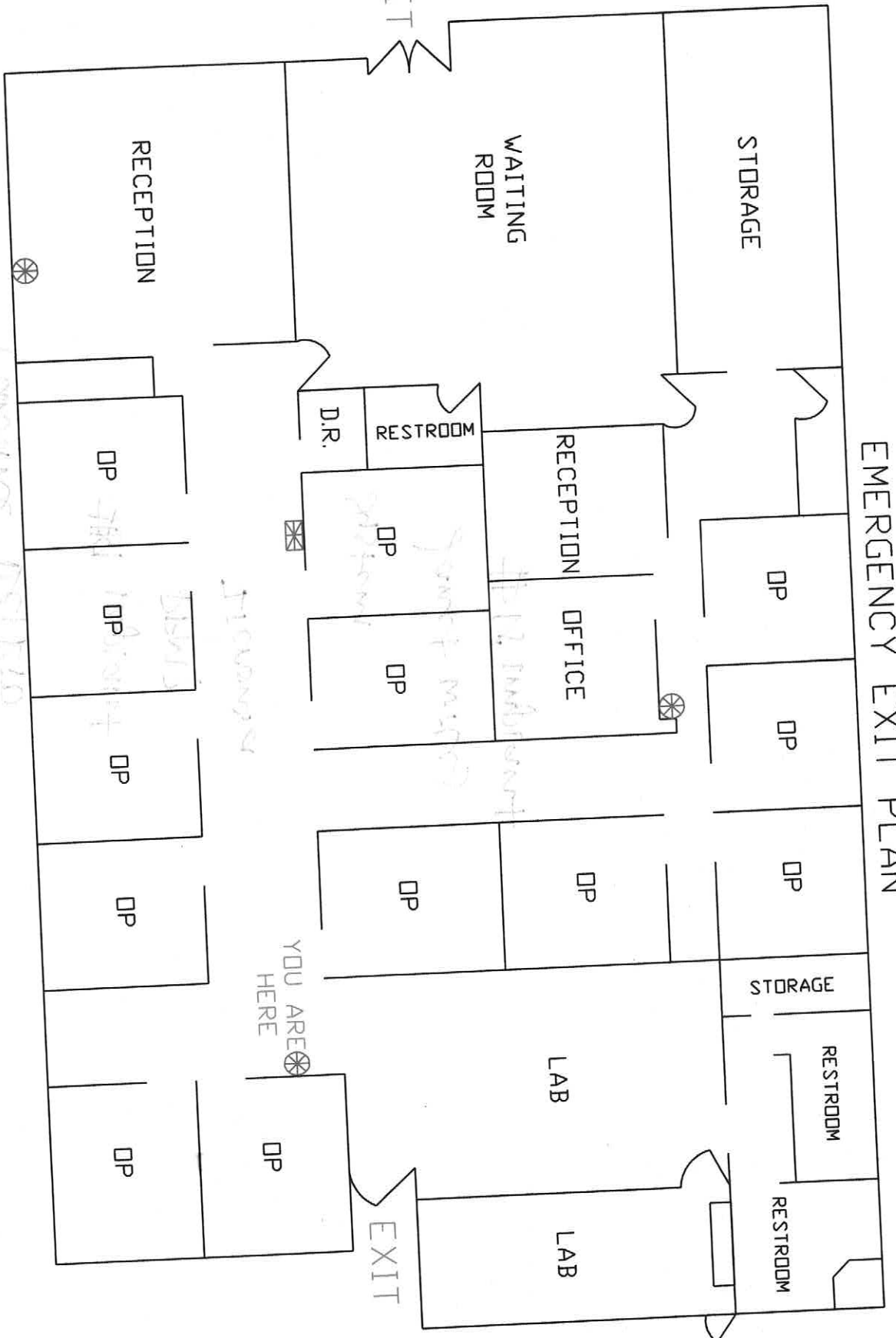








EMERGENCY EXIT PLAN



LEGEND

-  FIRE EXTINGUISHER
-  EYEWASH STATION