

FOR SALE OR LEASE

3000 UNION AVE, BAKERSFIELD, CA



OFFER PRICE
SALE
\$650,000

 **ADDRESS: 3000 UNION AVE, BAKERSFIELD, CA 93305**

OFFER PRICE
LEASE
\$8,500 / Month
NNN-Negotiable



ABOUT

Freestanding – Ready for occupancy

**AMAZING
INVESTMENT
OPPORTUNITY**



**OFFER PRICE
SALE
\$650,000**

**LOT SIZE
7,840 SQ FT
BUILDING
6,332 SQ FT**



ABDUL JOBAH, CCIM
DRE: #01463742
CELL: 661-200-9499
AJOBAH@JOBACRI.COM

MUADH SAED
DRE: #02079370
CELL: 661-200-9499
MSAED@JOBACRI.COM

SALAH JOBAH
DRE: #01920825
CELL: 661-200-9499
SJOBACRI@JOBACRI.COM



**COMMERCIAL
CATEGORY**



**129,316
3 Mile**



**KERN
COUNTY**



**20,025
ADTV**



DESCRIPTION

Freestanding – Ready for occupancy

**AMAZING
INVESTMENT
OPPORTUNITY**

PLEASE DO NOT DISTURB EMPLOYEES OR SPEAK TO THEM REGARDING THE SALE WHEN VISITING THE LOCATION.

Exceptional opportunity to acquire or lease a freestanding commercial building located at **3000 Union Ave, Bakersfield, CA**. Situated on a 7,840 SF lot, this 6,332 SF building offers substantial interior space suitable for a variety of commercial uses.

Built in 1945, the property features solid construction with flexible layout potential, making it ideal for retail, office, service-oriented businesses, light industrial, or redevelopment opportunities (buyer to verify zoning and permitted uses).

The building is currently vacant, allowing for immediate occupancy and customization to fit your business needs. Its prime Union Avenue frontage provides strong visibility, easy access, and excellent exposure along a well-traveled corridor in Bakersfield.

Highlights

Freestanding commercial building
Prominent street frontage on Union Ave
6,332 SF usable space
7,840 SF lot
Vacant – ready for occupancy
Ideal for owner-user or investor

NNN-LEASE

\$8,500 per month – Min 1-year
\$10,000 per month – M-to-M
\$5,000 Security deposit
Lease terms negotiable



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AJOBAB@JOBABHCRJ.COM

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CELL: 661-200-9499
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AT A GLANCE

Freestanding – Ready for occupancy

**AMAZING
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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

18,937

129,316

275,661

MEDIAN HH INCOME

\$34,618

\$45,605

\$55,070

AVERAGE HH INCOME

\$51,967

\$62,222

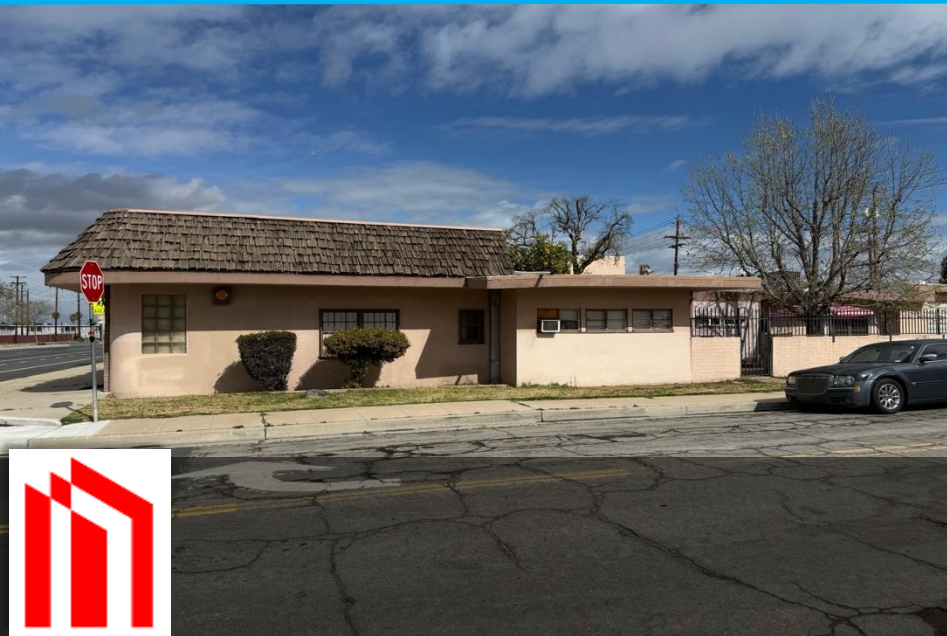
\$72,302



PICTURES

Freestanding – Ready for occupancy

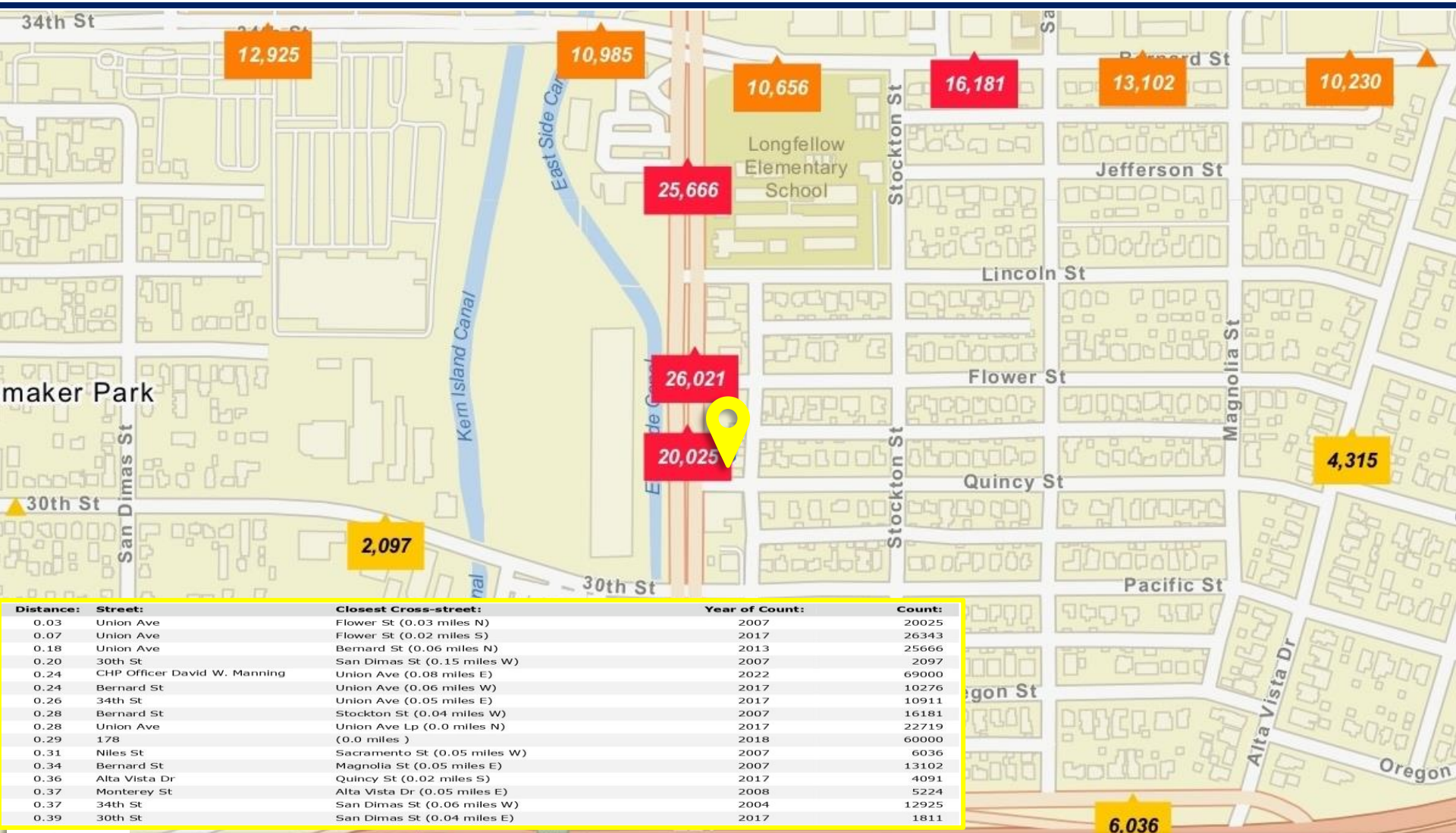
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TRAFFIC COUNT

Freestanding – Ready for occupancy

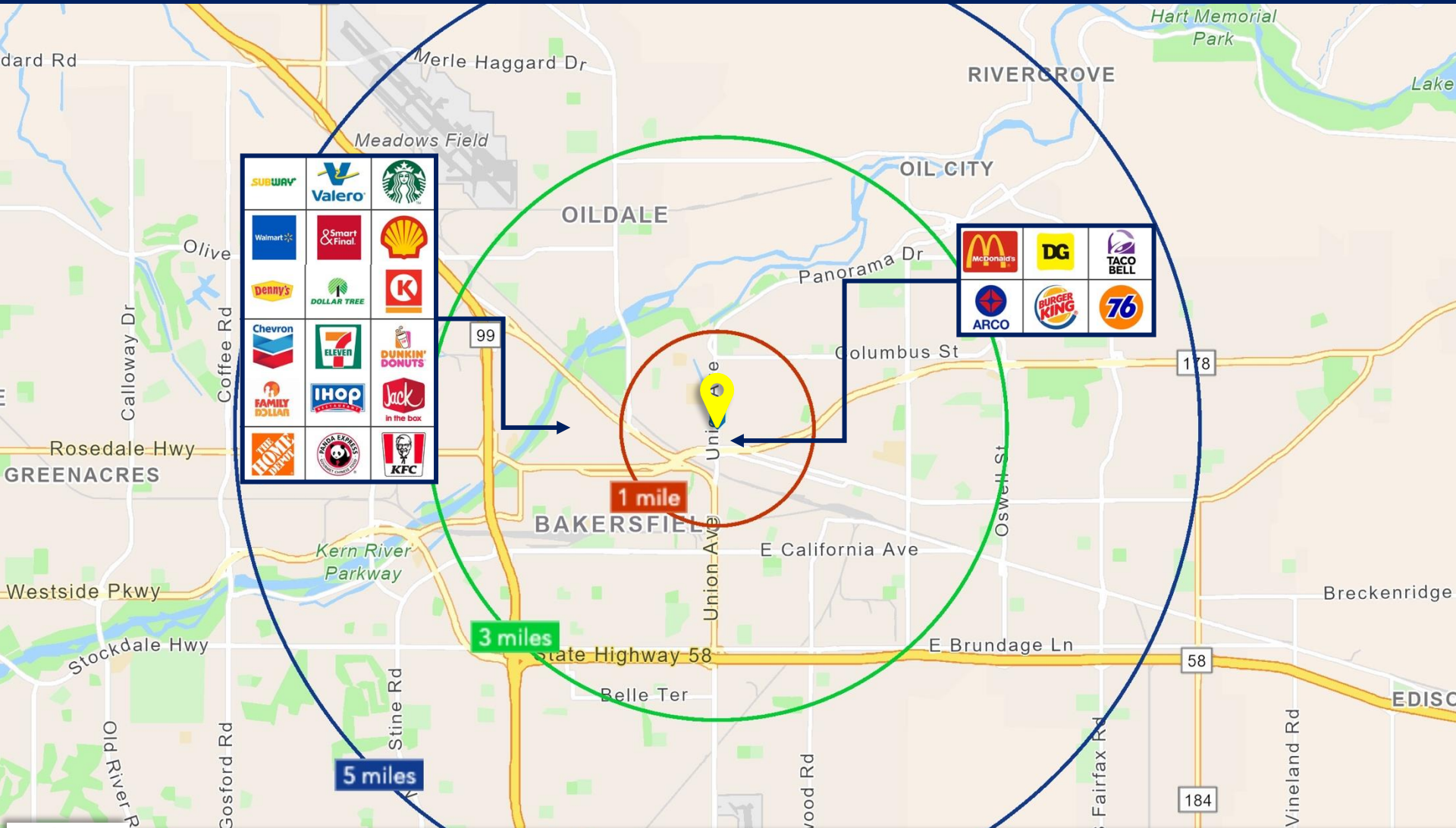
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AERIAL

Freestanding – Ready for occupancy

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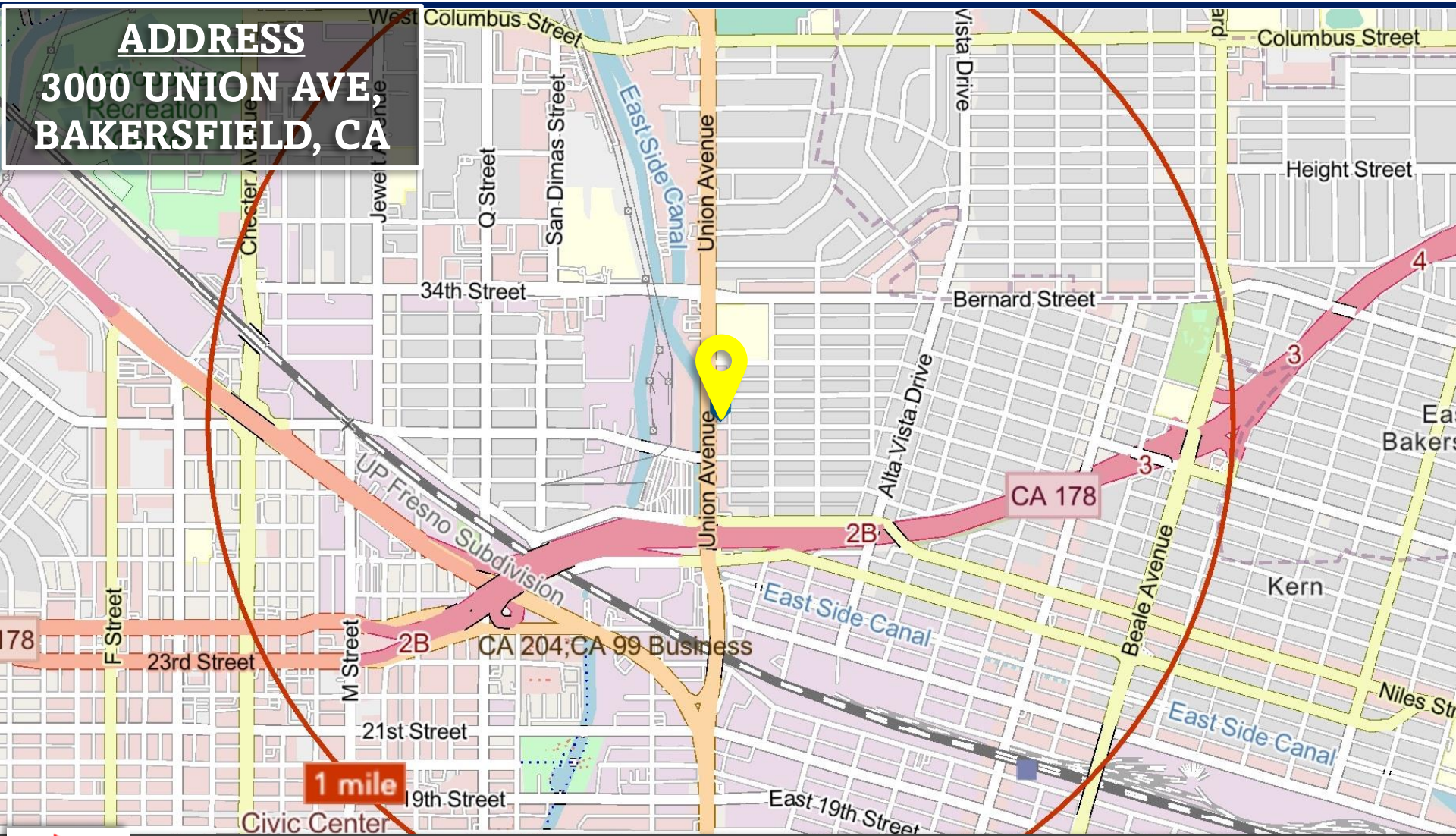


OPEN STREET MAP

**AMAZING
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Freestanding – Ready for occupancy

ADDRESS
3000 UNION AVE,
BAKERSFIELD, CA



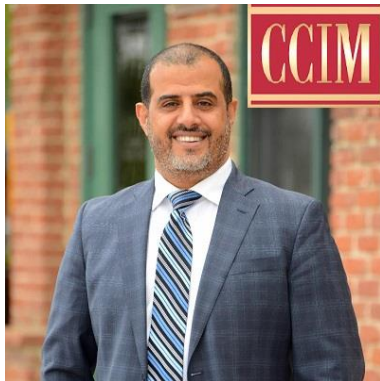
OUR TEAM

Freestanding – Ready for occupancy

**AMAZING
INVESTMENT
OPPORTUNITY**



841 MOHAWK ST, SUITE#270
BAKERSFIELD, CA 93309
CELL (O) : 661-732-2246
DRE: # 02213635
INFO@ JOBAHCRI.COM



ABDUL JOBAH, CCIM
DRE: #01463742
CELL: 661-200-9499
ERBIZ2005@ GMAIL.COM



SALAH JOBAH
DRE: #01920825
CELL: 661-201-3163
SALAH661@ GMAIL.COM



MUADH SAED
DRE: #02079370
CELL: 661-378-2108
MUADHSAED@GMAIL.COM

<https://www.jobahcri.com/>



Freestanding – Ready for occupancy

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