



FOR LEASE

# 1623 19TH STREET

DOWNTOWN BAKERSFIELD | CORNER OF 19TH & H

RESTAURANT / RETAIL OPPORTUNITY

**±4,600 SF**

AVAILABLE SPACE

**\$2.00/SF**

MODIFIED GROSS

**PATIO + BASEMENT**

INCLUDED AT NO ADDITIONAL RENT

## HISTORIC DOWNTOWN RESTAURANT / RETAIL SPACE



DRE 01862679

Original exposed brick, arched windows, multi-level space and outdoor patio directly across from the Padre Hotel.

EXCLUSIVE LEASING CONTACT

**ADRIAN DINIZ**

Broker / Owner | DRE #01862679

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# PROPERTY OVERVIEW



A distinctive Downtown Bakersfield restaurant or retail opportunity at the southeast corner of 19th and H Streets. The approximately 4,600 SF primary space combines historic architectural character with flexible multi-level space and existing improvements. The lease also includes a dedicated exterior patio and generous basement at no additional rent.

|              |               |          |          |
|--------------|---------------|----------|----------|
| LEASE RATE   | PRIMARY SPACE | PATIO    | BASEMENT |
| \$2.00/SF MG | ±4,600 SF     | Included | Included |

## PROPERTY HIGHLIGHTS

- Prominent corner of 19th & H Streets
- Original exposed brick and three large arched windows
- Upper balcony / mezzanine overlooking main floor
- Recently added exterior patio / outdoor use area
- Flexible restaurant, retail or hospitality potential
- Restaurant hood purchased and available for installation
- Generous basement included at no additional rent
- Directly across from the historic Padre Hotel

# RESTAURANT / RETAIL FEATURES



## MULTI-LEVEL INTERIOR

The balcony / mezzanine overlooks the main floor, creating flexibility for dining, lounge or VIP seating, events, showroom, specialty retail or other customer-facing concepts.



## EXISTING RESTAURANT IMPROVEMENTS

The space is partially improved for restaurant use. A restaurant hood has been purchased and is available for installation, giving a restaurant operator a useful head start while preserving flexibility for a retail or hospitality build-out.



## EXTERIOR PATIO / OUTDOOR USE

The recently added exterior patio improves access to the space and creates a dedicated outdoor area along H Street. Depending on the concept, it can support dining, customer seating, activation or merchandising while strengthening street presence.

INCLUDED IN THE ASKING RATE

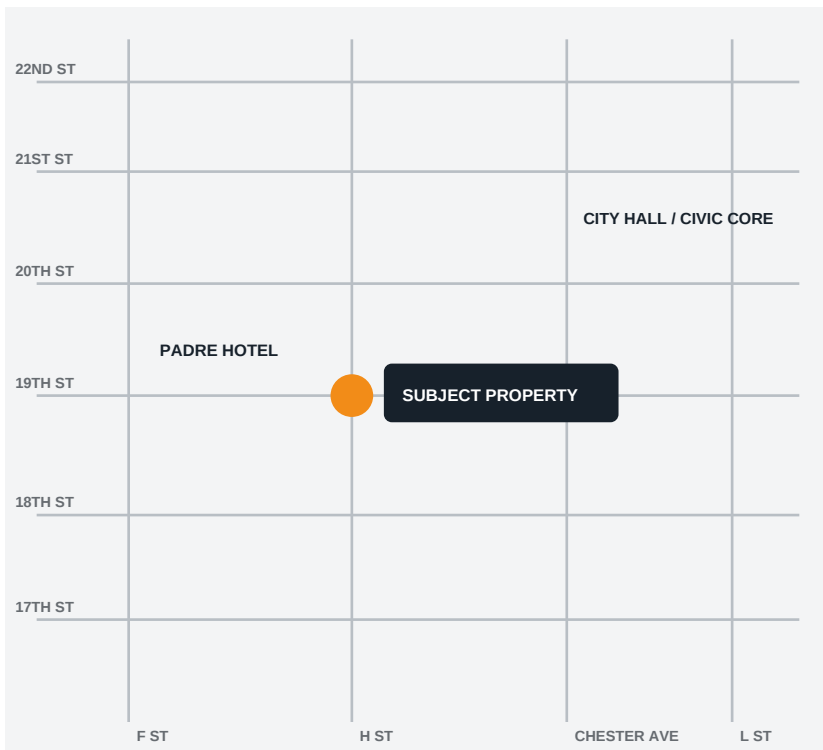
**\$2.00/SF MODIFIED GROSS**

±4,600 SF PRIMARY SPACE

+ EXTERIOR PATIO

+ GENEROUS BASEMENT

# LOCATION & PROPERTY HISTORY



## DOWNTOWN LOCATION

At the corner of 19th & H, directly across from the Padre Hotel and within Downtown Bakersfield's established dining, entertainment, retail and civic core.

## HISTORIC CHARACTER

1623 19th Street has been part of Downtown Bakersfield for more than a century. Historical reporting by KGET 17 News identifies the building as having once been used as stables for the Bakersfield Fire Department. Today, the property is also home to Zama and Roosters Cantina.



## KGET PROPERTY FEATURE

SCAN TO WATCH THE VIDEO

## FOR LEASING INFORMATION

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