

FOR SALE

9900 STOCKDALE HWY

SUITE 209 | BAKERSFIELD, CA



PROPERTY HIGHLIGHTS

9900 Stockdale Hwy | Suite 209

- Class A, two-story Medical Office located in Bakersfield's premier Stockdale Highway medical corridor
- 5 years remaining on Lease — Two 5-year Options to Extend
- 3% annual escalations
- Ample on-site parking available
- Across the street from Dignity Health - Mercy Southwest Campus and CSU Bakersfield Campus
- Surrounded by medical, professional, retail, and dining amenities, and residential developments
- Access to the Westside Parkway and Kern River Parkway Bike Trail

PROPERTY FEATURES

Total Available: ±2,442 SF

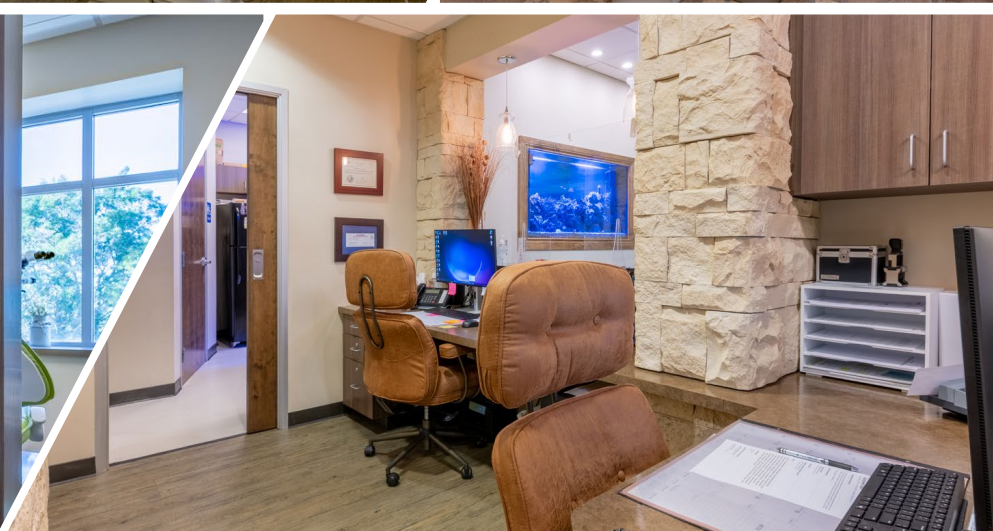
APN: 390-420-13

Zoning: C-O Commercial and Professional
City of Bakersfield

CAP Rate: 6%

Asking Price: \$1,080,000









1

2



SITE

9900 Stockdale Hwy
Suite 209

1

The Marketplace

- Regal Edwards Cinema
- Just Wing It
- Old River Grill
- Ulta Beauty
- Vons
- Applebee's
- Tahoe Joe's
- Bank of America
- Chase
- 85 Degrees Bakery
- Mama Tosca's

2

The Shops at Riverwalk

- Target
- Sprouts Farmers Market
- Nordstrom Rack
- TJ Maxx
- BevMo!
- Designer Shoe Warehouse
- Wells Fargo Bank
- Jared Jewelers
- Bath & Body Works
- Sephora
- Athleta
- Victoria's Secret & PINK
- La Costa Mariscos
- Yard House
- Eureka!
- Kura Revolving Sushi
- BJ's Restaurant & Brewhouse
- P.F. Chang's



FOR MORE INFORMATION, CONTACT:

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