



23rd St - 29,982 AADT

Chester Ave - 15,986 AADT

22nd St

For Lease | +/- 2,050 SF - 7,604 SF
Office/Retail Space in
Downtown Bakersfield

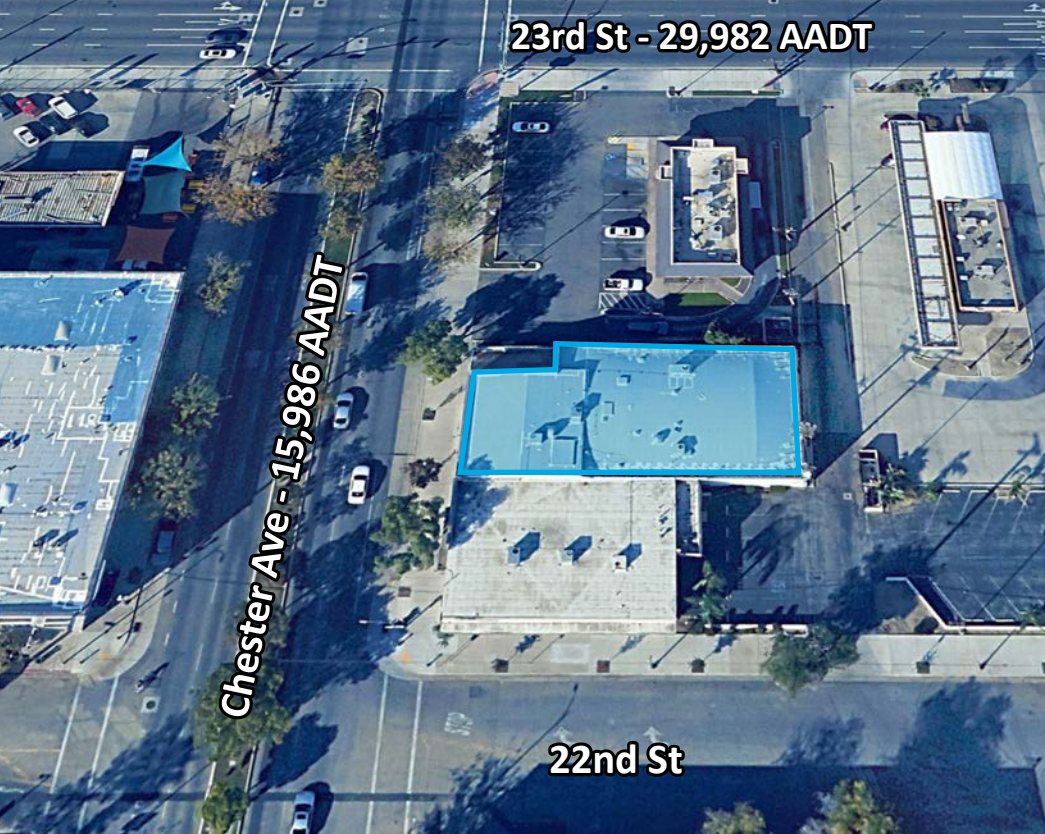
2210 Chester Ave | Bakersfield, CA

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2210 Chester Ave is an approximately 6,382 square foot multi-tenant office and retail building located in Downtown Bakersfield. It is situated in one of the most highly trafficked areas of town.

Property Highlights:

- Highly visible with frontage on Chester Ave (15,986 AADT)
- Centrally located within Bakersfield
- Tenant parking located behind building
- Zoned C-C (Commercial Center)
- Alarm system and security gates in place

Available:

Suite A

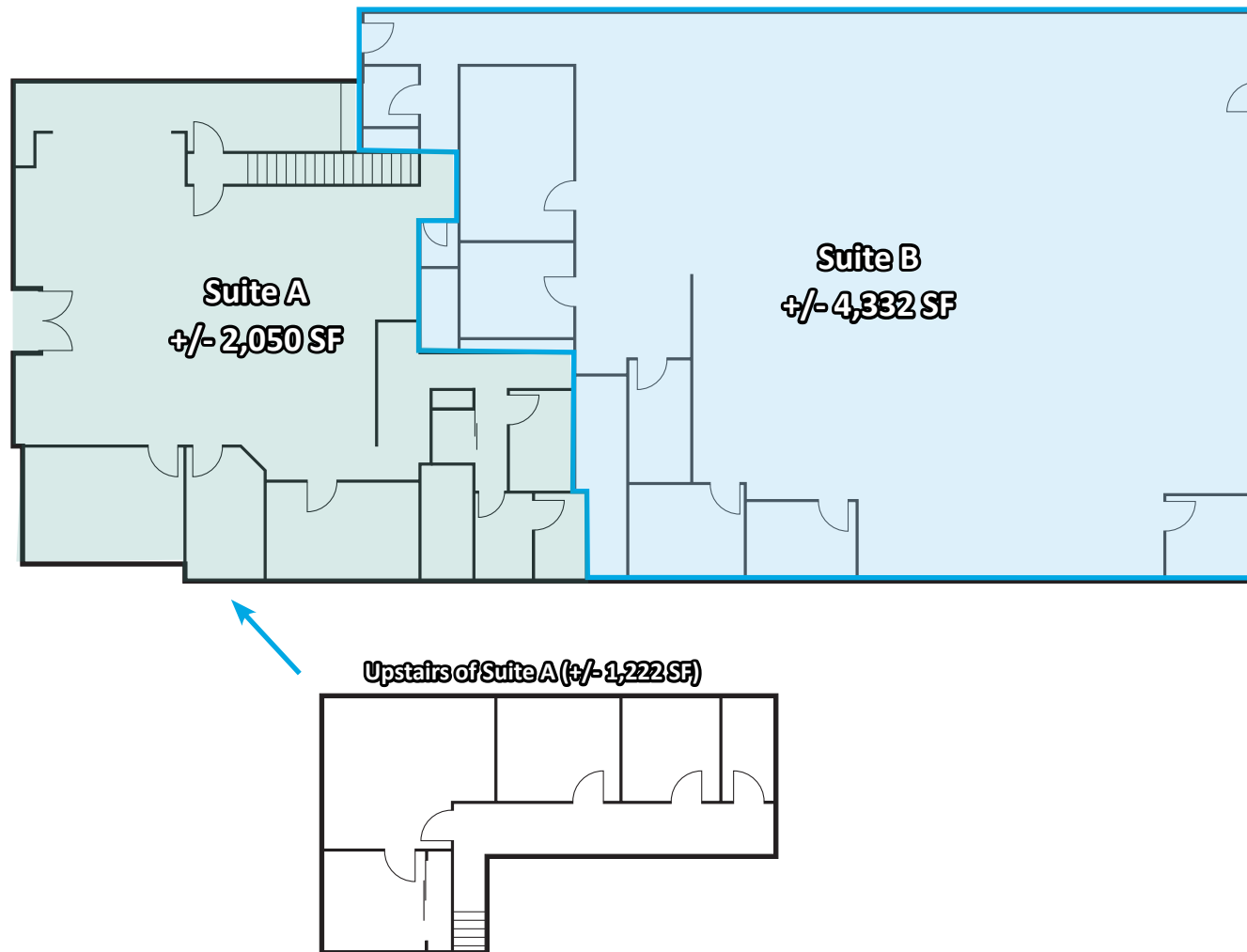
+/- 2,050 SF \$1.15/SF, Modified Gross

Suite B

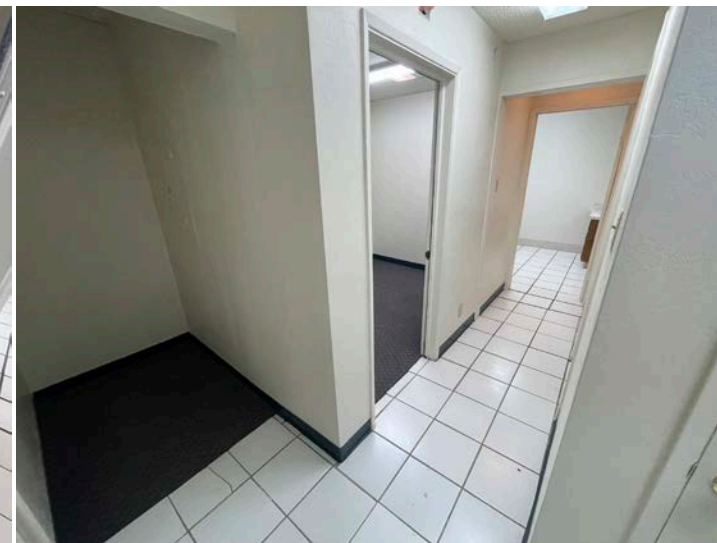
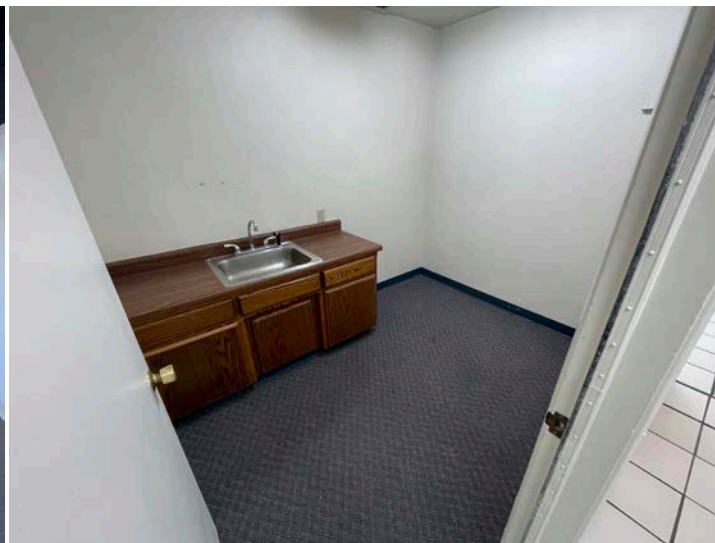
+/- 4,332 SF \$0.90/SF, Modified Gross

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Floor Plan

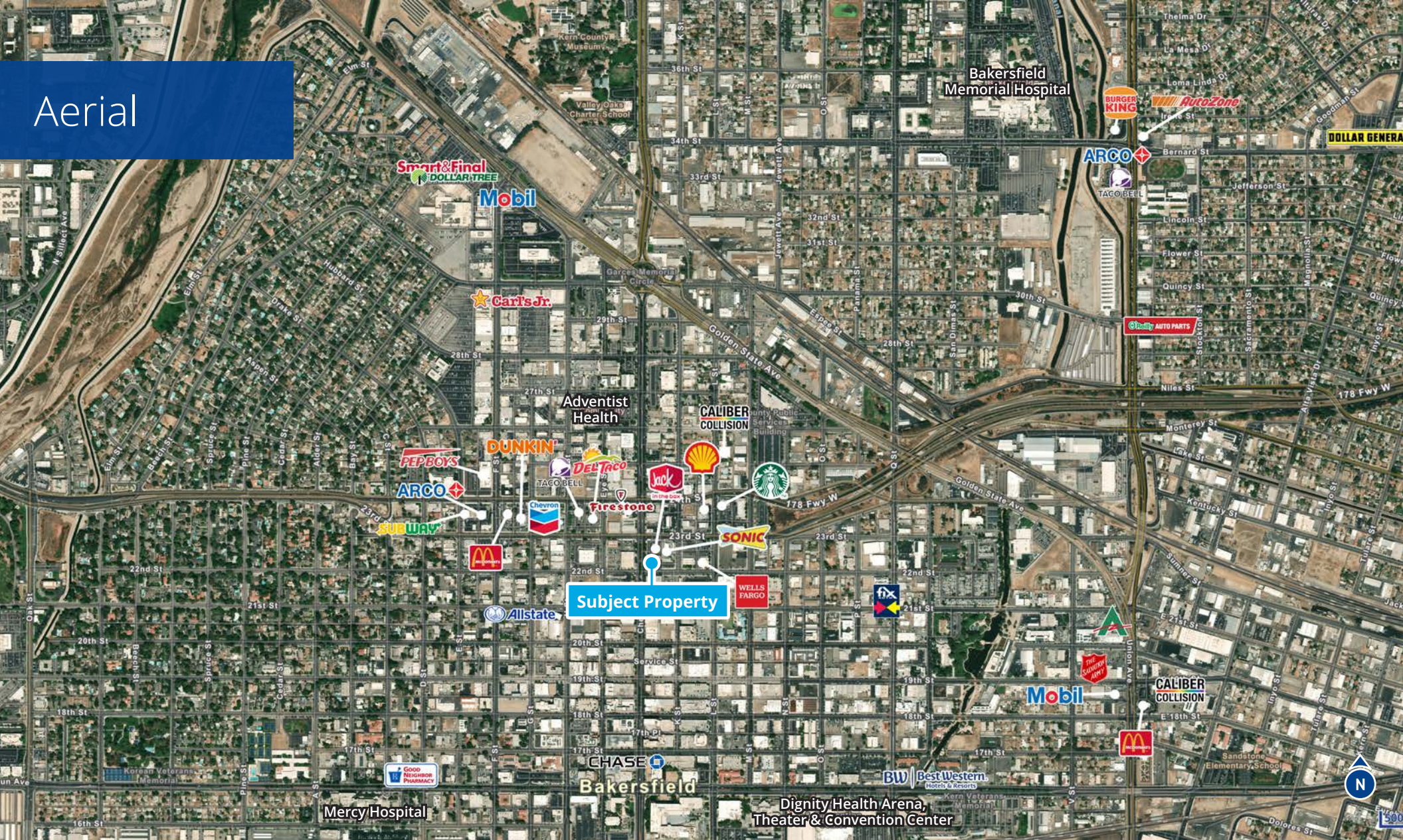


Interior Photos



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Aerial



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