

High Exposure Retail Building: 2 Units

Retail For Sale & Lease | 1305 N Chester Ave Bakersfield, CA 93308



**CENTRAL CA
COMMERCIAL**



Available ±6000 SF

Sale Price	\$745,000
Lease Rate	\$0.95 - 1.25 SF/MONTH

PROPERTY HIGHLIGHTS

- ±1,100 - ±4,900 SF Available Space Surrounded w/ Quality Tenants
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±50,679 People in 5-Miles
- Great Exposure w/ Direct 11th St Frontage
- Highly Visible w/ Ample Parking & Easy Access
- Busy Retail Growth Corridor | \$70,873 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors
- Ample Parking, Quality Tenants, & Great Exposure
- ±1,100 - ±4,900 SF Available Space Surrounded w/ Quality Tenants
- Seller-Carry Available

OFFERING SUMMARY

Building Size:	±6,000 SF
Available SF:	±1,100 - 4,900 SF
Lot Size:	±8,053 SF
Price / SF:	\$124.17
Cap Rate:	7.81%
NOI:	\$58,182
Zoning:	CC (Central & Community Commercial)
Market:	Bakersfield
APN:	113-142-04-00-0

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PROPERTY DESCRIPTION

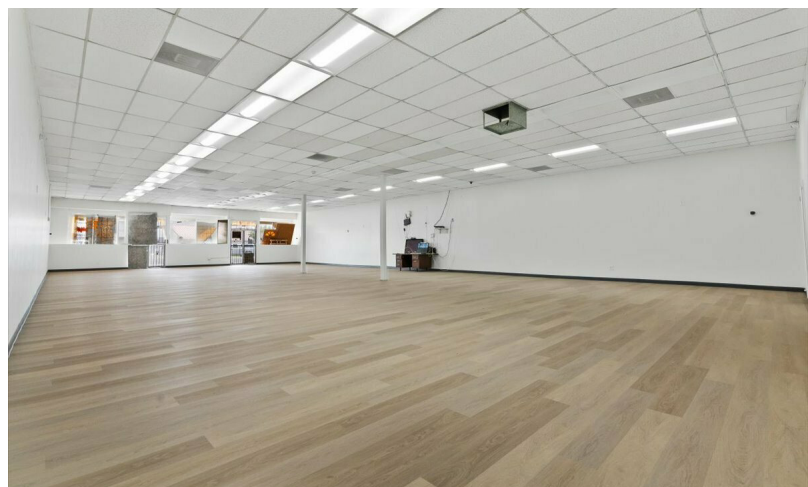
Prime $\pm 1,100$ - $\pm 4,900$ SF retail shop spaces in Bakersfield with prime location in the City's epicenter of Downtown on one of Bakersfield's main commercial street. Suite #1303 is $\pm 1,100$ SF of retail space offers a large wide open storefront space with (1) rear private office & private restroom. Suite #1305 is $\pm 4,900$ SF with $\pm 4,400$ SF of retail space, with ± 500 SF of storage and private bathroom. The suites have been fully remodeled with new flooring, electric, and paint. Offering real alley access and a fully fenced yard, the property sits comfortably in Bakersfield's northern section and with its close proximity to a major highway access is easily accessible to motorists.

LOCATION DESCRIPTION

Located in the more desirable area of Bakersfield, on Chester Avenue between E Roberts Lane and E Norris Road., newly renovated, this building is turn-key ready for your business. Northern location surrounded with close proximity to many restaurants, services and many other amenities. Prime location near newer shopping centers surrounded by a dense mixture of housing and apartments. Nearby quality tenants include Subway, Taco Bell, Shell, Mobile, Walmart, Fedex, 7-11, and O'Reilly Auto Parts, and many other local restaurants.

Bakersfield is a city in and the county seat of Kern County, California, United States. The city covers about 151 sq mi (390 km²)[10][11] near the southern end of the San Joaquin Valley, which is located in the Central Valley region.

Bakersfield is a significant hub for both agriculture and energy production. Kern County is California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices. The city is the birthplace of the country music genre known as the Bakersfield sound.



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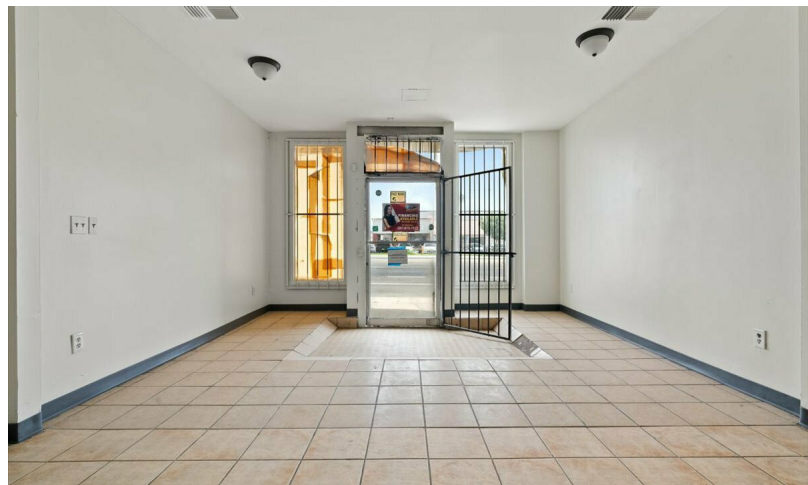
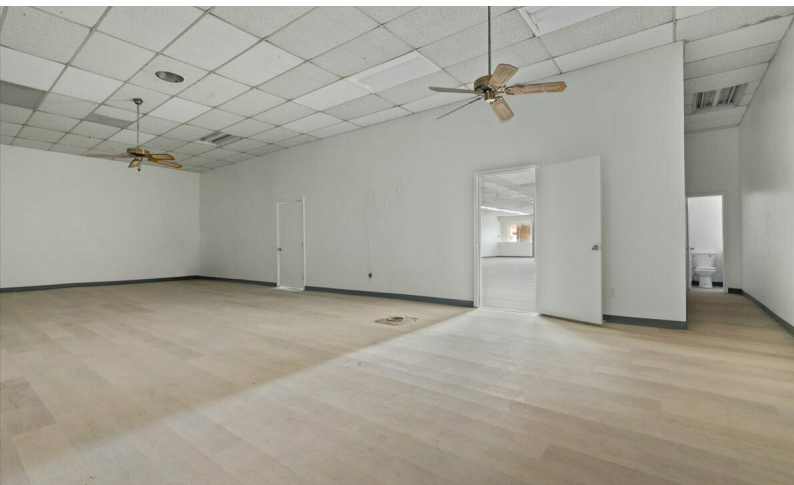
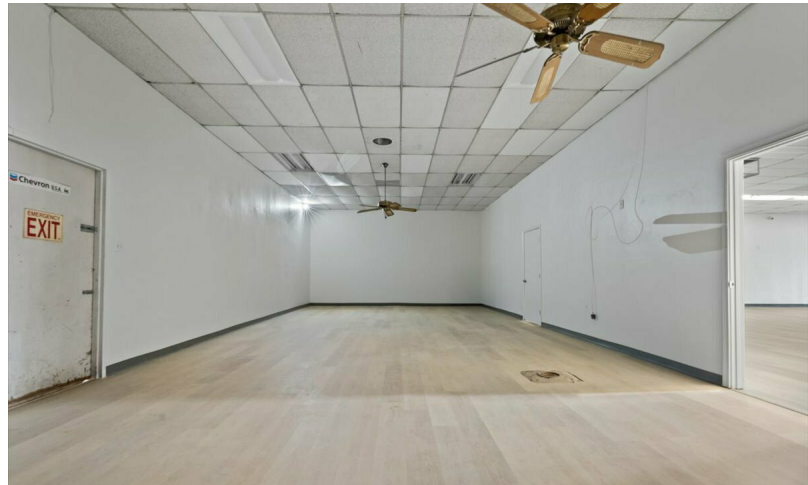
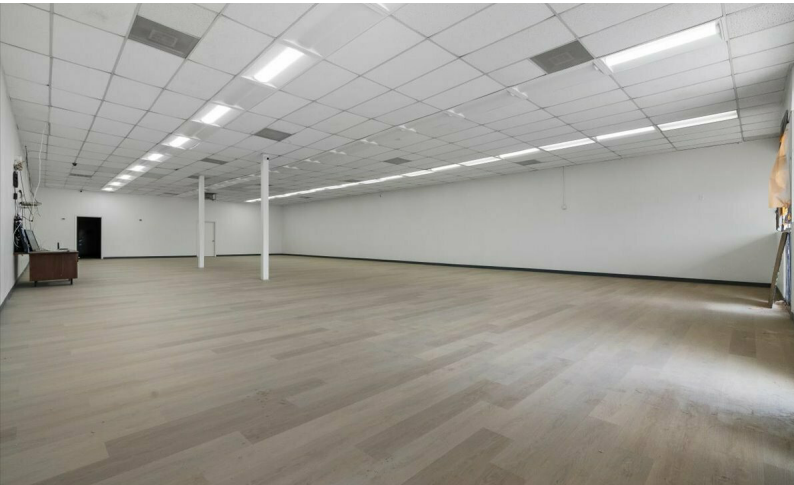
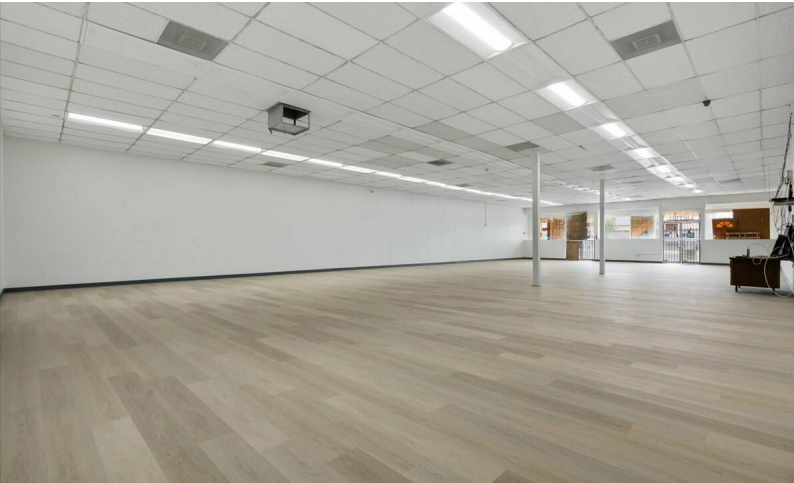
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LEASE INFORMATION

Lease Type:	MG
Total Space:	1,100 - 4,900 SF

Lease Term:	Negotiable
Lease Rate:	\$0.95 - \$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1303 N Chester Ave	Available	1,100 SF	Modified Gross	\$1.25 SF/month	Fully remodeled with new flooring, electricity, and paint.
1305 N Chester Ave	Available	4,900 SF	Modified Gross	\$0.95 SF/month	4,400 SF of retail and a 500 SF rear storage room. Fully remodeled with new flooring, electricity, and paint.

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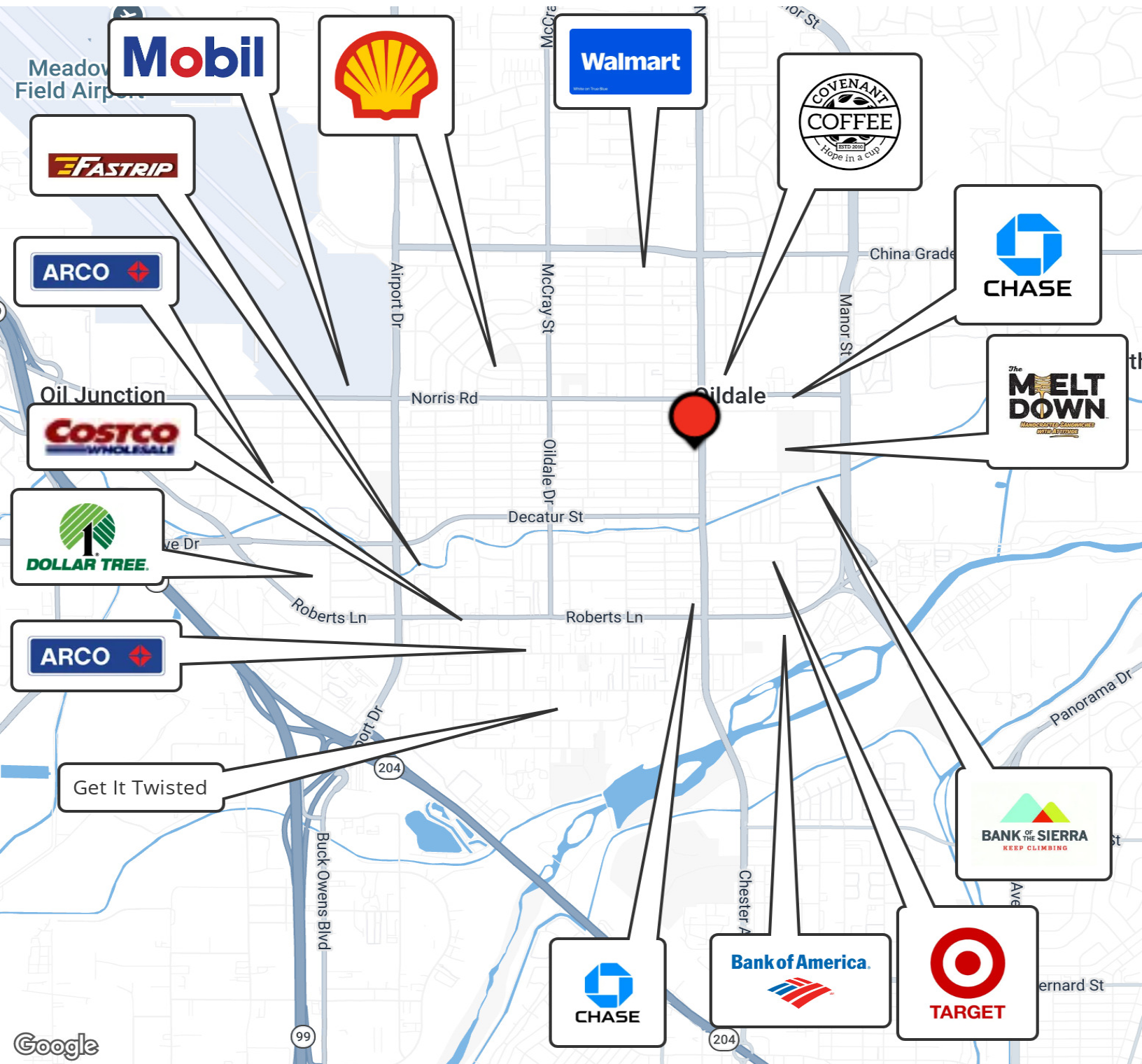
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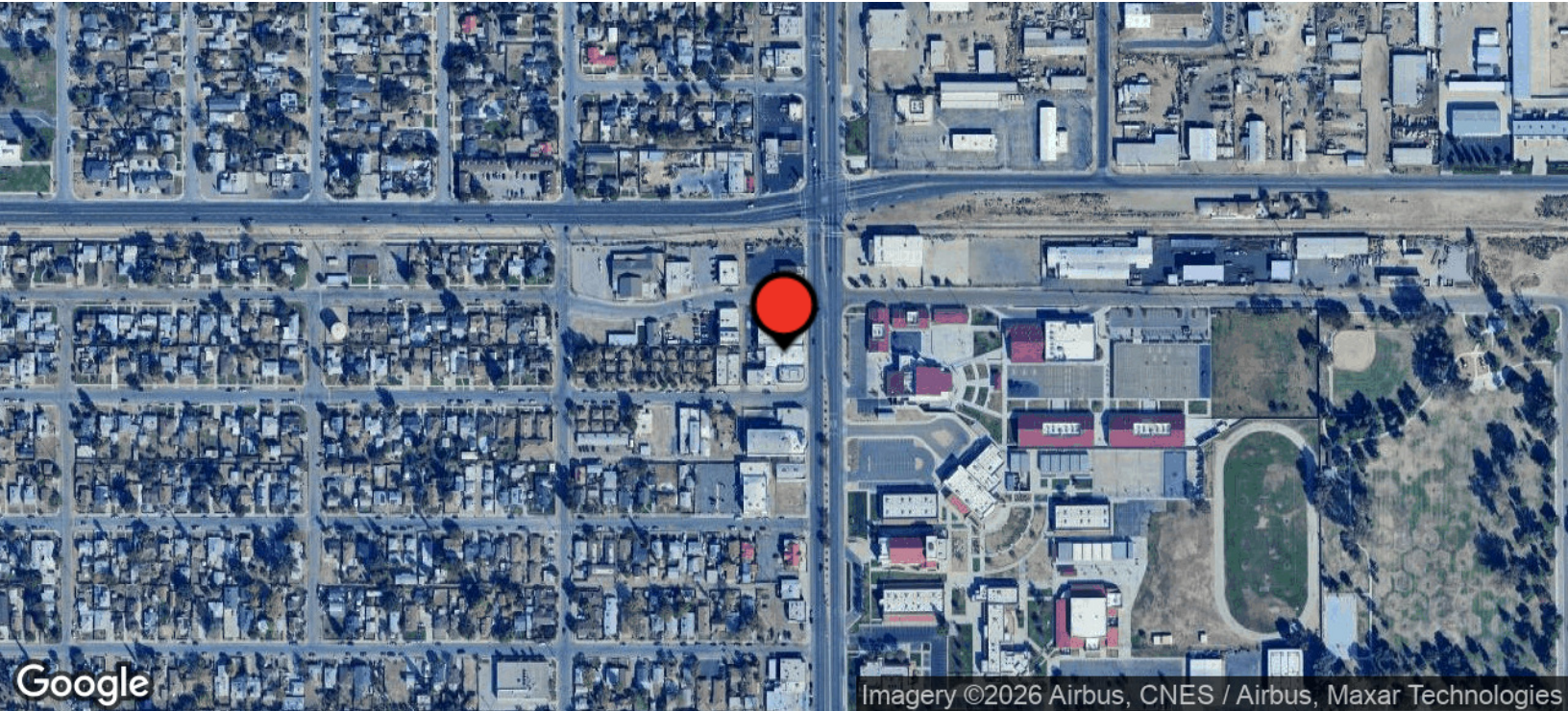
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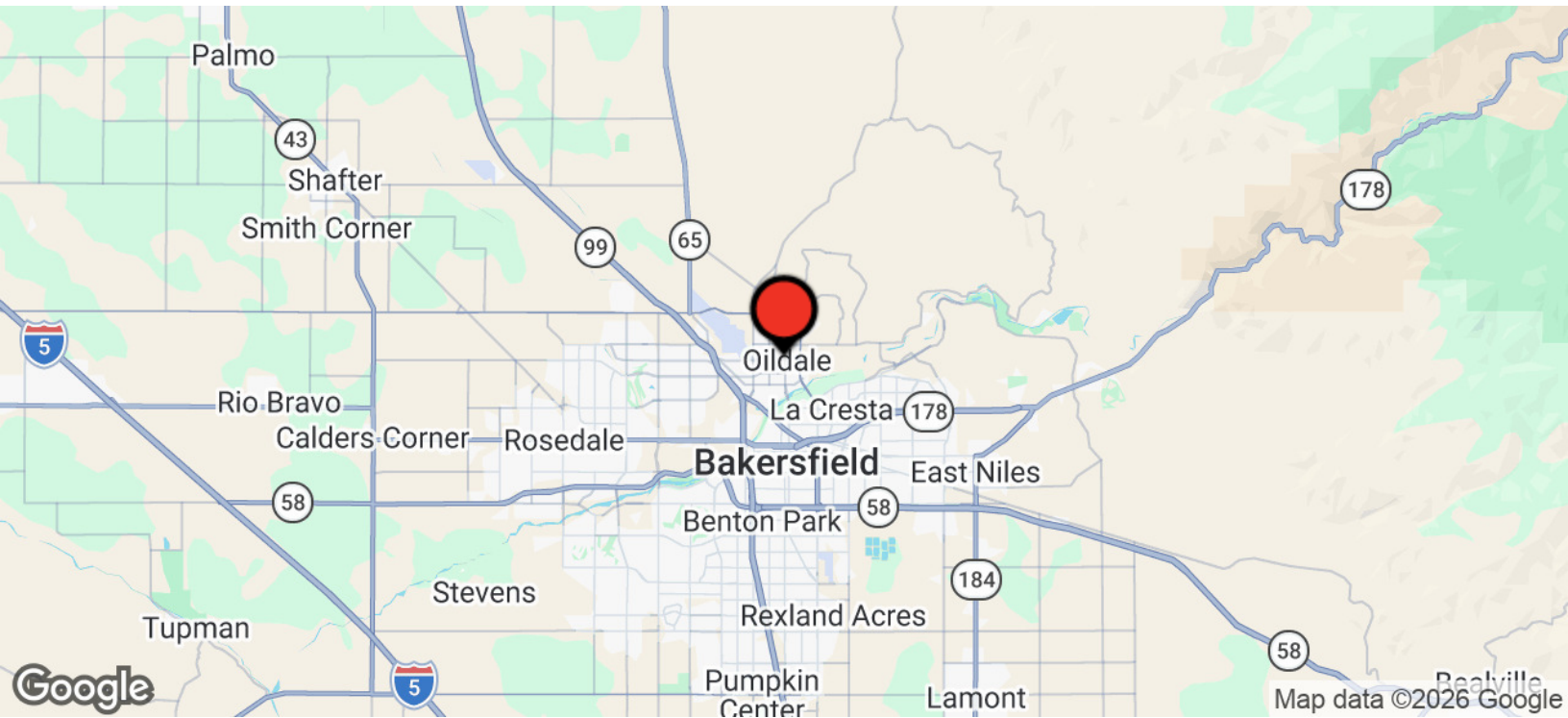
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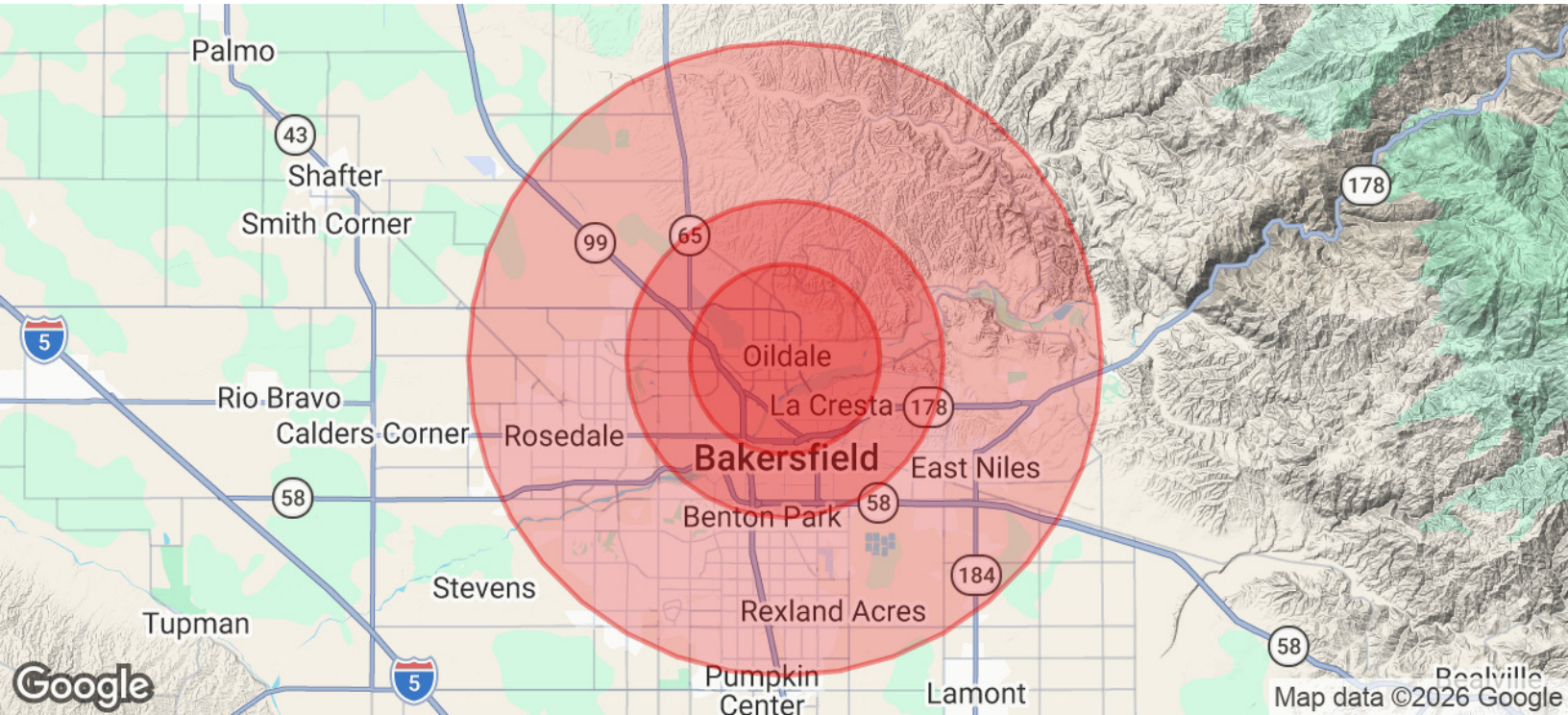
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	71,214	210,583	568,857
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	36
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,223	71,218	179,929
# of Persons per HH	2.8	3	3.2
Average HH Income	\$65,019	\$74,325	\$94,571
Average House Value	\$303,844	\$324,167	\$372,947
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	47.5%	57.7%	57.8%

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