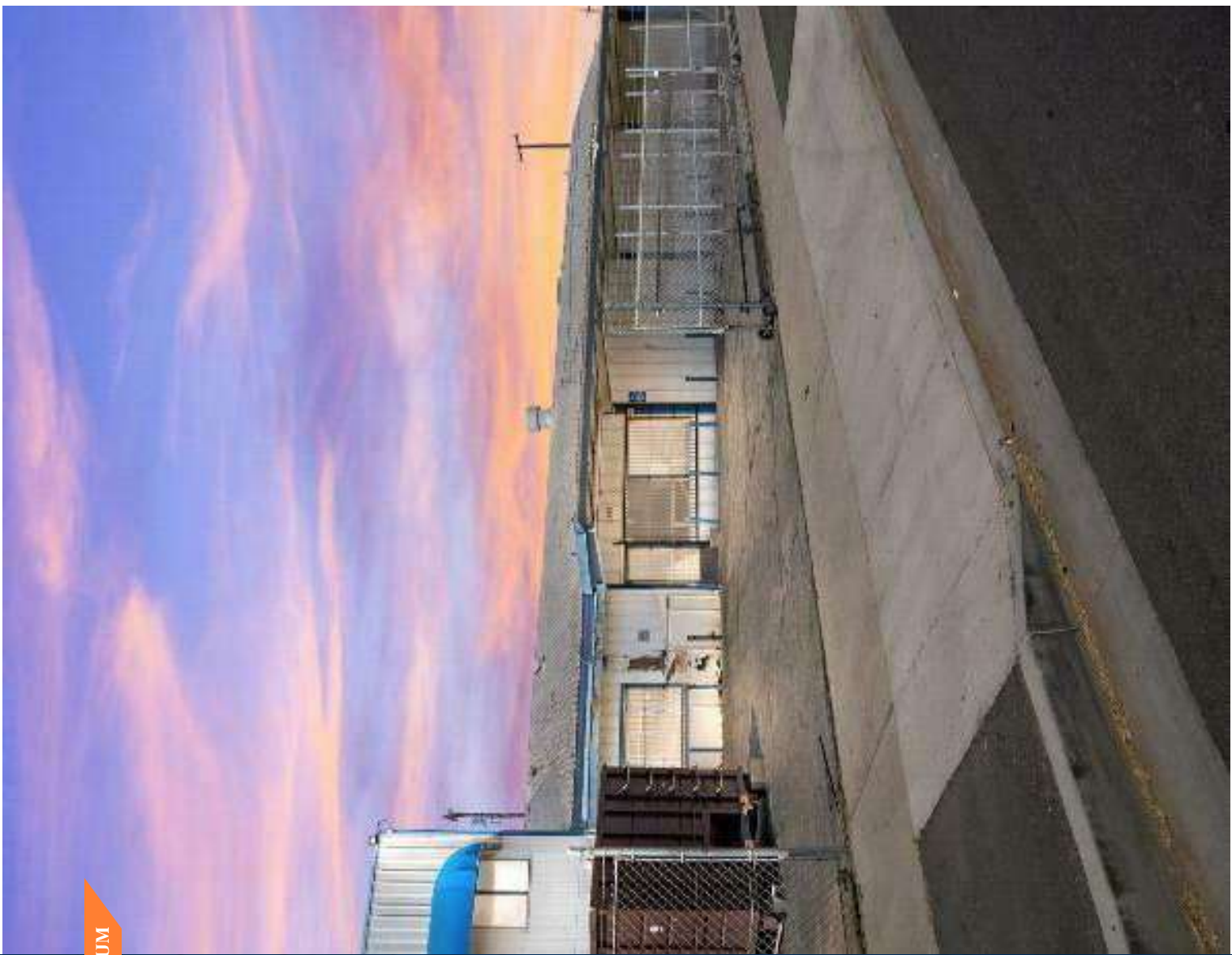


OFFERING MEMORANDUM

200 E 19TH ST

Bakersfield, CA 93305

Marcus & Millichap



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EXCLUSIVELY LISTED BY

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Managing Director Investments
Bakersfield

Direct: 661.546.8521

Bruce.Barnhard@marcusmillichap.com

CaIDRE #01866265



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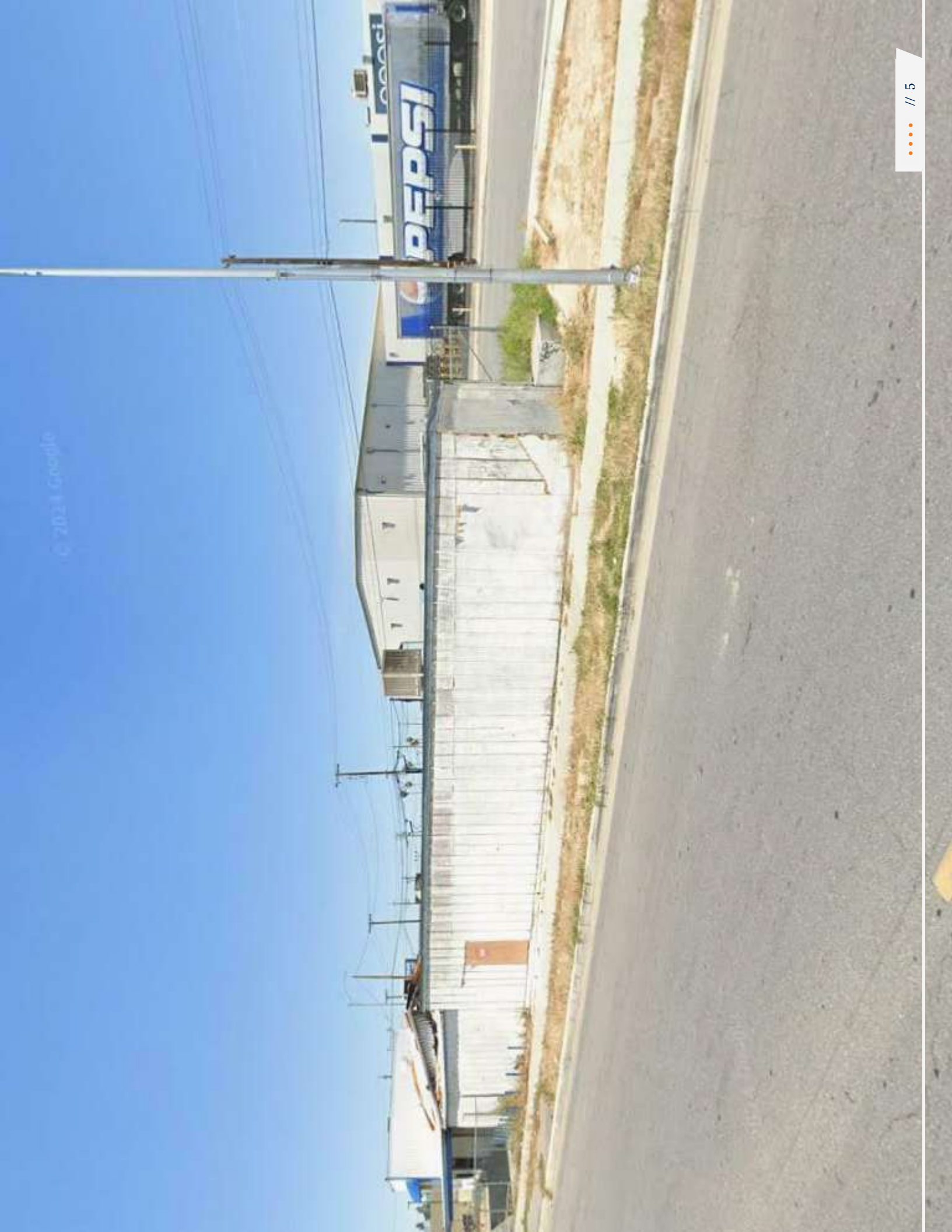
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California
3109095450
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14	FINANCIAL ANALYSIS
17	SALE COMPARABLES
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SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap

OFFERING SUMMARY

200 E 19TH ST



Listing Price
\$365,000



Cap Rate
-2.54%



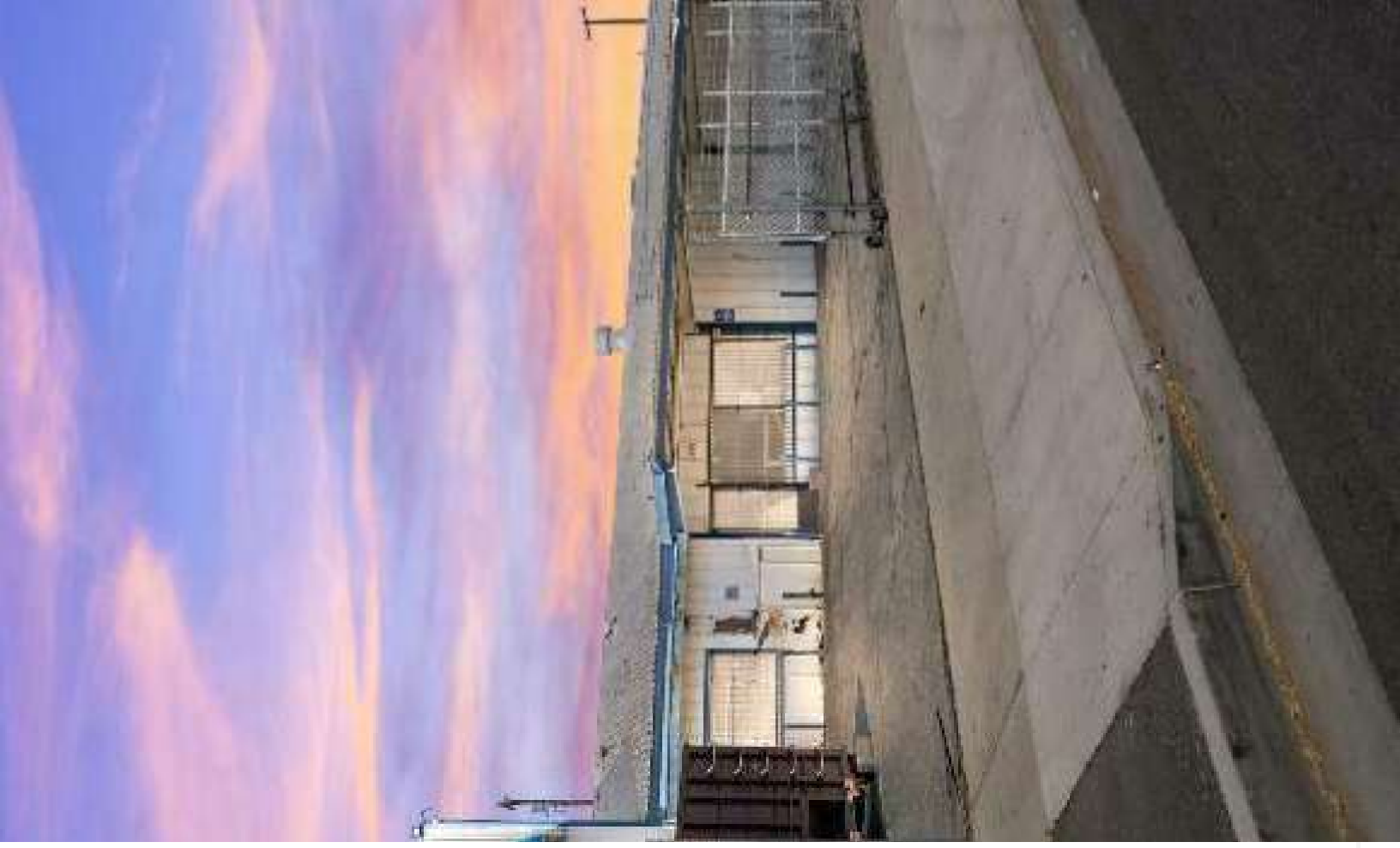
Price/SF
\$70.19

FINANCIAL

Listing Price	\$365,000
Down Payment	35% / \$127,750
NOI	\$62,400
Cap Rate	-2.54%
Price/SF	\$70.19
Average Rent	\$12.00/SF
Occupancy	0%

PROPERTY

Square Feet	5,200 SF
Office Percentage	-%
Lot Size	0.22 Acres (9,583 SF)
Year Built/Renovated	1958/2000



200 E 19TH ST

Bakersfield, CA 93305

INVESTMENT OVERVIEW

Marcus & Millichap are pleased to present For Sale this +/- 5200sf Industrial Building. Located at 200 E 19th Street in Bakersfield, Ca. 93305. This property is zoned M-1 with a lot of uses granted by Zoning Right. This property is in a premium location next to other industrial type uses. There are very few opportunities remaining in this area and priced right for Investors and Users alike.

The completely fenced gross acreage is .22 acres (or 9583sf) of lot with a building. The property APN: 016-150-02-00-5. This is a great development & re-construction play with all utilities on site and building shell in place. This would be a great place for any industrial uses, tire shop, mechanic's shop, etc.

This is the definition of FLIP! An awesome opportunity to purchase, remodel, stabilize (lease out) and keep it or flip it!! Rarely does an opportunity such as this come to the market, when it does, the opportunity is sold quickly to Investors.

INVESTMENT HIGHLIGHTS

Priced right and ready to sell.

Location, Location, Location

Will be sold with a construction permit in hand for the remodel.

Prime commercial development opportunity.

Convenient access to Hwy 99.



02



PROPERTY INFORMATION

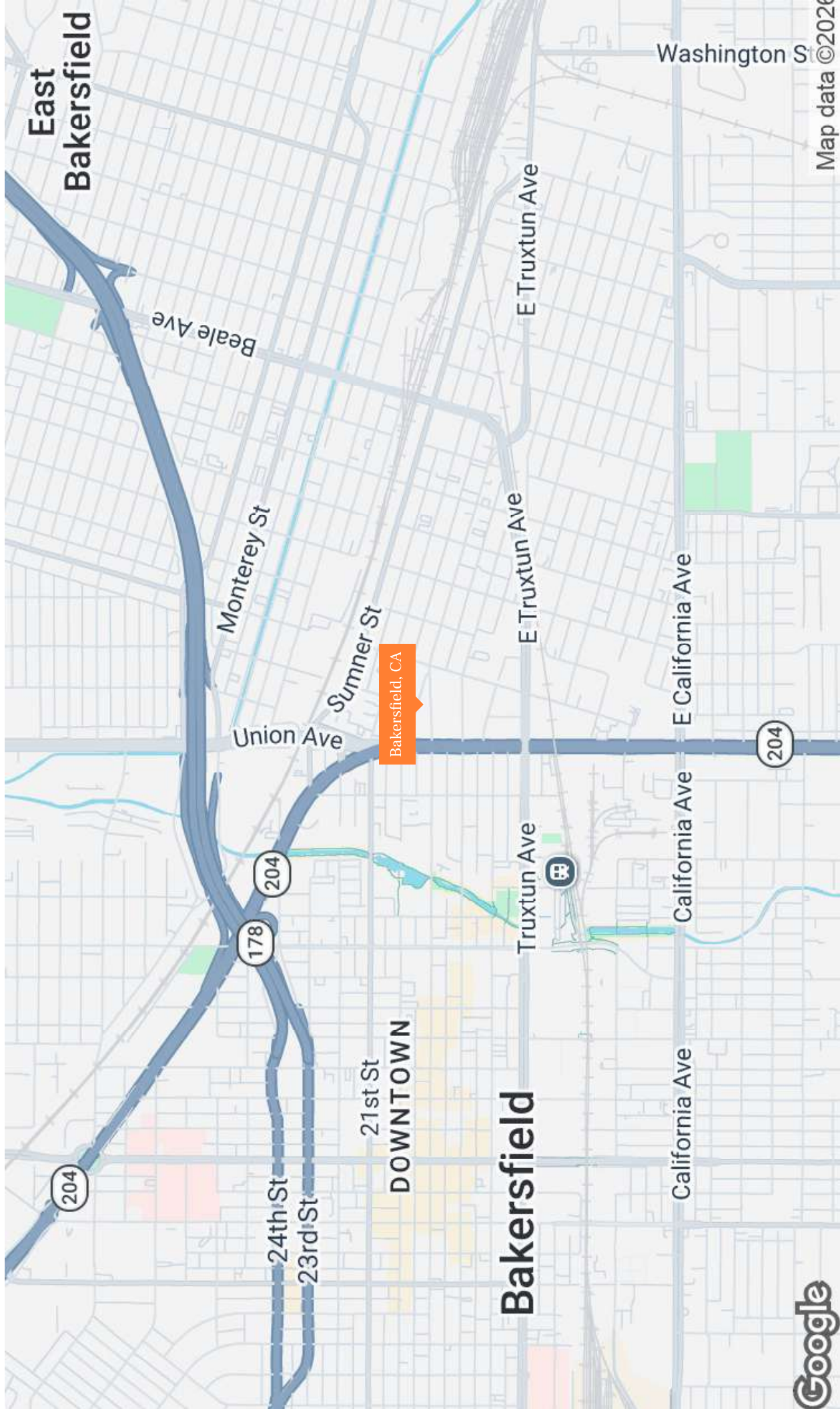
Regional Map
Local Map
Aerial Map

Marcus & Millichap



200 E 19TH ST

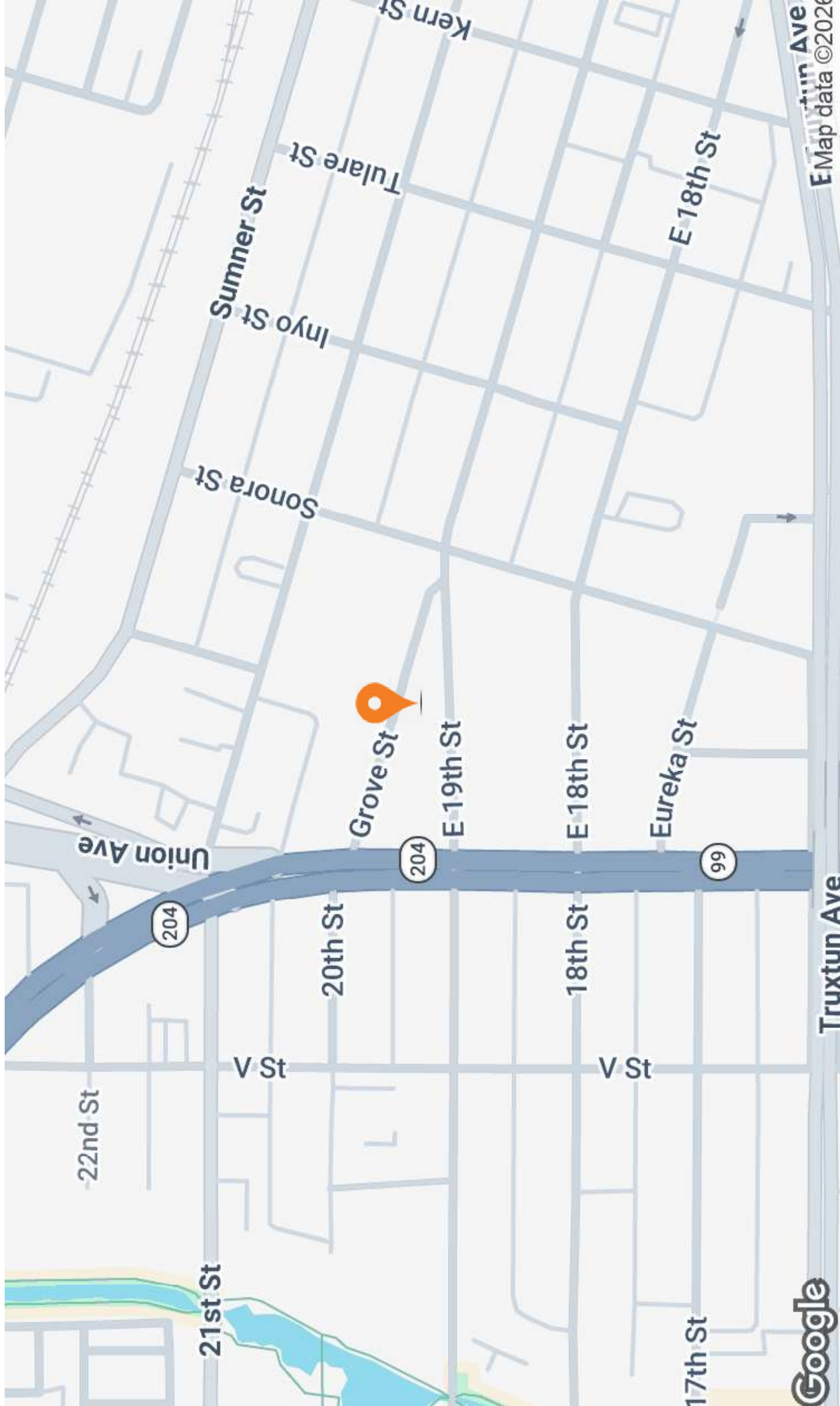
REGIONAL MAP



Map data ©2020

200 E 19TH ST

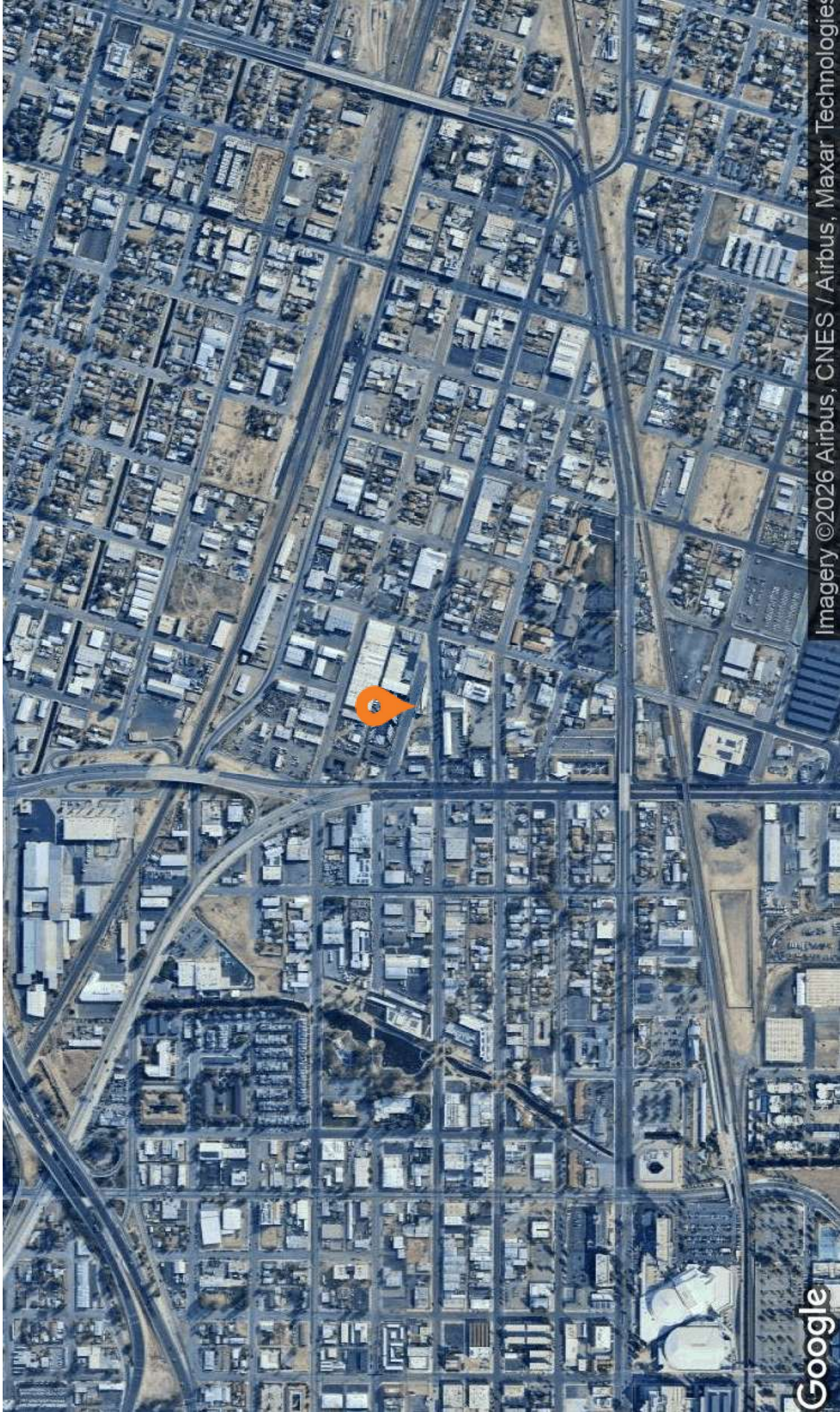
LOCAL MAP



EMap data ©2020

200 E 19TH ST

AERIAL MAP



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

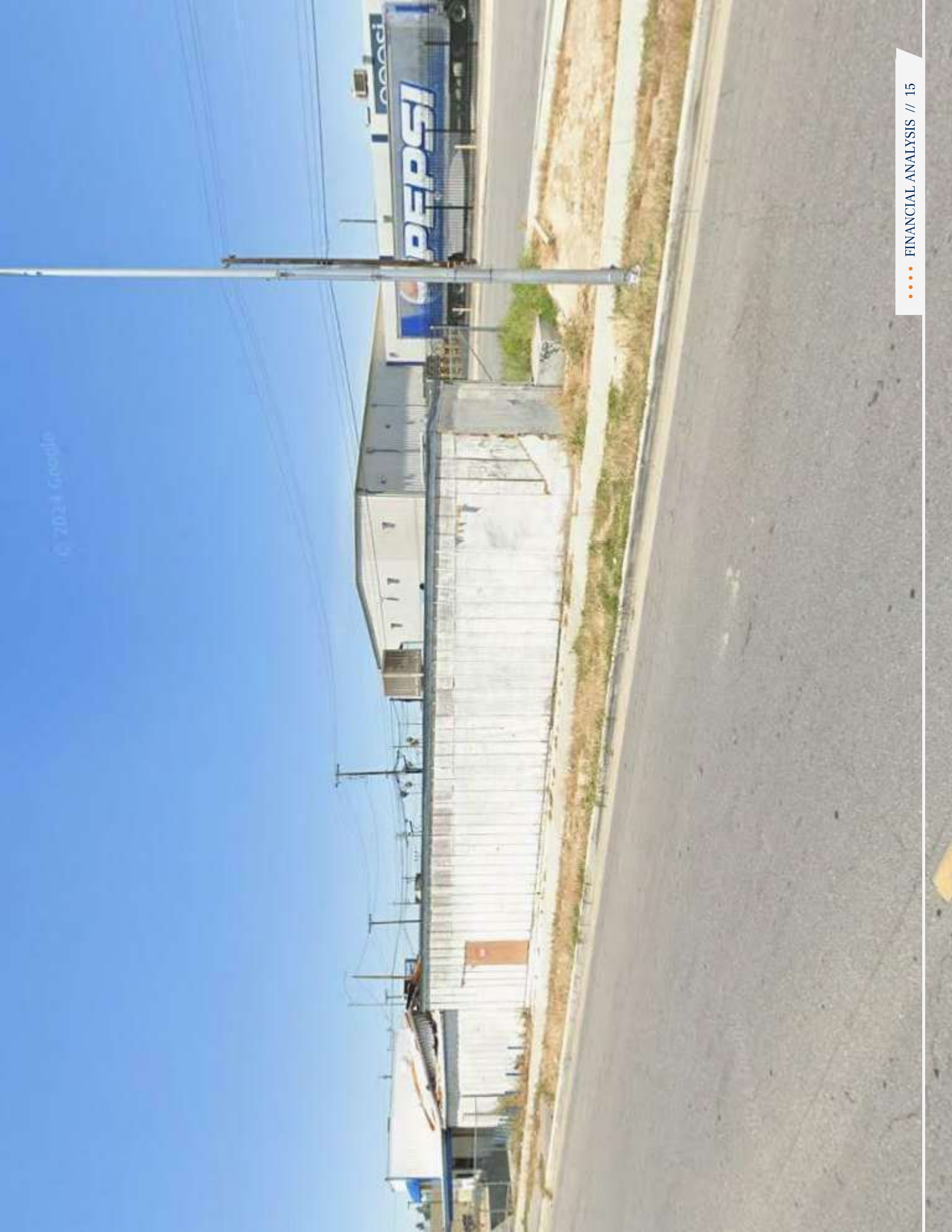
SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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200 E 19TH ST

FINANCIAL DETAILS

SECTION 4

04

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Sale Comps

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200 E 19TH ST

SALE COMPS MAP

SALE COMPS MAP



200 E 19th St



730 Jackson St



950 Baker St



526 E 18th St



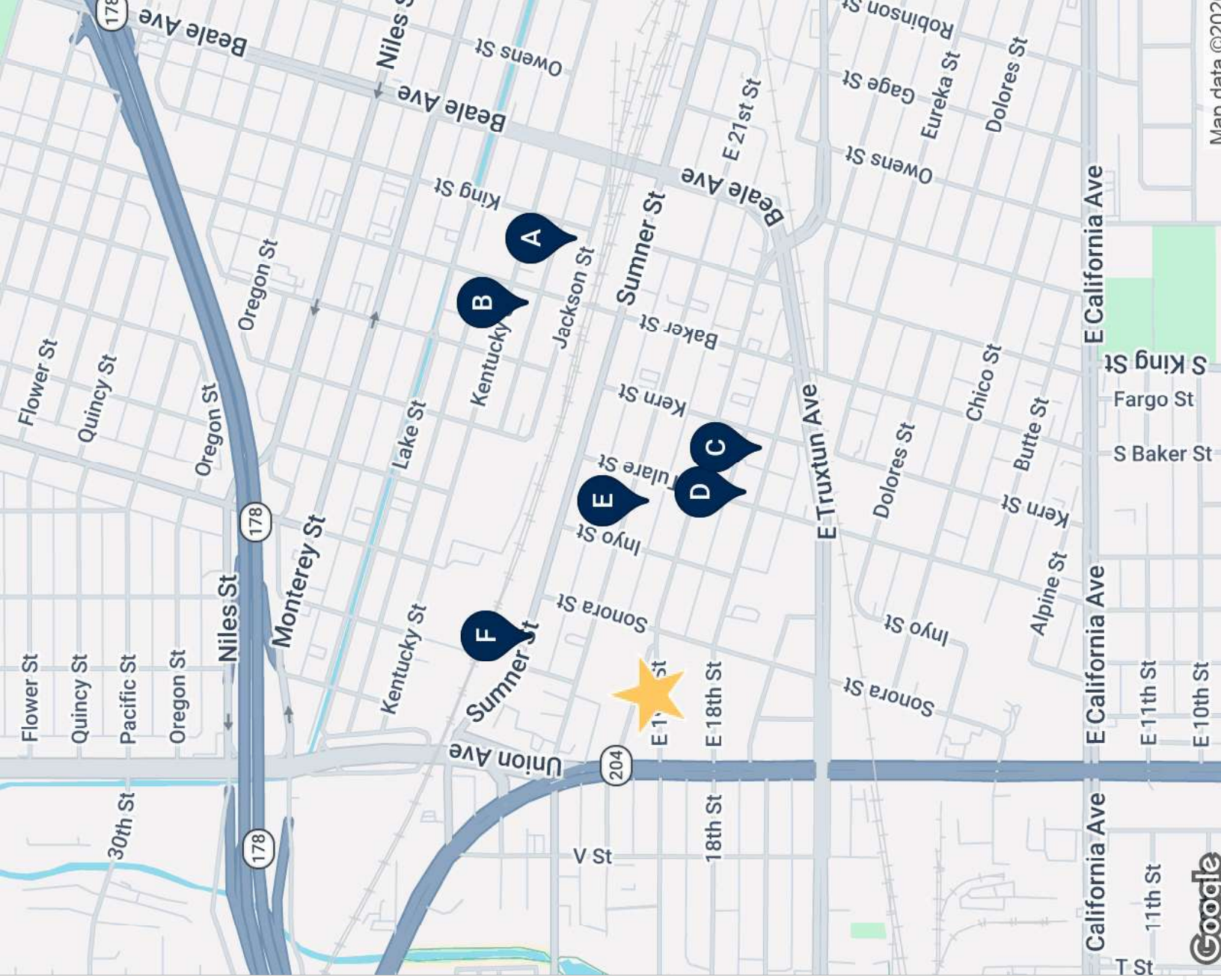
500 E 18th St



425 E 21st St



215 Summer St



200 E 19TH ST

SALE COMPS SUMMARY

SUBJECT PROPERTY

200 E 19th St
Bakersfield, CA 93305

CLOSE

On Market

LOT SIZE

0.22 AC

PRICE/SF

\$70.19

SQUARE FEET

5,200 SF

CAP RATE

-2.54%

PRICE

\$365,000

SALE COMPARABLES

CLOSE

LOT SIZE

PRICE/SF

SQUARE FEET

CAP RATE

PRICE

A 730 Jackson St
Bakersfield, CA 93305

04/21/2025

0.17 AC

\$0.00

1,454 SF

-

\$0

B 950 Baker St
Bakersfield, CA 93305

06/28/2024

0.07 AC

\$66.67

2,700 SF

-

\$180,000

C 526 E 18th St
Bakersfield, CA 93305

06/10/2024

0.26 AC

\$113.54

3,523 SF

-

\$400,000

D 500 E 18th St
Bakersfield, CA 93305

04/01/2024

0.1 AC

\$82.07

2,315 SF

-

\$190,000

E 425 E 21st St
Bakersfield, CA 93305

01/17/2024

0.06 AC

\$54.49

1,560 SF

-

\$85,000

F 215 Summer St
Bakersfield, CA 93305

11/15/2023

0.36 AC

\$87.19

7,025 SF

-

\$612,500

AVERAGES

\$244,583

-

3,096 SF

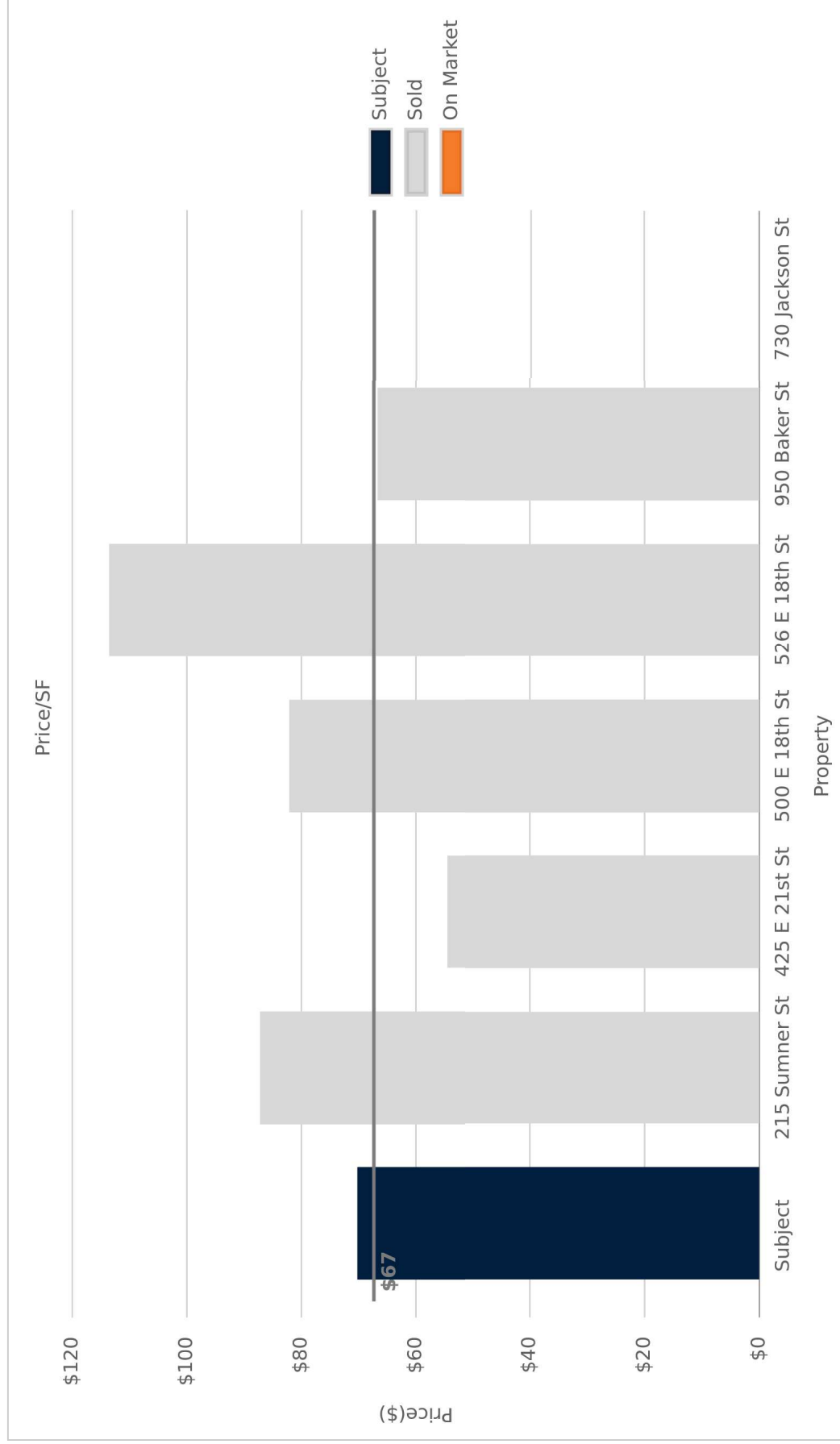
\$80.79

0.17 AC

-

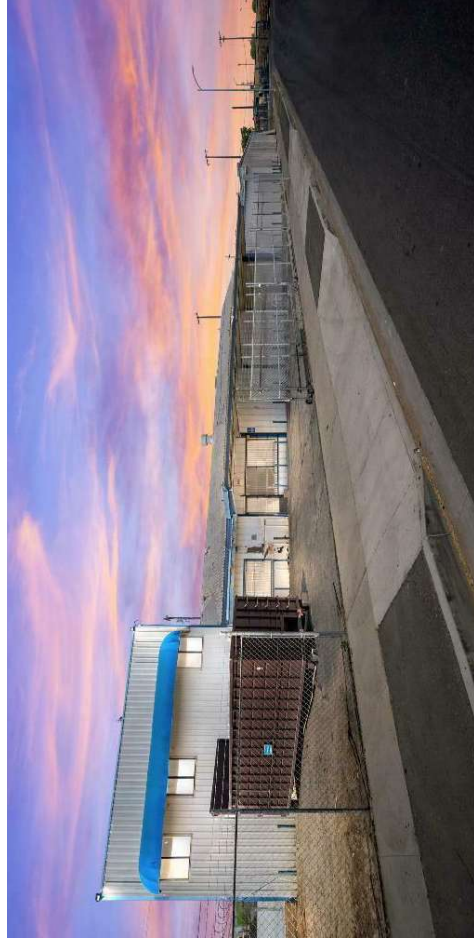
200 E 19TH ST

PRICE PER SF CHART



200 E 19TH ST

SALE COMPS



★ 200 E 19th St
Bakersfield, CA 93305

Listing Price:	\$365,000	Year Built/Renovated:	1958/2000
Property Type:	Industrial	COE:	On Market
Square Feet:	5,200	Lot Size:	0.22 Acres



▲ 730 Jackson St
Bakersfield, CA 93305

Sale Price:	\$0	Year Built/Renovated:	1933/-
Property Type:	Industrial	COE:	04/21/2025
Square Feet:	1,454 SF	Lot Size:	0.17 Acres

200 E 19TH ST

SALE COMPS



B 950 Baker St
Bakersfield, CA 93305

Sale Price:	\$180,000	Year Built/Renovated:	1922/-
Property Type:	Retail	COE:	06/28/2024
Square Feet:	2,700 SF	Lot Size:	0.07 Acres



C 526 E 18th St
Bakersfield, CA 93305

Sale Price:	\$400,000	Year Built/Renovated:	1941/-
Property Type:	Office	COE:	06/10/2024
Square Feet:	3,523 SF	Lot Size:	0.26 Acres

200 E 19TH ST

SALE COMPS



D 500 E 18th St
Bakersfield, CA 93305

Sale Price:	\$190,000	Year Built/Renovated:	1930/-
Property Type:	Retail	COE:	04/01/2024
Square Feet:	2,315 SF	Lot Size:	0.1 Acres



E 425 E 21st St
Bakersfield, CA 93305

Sale Price:	\$85,000	Year Built/Renovated:	1958/2013
Property Type:	Industrial	COE:	01/17/2024
Square Feet:	1,560 SF	Lot Size:	0.06 Acres

200 E 19TH ST

SALE COMPS



F 215 Sumner St
Bakersfield, CA 93305

Sale Price:	\$612,500	Year Built/Renovated:	1952/-
Property Type:	Industrial	COE:	11/15/2023
Square Feet:	7,025 SF	Lot Size:	0.36 Acres



SECTION 5

05



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap



200 E 19TH ST

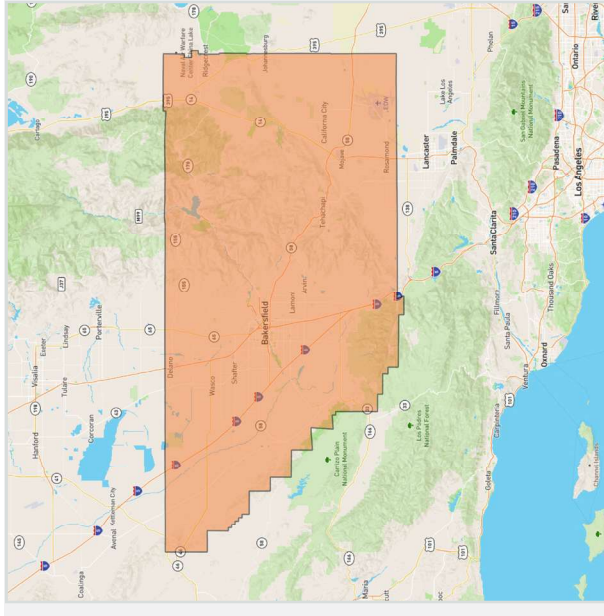
MARKET OVERVIEW

BAKERSFIELD

The Bakersfield metro lies near the southern end of the San Joaquin Valley and encompasses all of Kern County. The Kern River flows through the region, which includes parts of three mountain ranges that limit development in the eastern reaches of the county. The city of Bakersfield, which is the county seat, contains roughly 406,000 residents, and is located just 80 miles from the Los Angeles metropolitan area. Kern County's central location puts it within a half-day's drive of all major California markets.

ECONOMY

- Agriculture accounts for a major portion of the local economy, highlighted by the presence of Sunview Vineyards, Grimmway Farms and Bolthouse Farms.
- Oil and natural-gas deposits support local operations by Chevron, Ensign Energy Services, California Resources Corp., Pacific Gas & Electric and Nabors.
- The Alta Wind Energy Center, the nation's largest wind energy farm, is located in Tehachapi Pass.
- The metro boasts a strong aviation and military presence, underpinned by Edwards Air Force Base and Naval Air Weapons Station China Lake.



QUICK FACTS



* Forecast

METRO HIGHLIGHTS

TRANSPORTATION

An expanding transportation network provides convenient access to California ports and major cities, supporting growth of the local logistics and distribution sector.



NATURAL RESOURCES

Kern County is a significant producer of oil, along with hydro-electric, solar and wind power. The Elk Hills field is one of the nation's most productive oil fields.



LOW COSTS

Favorable home prices, relatively lower land costs than Southern California markets and a pro-business environment attract employers and residents to the area.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

200 E 19TH ST

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	16,138	137,624	297,136
2025 Estimate			
Total Population	15,899	136,404	294,314
2020 Census			
Total Population	16,314	138,667	298,110
2010 Census			
Total Population	14,850	132,165	281,353
Daytime Population			
2025 Estimate	31,608	143,720	311,568
HOUSEHOLDS			
2030 Projection	1 Mile	3 Miles	5 Miles
Total Households	5,504	45,135	99,333
2025 Estimate			
Total Households	5,414	44,543	98,018
Average (Mean) Household Size	2.9	3.0	3.0
2020 Census			
Total Households	5,247	43,464	95,590
2010 Census			
Total Households	4,639	40,692	89,759

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	1.2%	2.8%	3.6%
\$150,000-\$199,999	0.6%	3.2%	4.6%
\$100,000-\$149,999	6.6%	11.0%	13.3%
\$75,000-\$99,999	6.4%	12.3%	13.7%
\$50,000-\$74,999	15.4%	16.0%	17.4%
\$35,000-\$49,999	13.9%	13.1%	12.8%
\$25,000-\$34,999	13.2%	12.3%	10.8%
\$15,000-\$24,999	15.8%	11.5%	10.0%
Under \$15,000	26.8%	17.8%	13.7%
Average Household Income	\$43,957	\$61,050	\$70,221
Median Household Income	\$31,773	\$48,287	\$57,552
Per Capita Income	\$15,456	\$20,544	\$23,813
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	15,899	136,404	294,314
Under 20	34.2%	34.3%	33.0%
20 to 34 Years	23.3%	23.1%	23.0%
35 to 39 Years	7.0%	6.7%	6.7%
40 to 49 Years	11.6%	11.3%	11.3%
50 to 64 Years	14.5%	14.3%	14.5%
Age 65+	9.3%	10.3%	11.5%
Median Age	30.0	30.0	31.0

POPULATION 25+ by Education Level	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	9,273	79,519	175,258
Elementary (0-8)	22.2%	18.5%	14.4%
Some High School (9-11)	19.0%	15.9%	13.4%
High School Graduate (12)	28.0%	29.7%	30.6%
Some College (13-15)	19.9%	20.6%	22.8%
Associate Degree Only	6.3%	5.7%	6.9%
Bachelor's Degree Only	3.0%	6.8%	8.1%
Graduate Degree	1.7%	2.8%	3.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	24.0	24.0

200 E 19TH ST

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 294,314. The population has changed by 4.61 percent since 2010. It is estimated that the population in your area will be 297,136 five years from now, which represents a change of 1.0 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 31.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,746 people per square mile.



EMPLOYMENT

In 2025, 112,395 people in your selected area were employed. The 2010 Census revealed that 46.1 percent of employees are in white-collar occupations in this geography, and 26.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 11.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSEHOLDS

There are currently 98,018 households in your selected geography. The number of households has changed by 9.20 percent since 2010. It is estimated that the number of households in your area will be 99,333 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 3.0 people.



HOUSING

The median housing value in your area was \$252,293 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 42,000.00 owner-occupied housing units and 47,755.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$57,552, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 45.44 percent since 2010. It is estimated that the median household income in your area will be \$66,527 five years from now, which represents a change of 15.6 percent from the current year.

The current year per capita income in your area is \$23,813, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$70,221, compared with the U.S. average, which is \$103,571.



EDUCATION

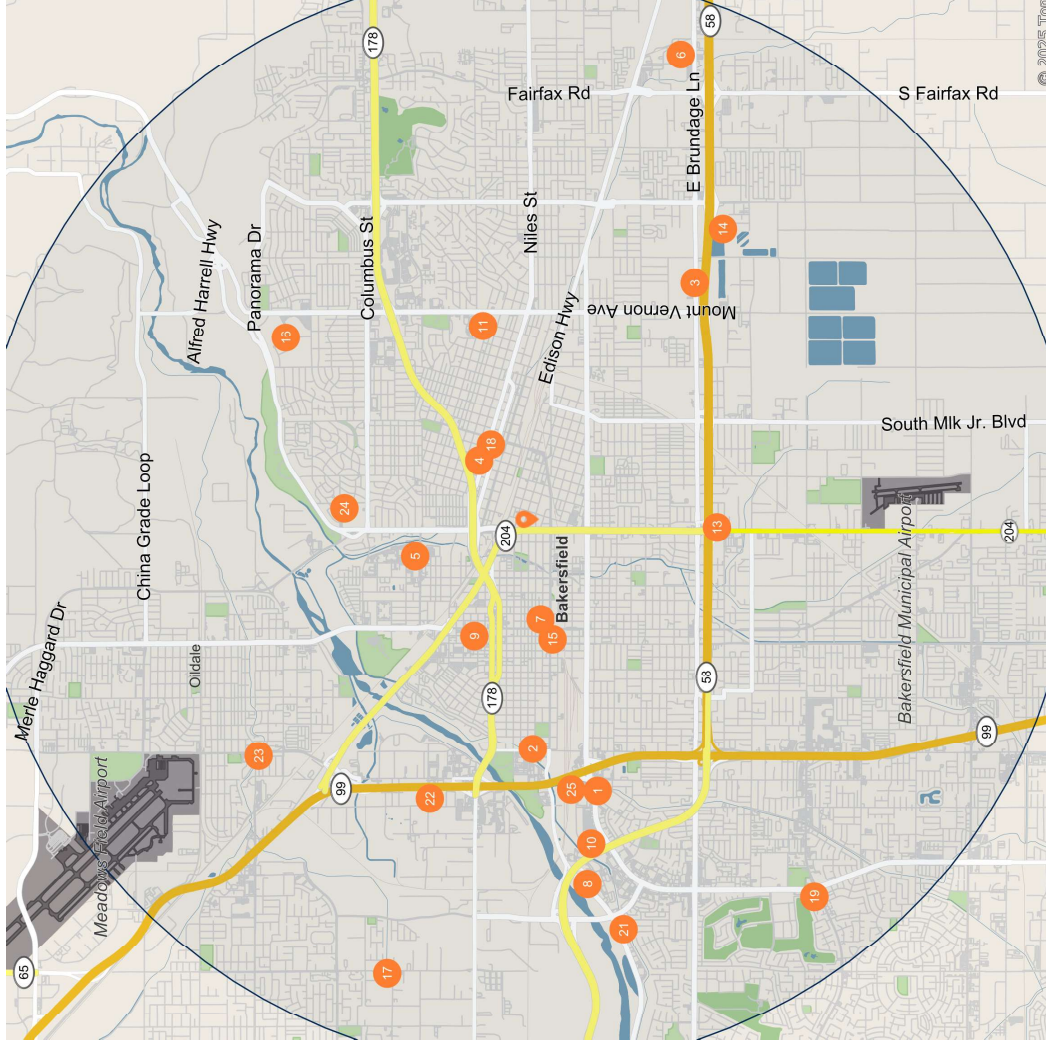
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. Only 11.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.7 percent, and 6.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.1 percent in the selected area compared with the 19.6 percent in the U.S.

200 E 19TH ST

DEMOGRAPHICS



Major Employers

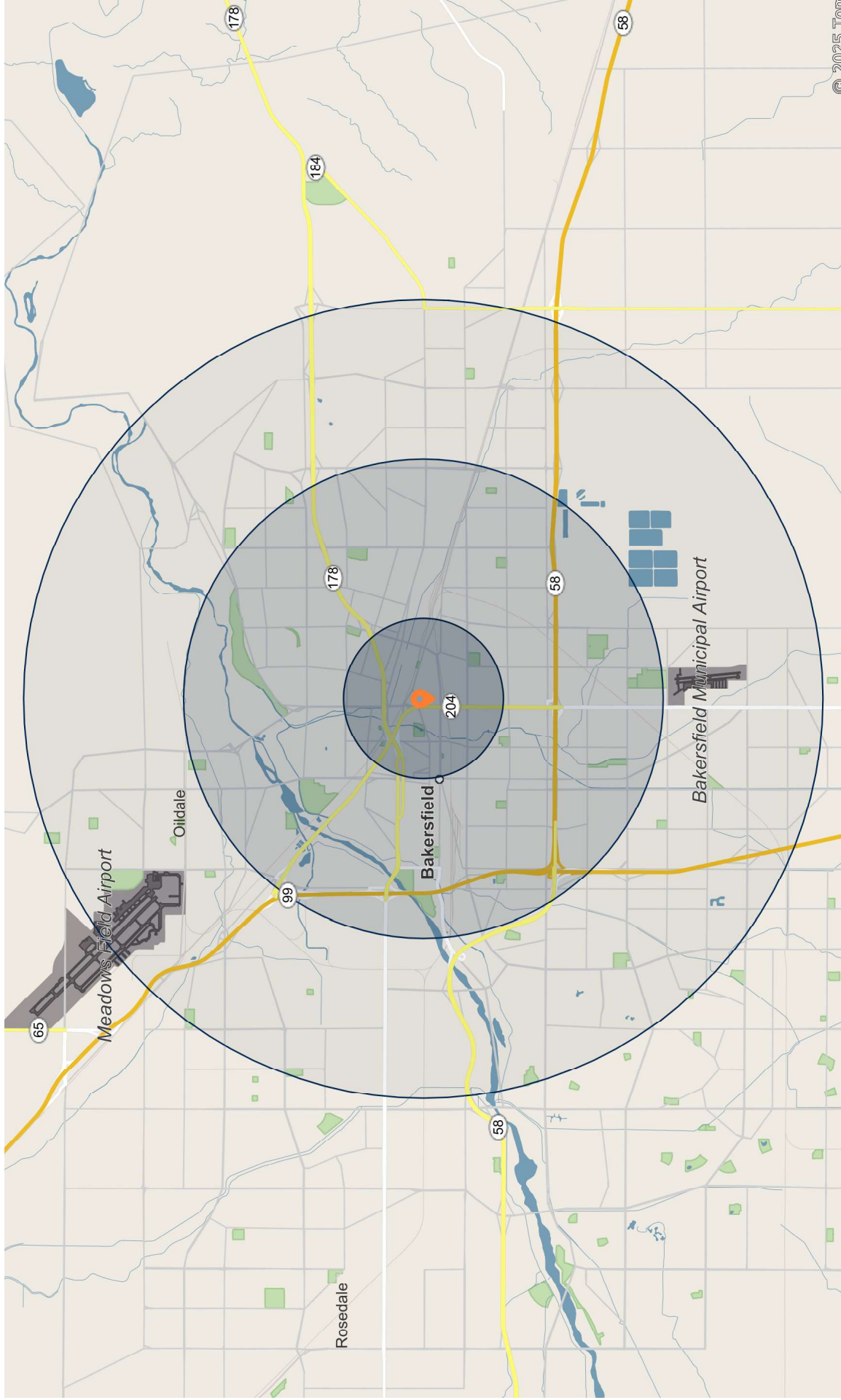
- 1 Castle Harlan Partners III LP-Marie Callenders Pie Shops 73
- 2 Allied Universal Topco LLC-
- 3 Bolthouse Farms-
- 4 Bakersfield Cy Schl Dst Edctl F-Bosd
- 5 Bakersfield Memorial Hospital-Memorial Center
- 6 Wm Bolthouse Farms Inc-Bolthouse Farms
- 7 Kern Cnty Sprntndent Schols Ed-
- 8 Lincoo LLC-
- 9 San Joaquin Community Hospital-Adventist Health Bakersfield
- 10 Brinderson LP-
- 11 County of Kern-Public Health Dept
- 12 Kern County Hospital Authority-
- 13 Esparza Enterprises Inc-
- 14 Esparza Enterprises Inc-
- 15 City of Bakersfield-Narcotics Division
- 16 Bakersfield College-Family and Consumer Education
- 17 Esparza Enterprises Inc-
- 18 Boys Girls Clubs of Kern Cnty-BOYS & GIRLS CLUB OF BAKERSF
- 19 Account Control Technology Inc-
- 20 Stantec Holdings Del III Inc-Stantec Oil and Gas
- 21 Sun World International LLC-
- 22 Sturgeon Services Intl Inc-Ssi
- 23 Good Smrtan Hosp A Cal Ltd Prt-
- 24 Diocese Fresno Education Corp-Garces Memorial High School
- 25 ABM Jntrial Svcs - Sthwest Inc-

Employees

- 5,025
- 5,002
- 2,300
- 1,449
- 1,100
- 1,000
- 975
- 888
- 850
- 817
- 800
- 745
- 713
- 684
- 611
- 600
- 551
- 500
- 465
- 460
- 447
- 400
- 400
- 386
- 348

200 E 19TH ST

DEMOGRAPHICS



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.....

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