

An aerial photograph of a large brick building complex with a central courtyard and parking lot. The building has a mix of red brick and light-colored stucco. A parking lot with several cars is in the foreground. In the background, there are other industrial buildings and a mountain range under a clear sky.

For Lease The Ice House Center

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Property Information

The Ice House Center is a Historic mixed use retail/office center located at the signalized intersection of 34th Street and Chester Avenue just north of the Garces Circle. The property is in close proximity to the Kern County Museum, Memorial Hospital and Adventist Health Hospital.

Availability:

Suite C/D	± 2,327 SF
Suite G	± 1,971 SF
Suite L	± 602 SF

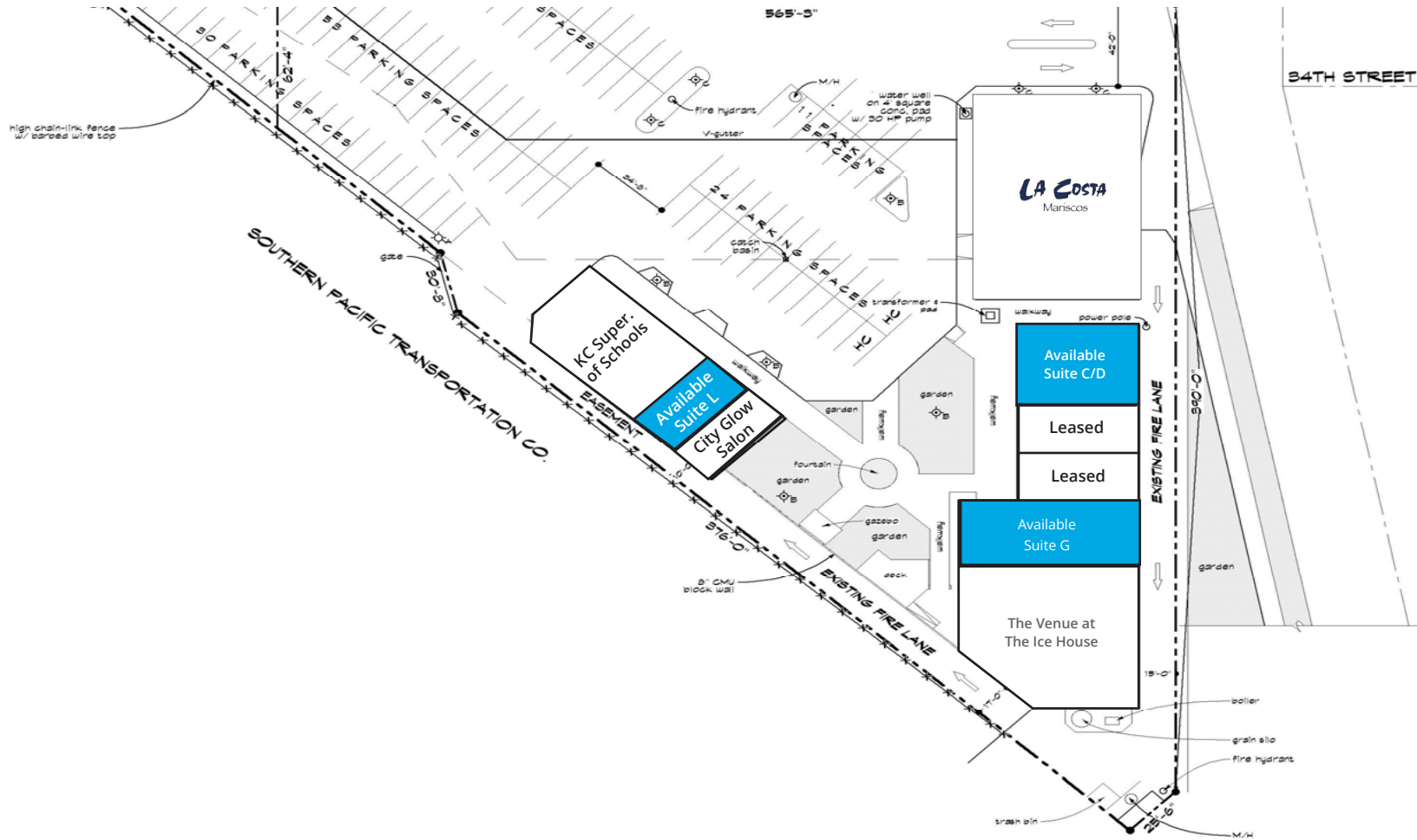
Lease Rate:

\$1.25 per SF, NNN

Highlights:

- Signalized Intersection
- Central Bakersfield Location
- Vacancy is ready for occupancy
- Traffic Counts: 20,504 AADT(21)* - Chester Ave
- Tenant's Include:

Site Plan



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
Unit A/B	La Costa Mariscos Inc	6,600	Unit G	Available	1,971	Unit M,N,O	KC Super. of Schools	2,347
Unit C/D	Available	2,327	Unit H	The Venue at Ice House	5,219	Parcel 4	KC Super. of Schools	
Unit E	Leased	1,222	Unit J	City Glow Salon	926			
Unit F	Premier Piercing	1,108	Unit L	Available	602			

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Aerial

Demographics



Population

1 Mile: 11,305
3 Mile: 119,887
5 Mile: 278,967

Daytime Population

1 Mile: 24,233
3 Mile: 157,194
5 Mile: 315,746



Employees

1 Mile: 16,622
3 Mile: 74,609
5 Mile: 128,905

Median Age

1 Mile: 31.8
3 Mile: 30.6
5 Mile: 31.5



Households

1 Mile: 4,363
3 Mile: 39,522
5 Mile: 91,979

Average HH Income

1 Mile: \$55,495
3 Mile: \$55,626
5 Mile: \$69,138

