

For Lease

The Ice House Center

3301 Chester Avenue | Bakersfield, CA

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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 G	± 1,971 SF	\$1.25/SF, NNN
Suite L	± 602 SF	\$2.30/SF, NNN

Highlights:

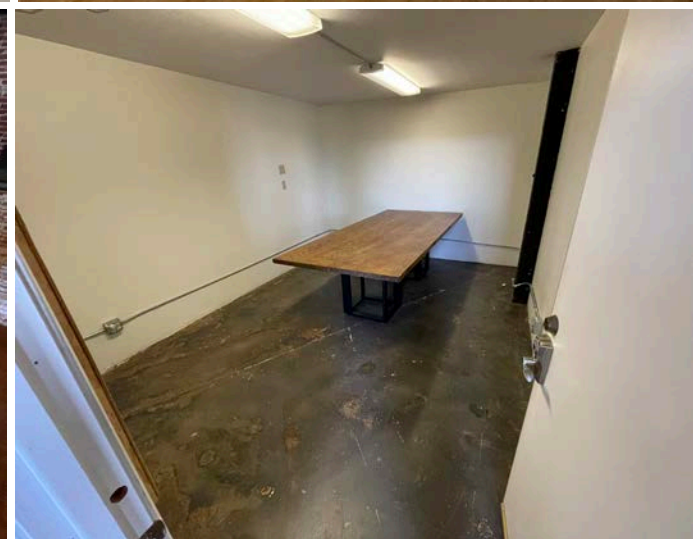
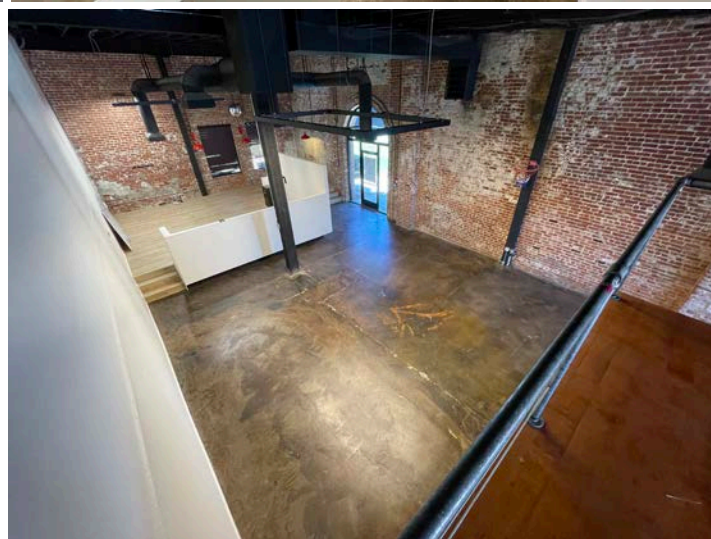
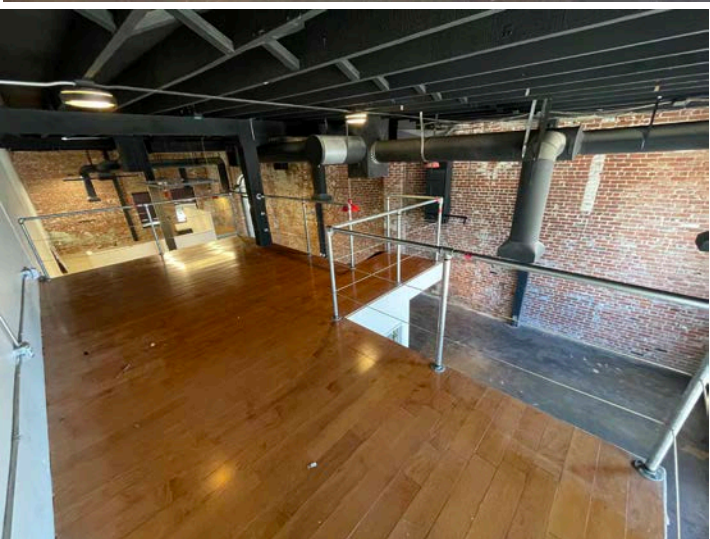
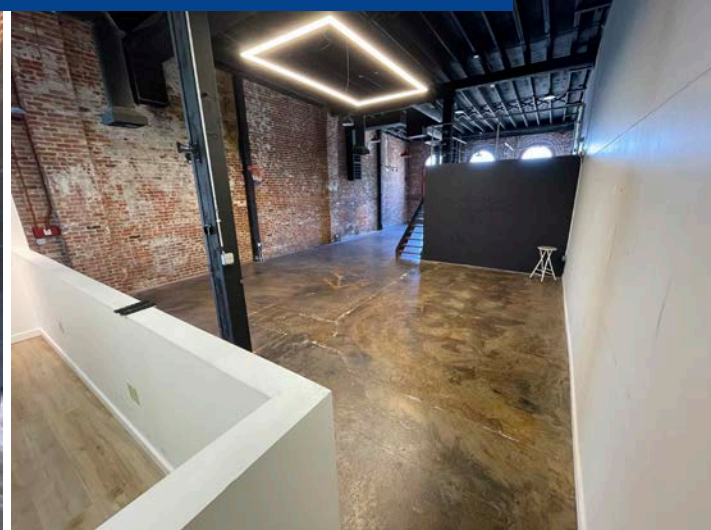
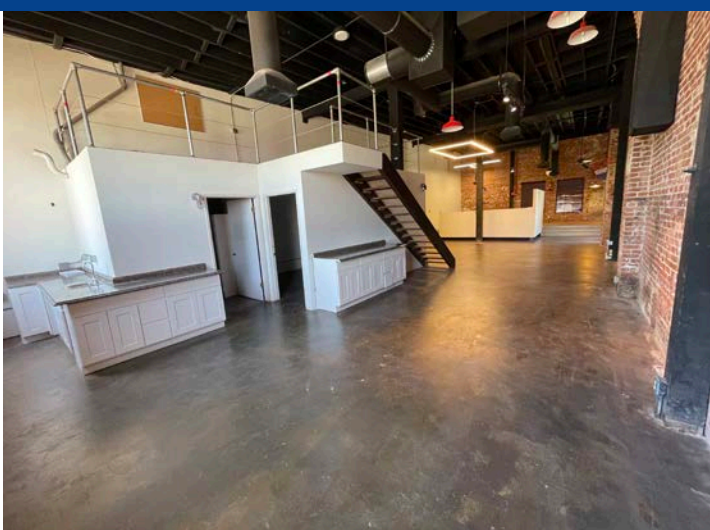
- Signalized Intersection
- Central Bakersfield Location
- Vacancy is ready for occupancy
- Traffic Counts: 20,504 AADT(21)* - Chester Ave
- Tenants Include:

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	Graves Player Sanctuary	2,327	Unit H	The Venue at The 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			

Interior Photos - Suite G



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

