

SPACE FOR LEASE UNIVERSITY CENTRE

9500 Ming Avenue | Bakersfield, CA 93311



SPACE FOR LEASE

RESTAURANT/RETAIL/MEDICAL/OFFICE

Space for Lease Ground Floor Retail/Office – 3,267 SF

Position your business in one of Bakersfield's most active commercial corridors at 9500 Ming Avenue. This versatile $\pm 3,267$ SF ground floor space offers excellent visibility, convenient access, and flexible layout potential ideal for retail restaurant, medical, showroom, or professional office users.

Located along high-traffic Ming Avenue, the property benefits from strong surrounding demographics, established neighboring businesses, and ample on-site parking. The efficient floorplan provides a welcoming customer-facing environment with prominent storefront exposure and signage opportunities.

PROPERTY HIGHLIGHTS

- Former restaurant space
- Equipped with commercial grease trap
- Existing kitchen hood vent system
- Outdoor patio seating
- Class A Space in the University Centre Submarket
- Building also features solar panels for efficiency.
- $\pm 3,267$ SF ground floor suite
- Retail, restaurant, medical or office use potential
- Monument signage available
- Ample parking for customers and employees
- Convenient access to major Bakersfield corridors
- Surrounded by 400,000 square feet of office tenants and established retail and service businesses



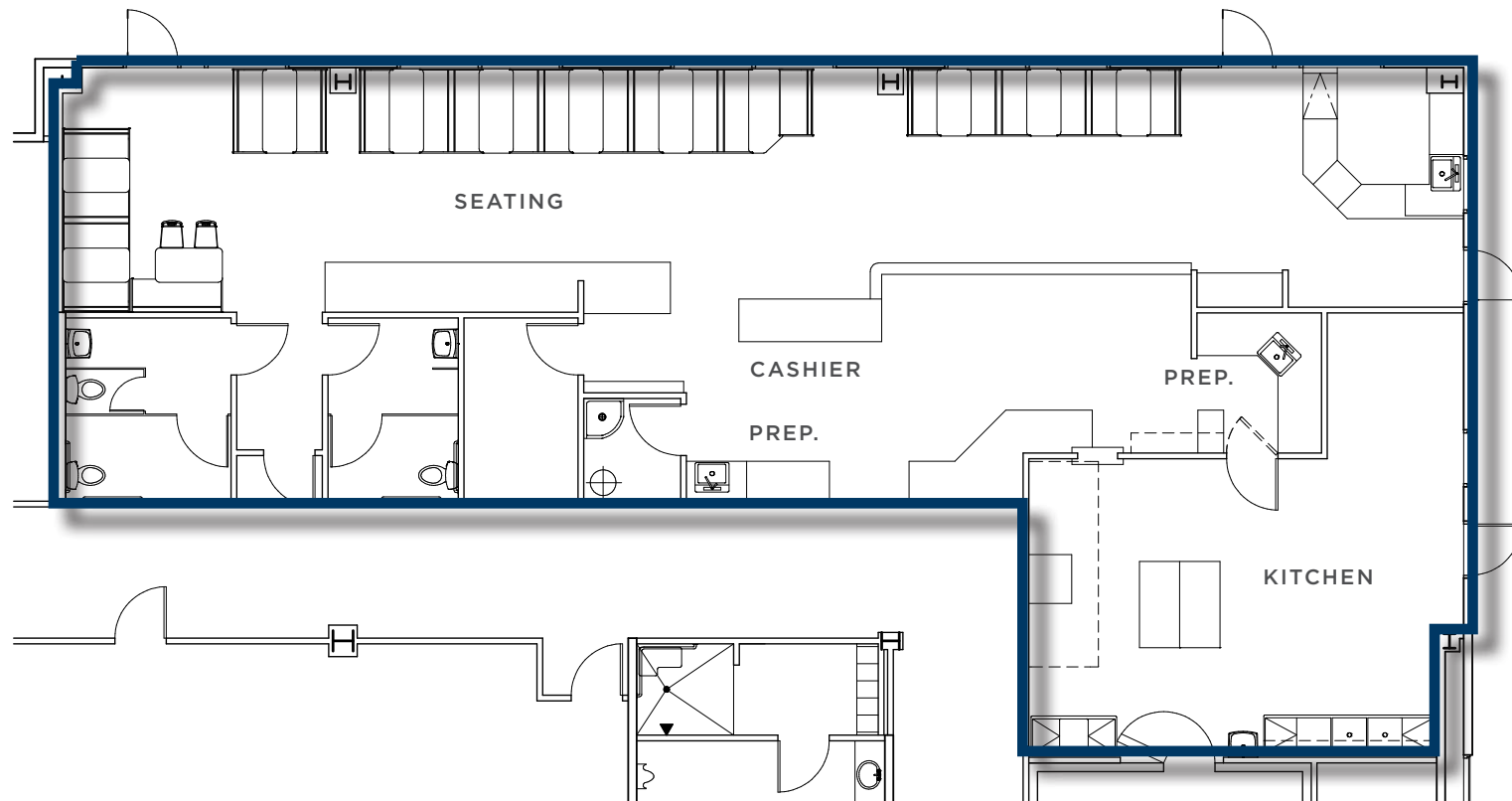
KEY INDICATORS

Building Size:	$\pm 71,922$ RSF
Available Space:	$\pm 3,267$ RSF
Asking Rent:	\$2.25/SF/NNN
Zoning:	C-O
Parking:	Ratio of 6.00/1,000 SF for the suite
Improvement Allowance:	Tenant Improvements negotiable based on terms.
Corridor:	University Corridor

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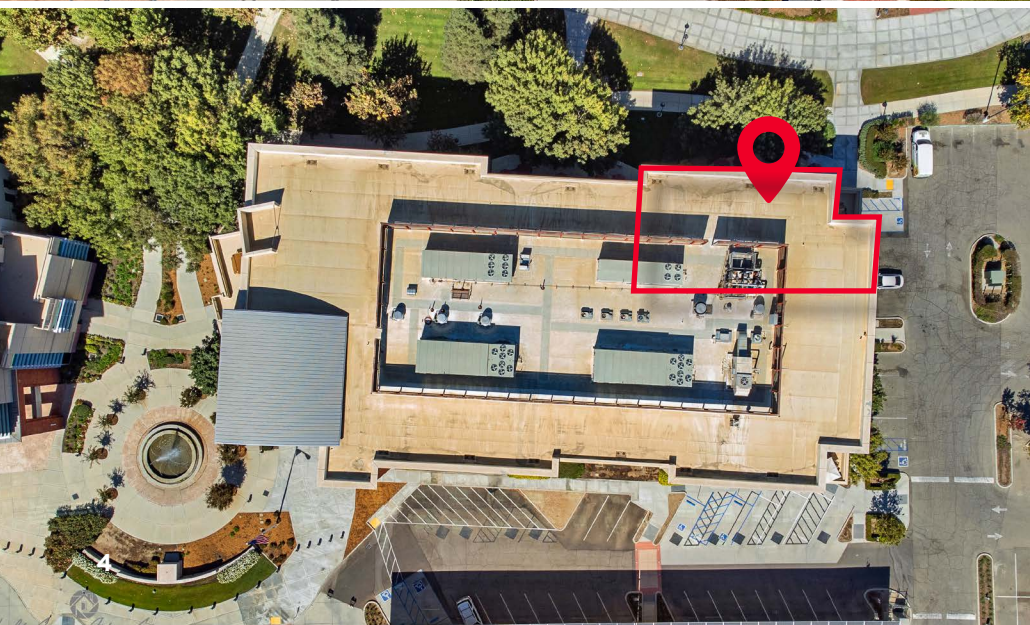
FIRST FLOOR PLAN - 9500 MING AVENUE, BAKERSFIELD, CA



3,267 RSF
TOTAL AVAILABLE

NOTE: PLANS NOT DRAWN TO SCALE











Westside Parkway

Coffee Road

Stockdale Highway

RIVERWALK
SHOPPING

MERCY SOUTHWEST
HOSPITAL

CALIFORNIA STATE
UNIVERSITY,
BAKERSFIELD

UNIVERSITY CENTER

Camino Media

CALIFORNIA
RESOURCES CORP.

CALIFORNIA
RESOURCES CORP.

THE MARKETPLACE

Ming Avenue

Gosford Road





UNIVERSITY CENTRE

Contacts

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