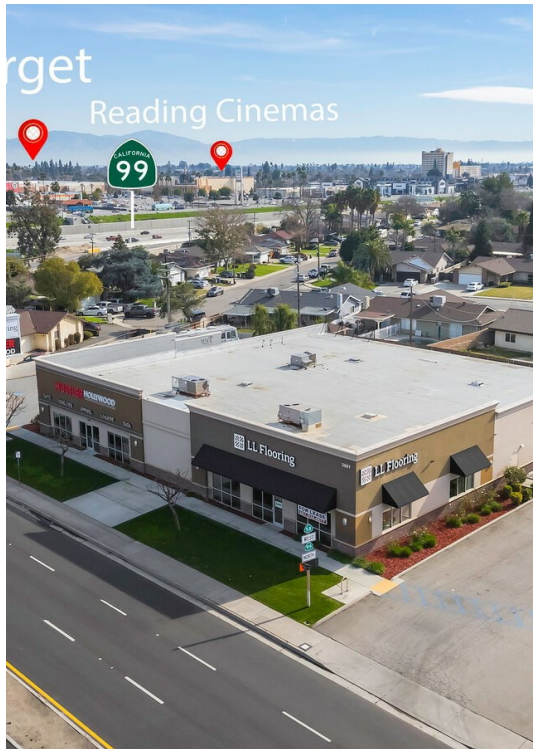




3601 Ming Ave Suite A

3601 Ming Ave, Bakersfield, CA 93309



Jason Moss

Moss Real Estate

1731 Hasti-Acres Dr, Suite B-2, Bakersfield, CA 93309

jmoss@mossrealestategroup.com

(661) 847-9900



3601 Ming Ave Suite A

\$15.00 /SF/YR

The property at 3601 Ming Avenue in Bakersfield, California, comprises 15,000 square feet of retail space on a 0.97-acre parcel. It is located within the Southwest Bakersfield submarket and is zoned C-2 for general commercial use. The asset was constructed in 1973 and underwent a full rebuild in 2015. The site offers available parking and sits at the corner of Ming Avenue and Real Road, a signalized intersection with notable traffic flow. The surrounding area includes other retail establishments, and the property provides just under one acre of lot area for operational flexibility....

- Located at the signalized intersection of Ming Avenue and Real Road, offering excellent frontage and visibility.
- Fully reconstructed in 2015, enhancing building quality and minimizing deferred maintenance.
- Approximately one-acre parcel with dedicated on-site parking for customers and employees.
- Strong co-tenancy within an established commercial corridor driving consistent consumer traffic.
- Easy access to major Bakersfield thoroughfares with proximity to Highways 99 and Stockdale Highway.
- Surrounded by dense residential neighborhoods and anchored retail, ensuring a stable consumer base.



Rental Rate:	\$15.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	15,000 SF
Year Built:	1973
Cross Streets:	Real Rd
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.25 /SF/MO

1

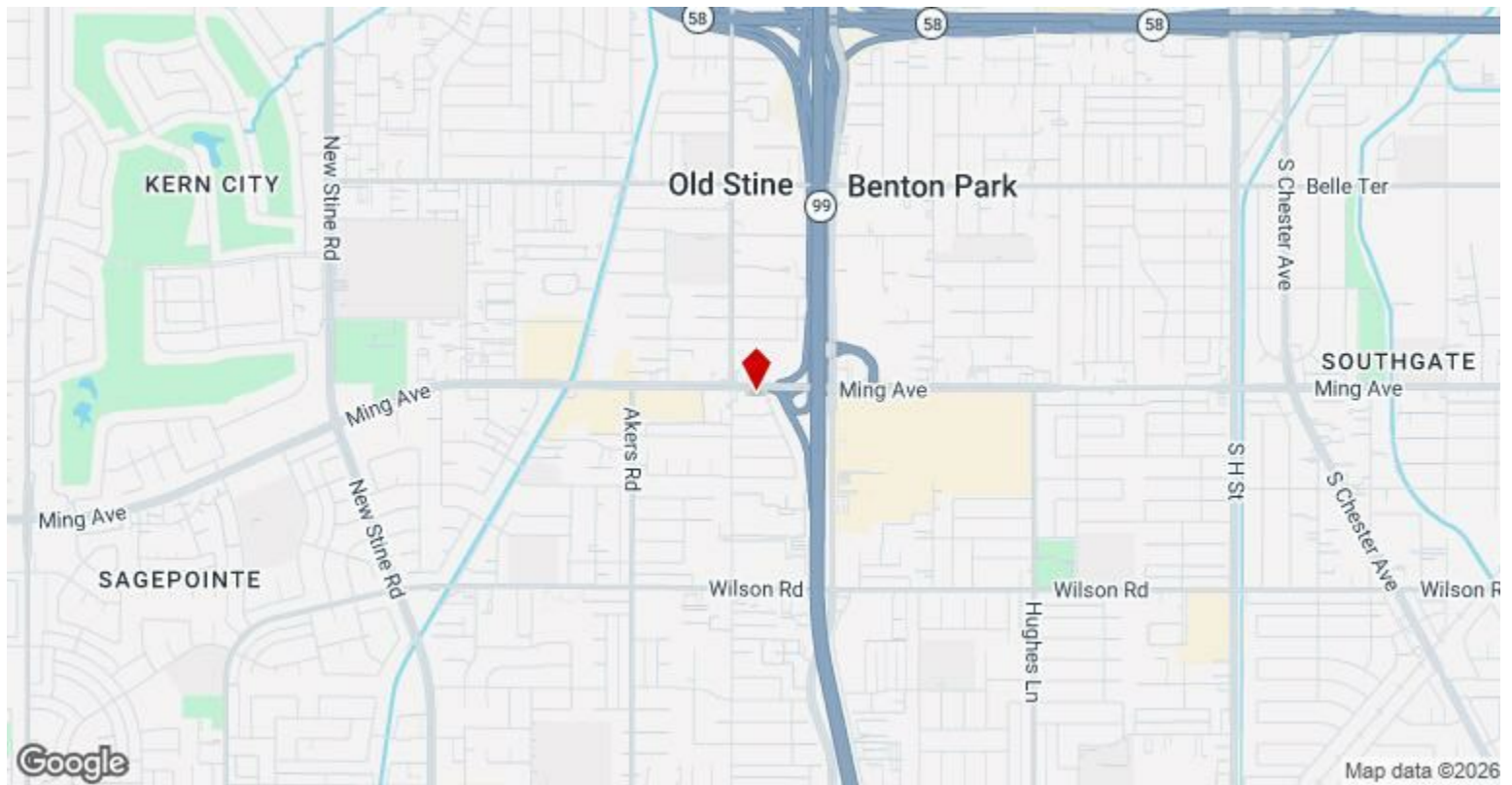
1st Floor Ste A

Space Available	8,500 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Premier retail space available in a two tenant trophy property with ample on site parking at arguably the best retail location in Bakersfield across the street from the Ming Avenue exit on the 191 with great retail synergy among other national and local retailers. Lease this location and take your business to the next level.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Furniture Expo	-	
Hustler Hollywood	-	January 2026
Lumber Liquidators	-	November 2024



3601 Ming Ave, Bakersfield, CA 93309

The property at 3601 Ming Avenue in Bakersfield, California, comprises 15,000 square feet of retail space on a 0.97-acre parcel. It is located within the Southwest Bakersfield submarket and is zoned C-2 for general commercial use. The asset was constructed in 1973 and underwent a full rebuild in 2015. The site offers available parking and sits at the corner of Ming Avenue and Real Road, a signalized intersection with notable traffic flow. The surrounding area includes other retail establishments, and the property provides just under one acre of lot area for operational flexibility.

Property Photos



mh - 3600 ming ave finals-10



mh - 3600 ming ave finals-3

Property Photos



Property Photos



Property Photos



Property Photos



mh - 3600 ming ave finals-11



mh - 3600 ming ave finals-12

Property Photos



mh - 3600 ming ave finals-13

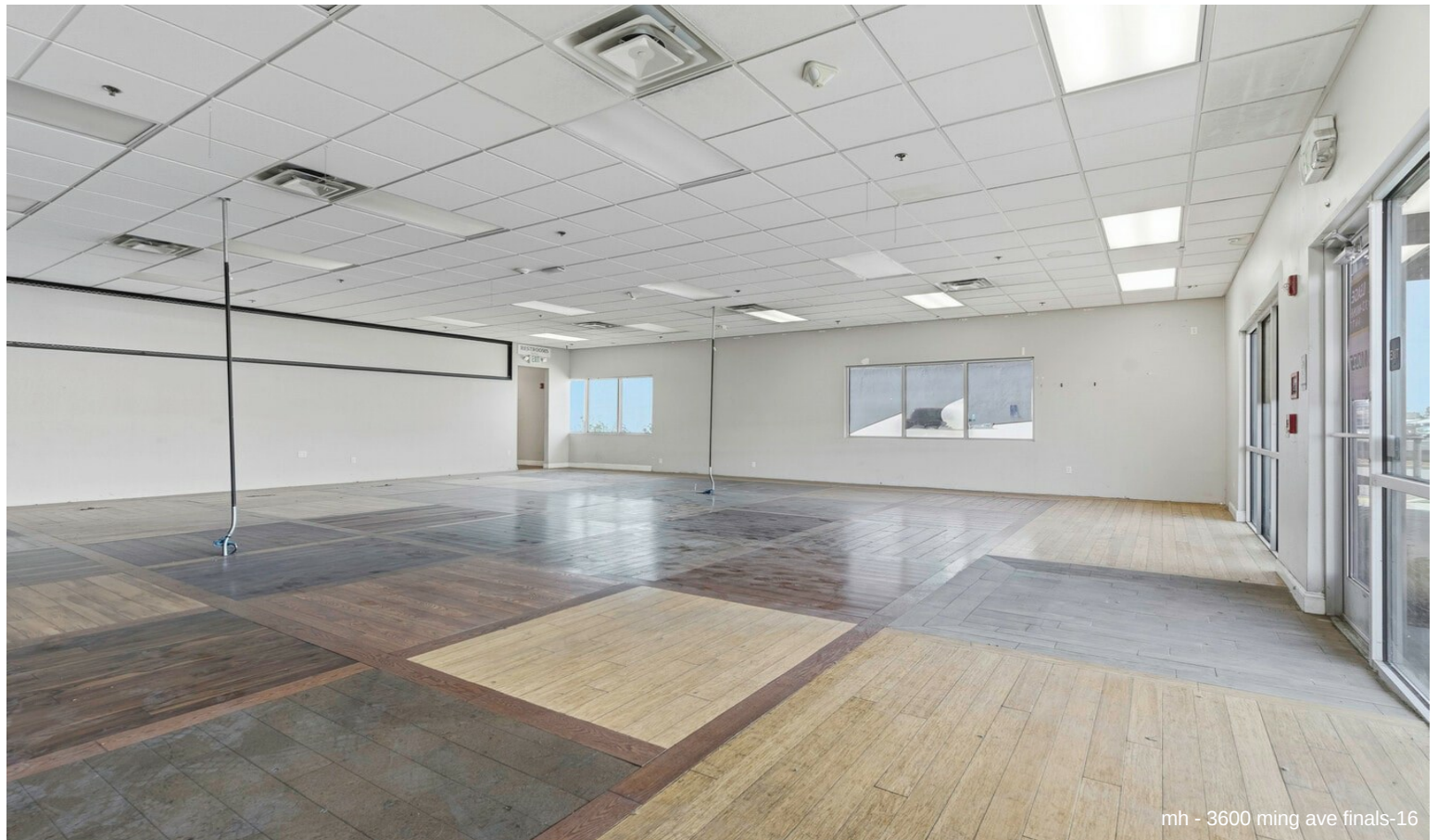


mh - 3600 ming ave finals-14

Property Photos

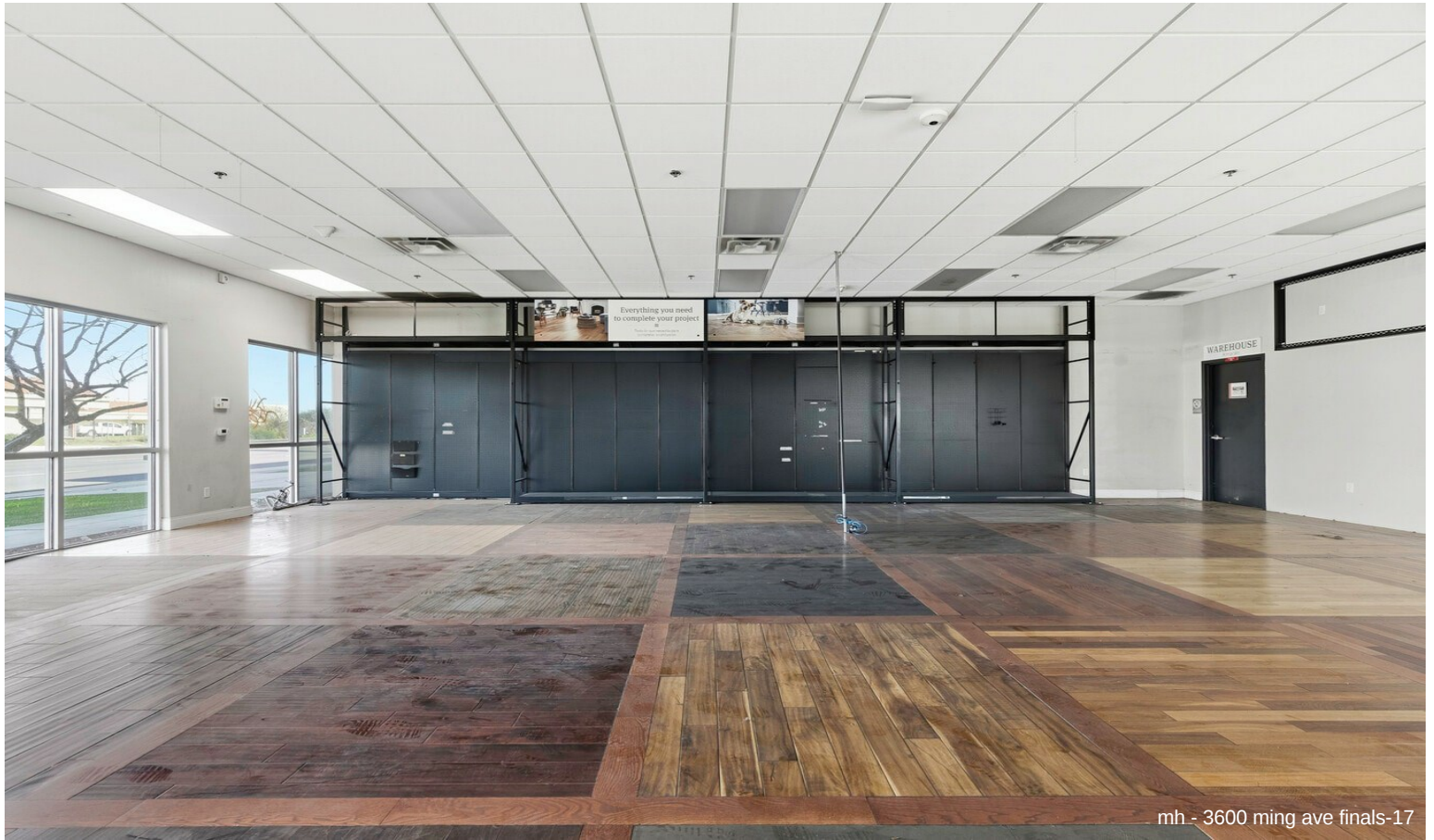


mh - 3600 ming ave finals-15



mh - 3600 ming ave finals-16

Property Photos



Property Photos

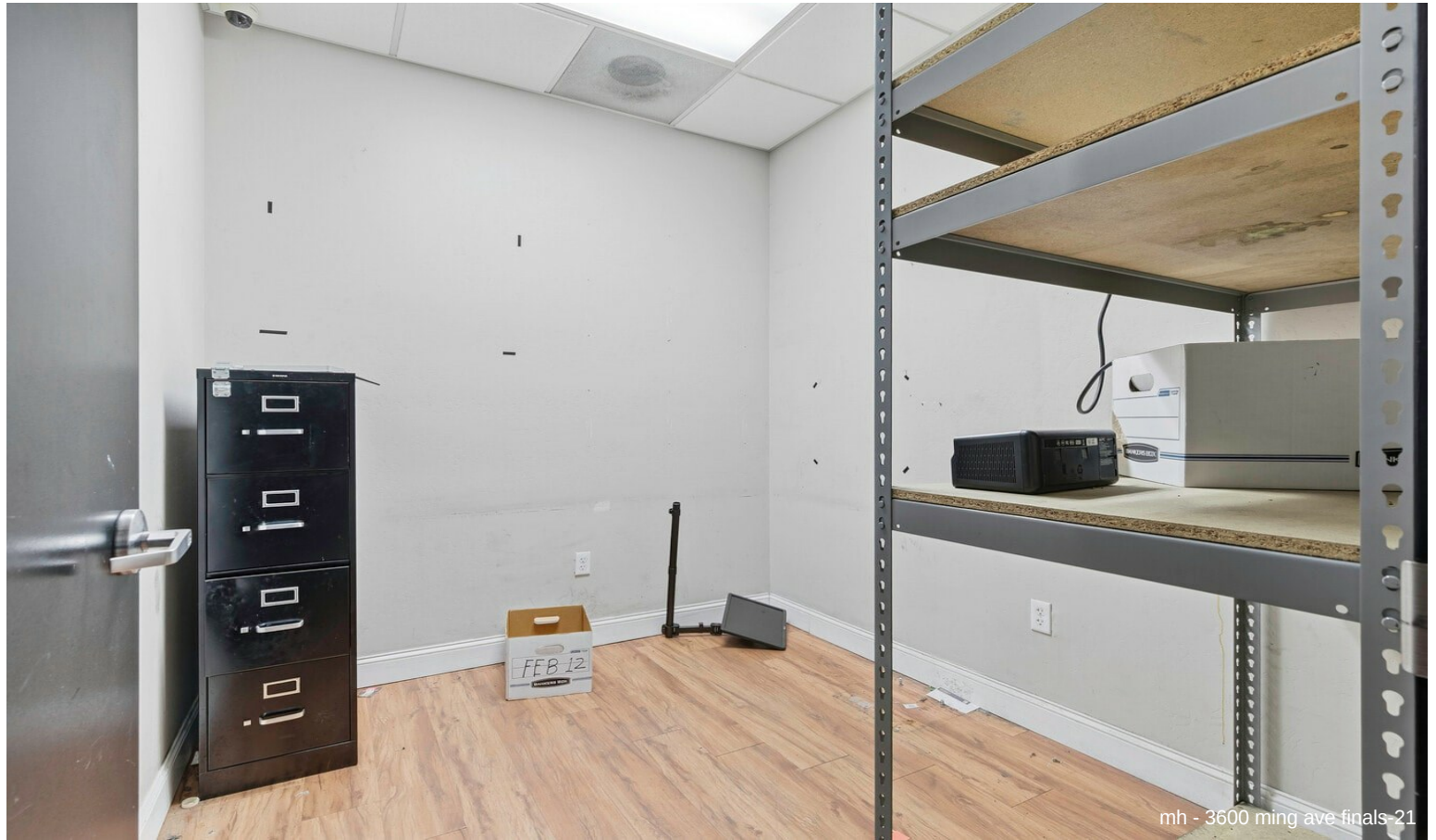


mh - 3600 ming ave finals-19

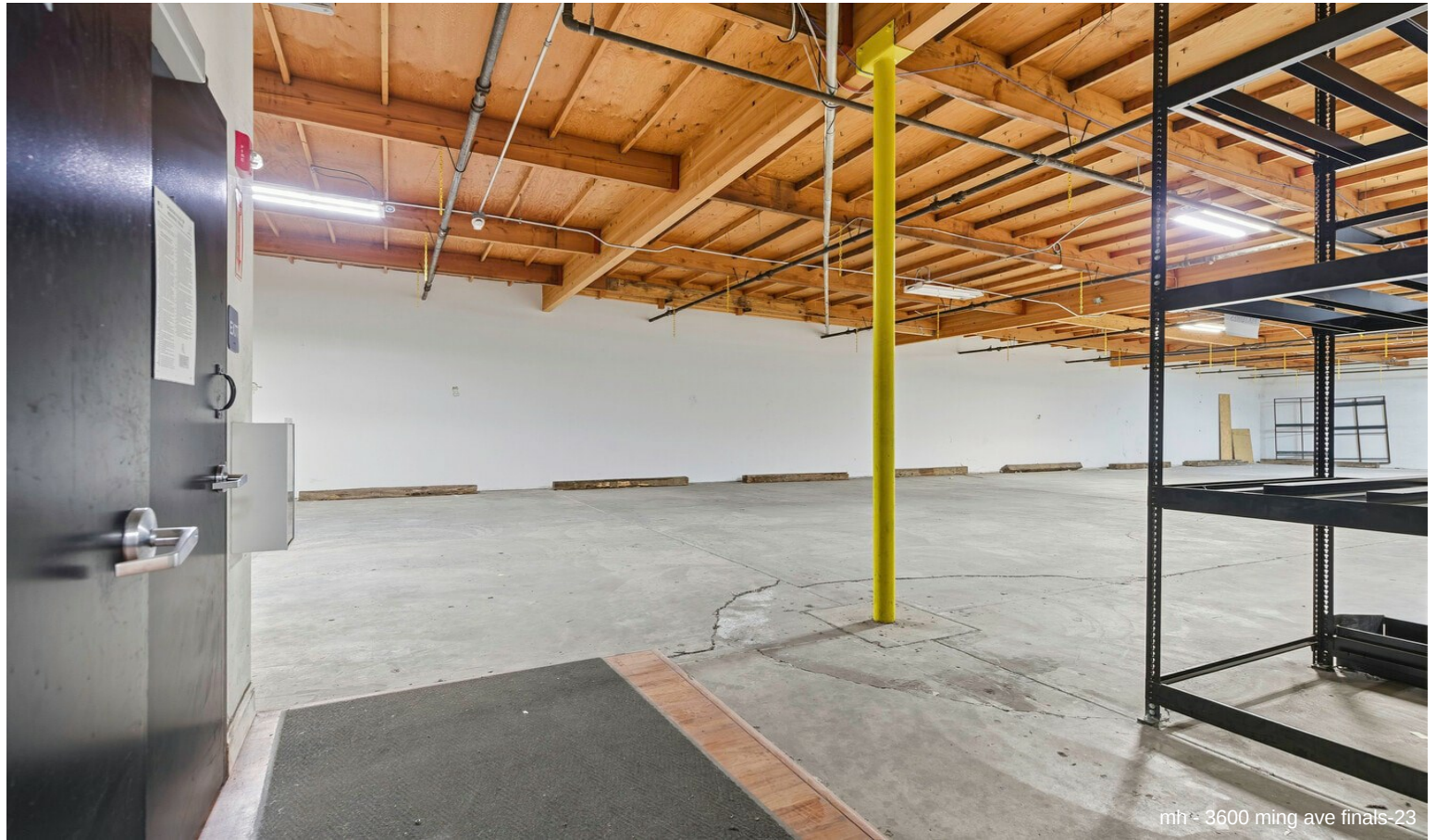


mh - 3600 ming ave finals-20

Property Photos



Property Photos



Property Photos

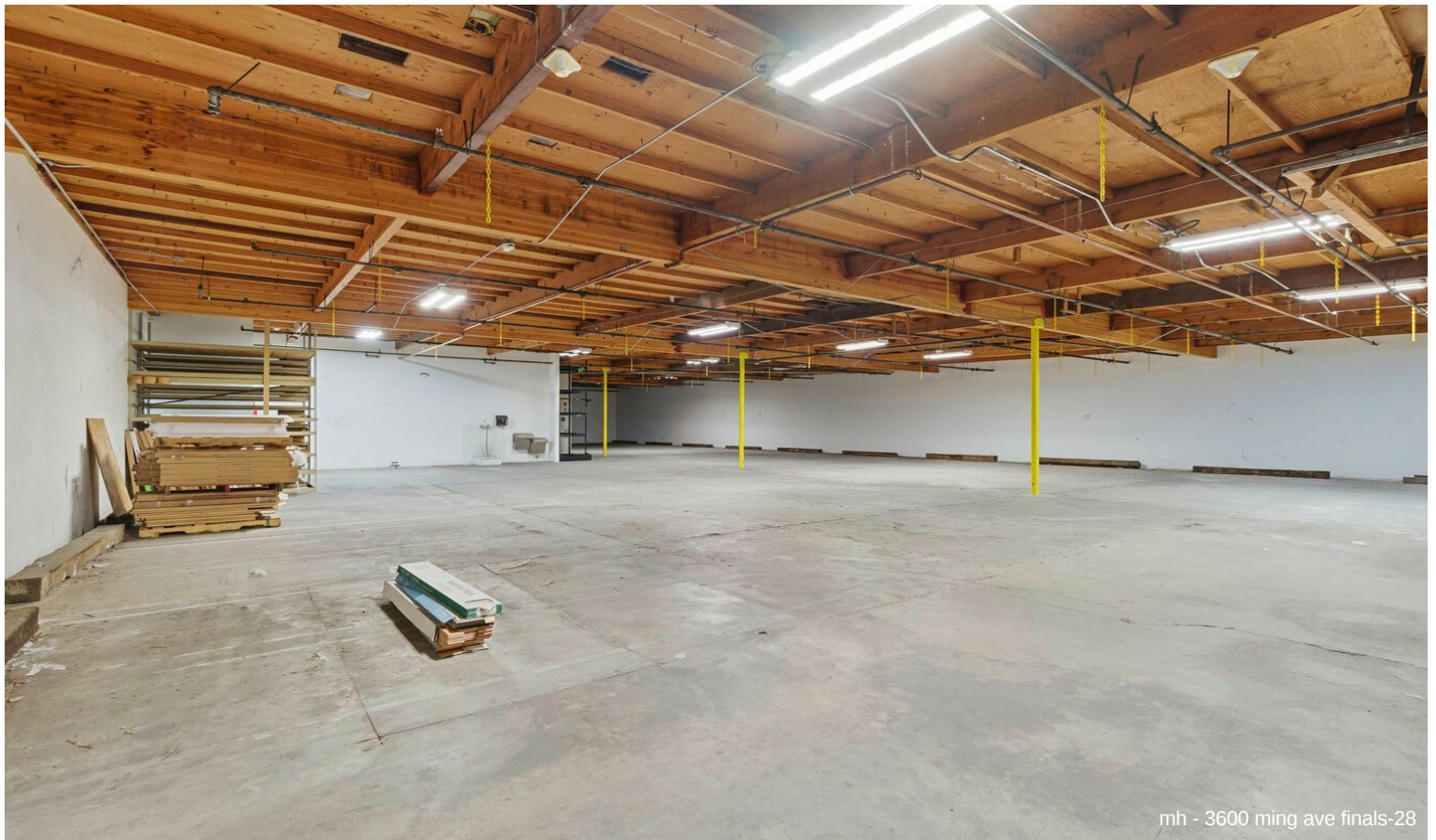
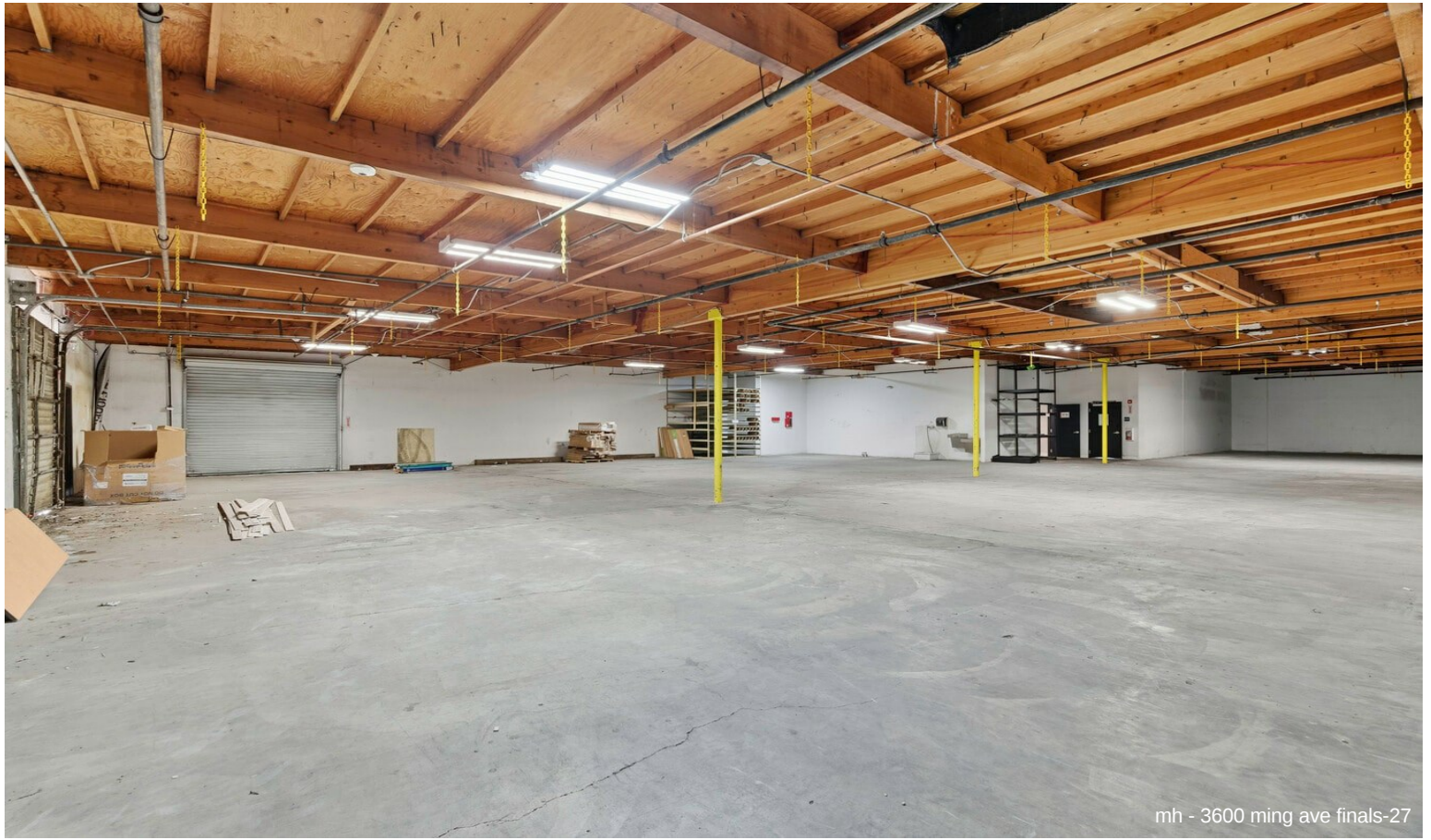


mh - 3600 ming ave finals-25

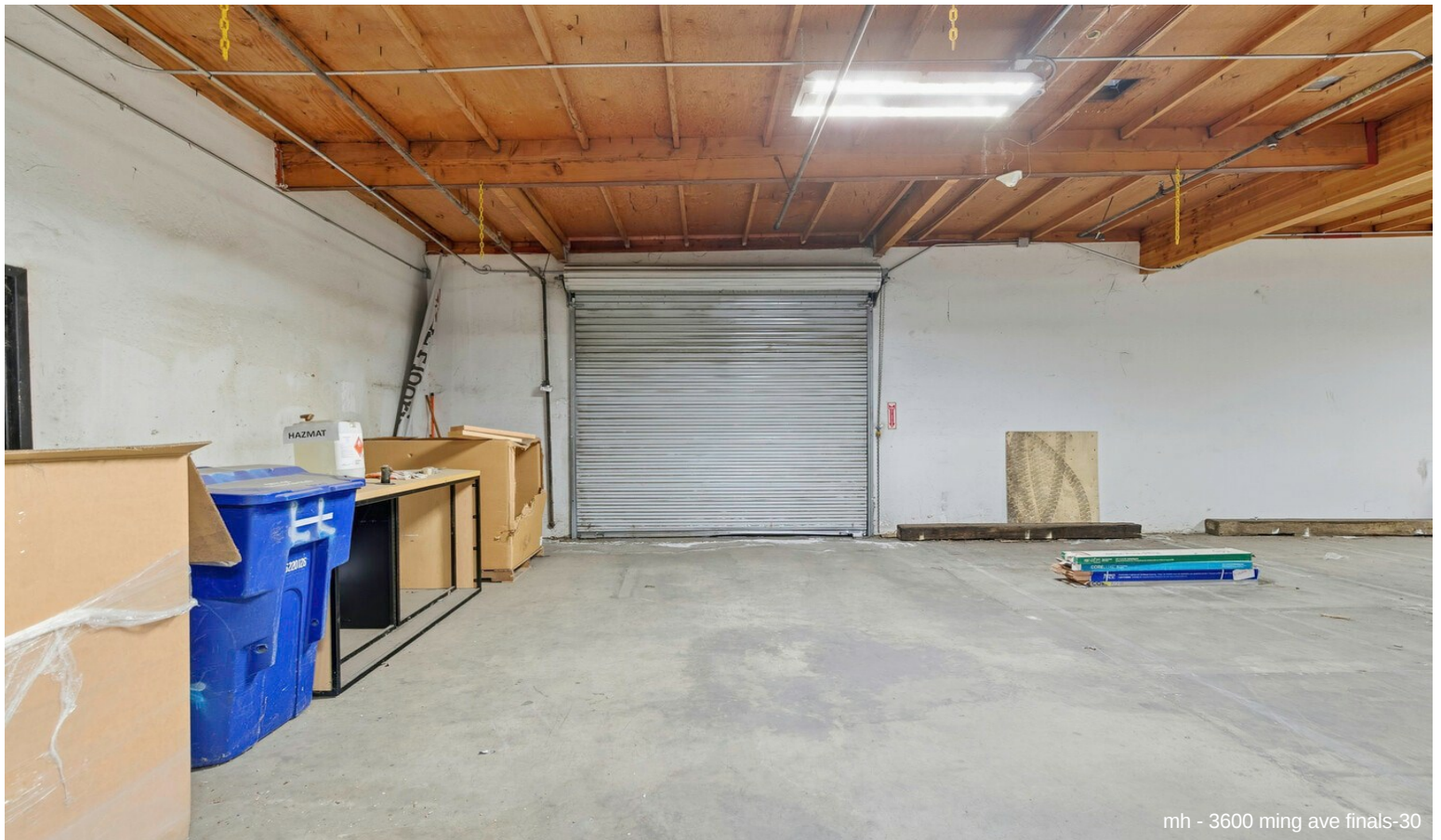


mh - 3600 ming ave finals-26

Property Photos



Property Photos



Property Photos



mh - 3600 ming ave finals-34

AERIAL

HUGE TRAFFIC COUNTS: OVER 140,000 VPD ON I-99 AND OVER 41,000 VPD ON MING AVE.



LOW RENT STRIP CENTER | 4

Property Photos

