



Office Building Available FOR SALE

3605 Coffee Road • Bakersfield, CA

PROPERTY HIGHLIGHTS

- Sale Price: \$2,250,000
- Building Size: 10,746 SF
- 2 story warm shell
- Building signage available
- Desirable Northwest Bakersfield location



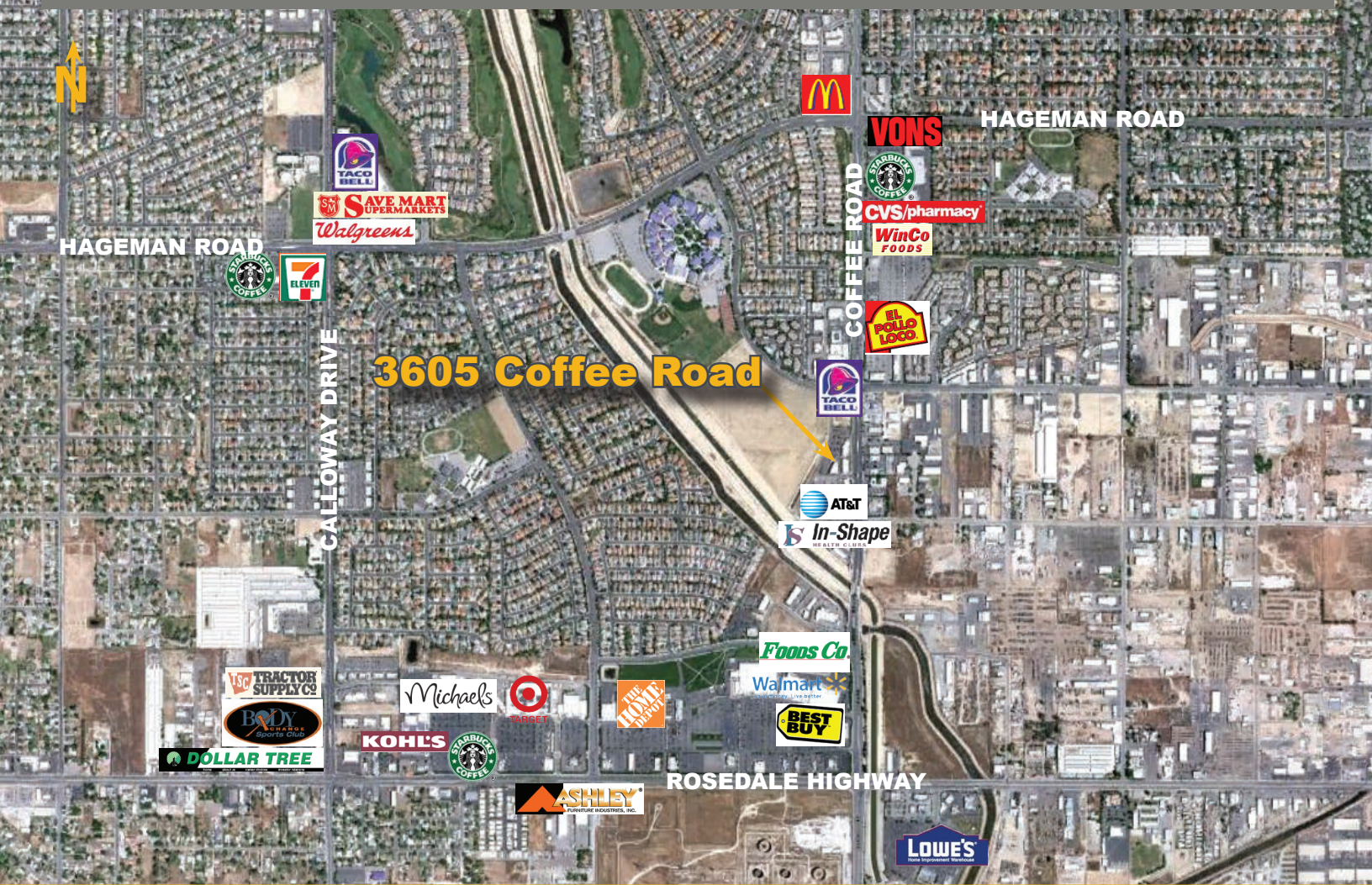
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FOR SALE

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Aerial Map



Property Information

- Location: NWC of Coffee Road and Kapalua Drive
- Zoning: C 2
- APN: 451-101-57
- Approximately 42,253 sq. ft. of land
- Area Description: Northwest Bakersfield is one of the fastest growing areas of Bakersfield with substantial residential and retail development. The office market in the area has grown rapidly over the past 10 years with more than 510,000 square feet of building area added to the sub market since 2006. Stable vacancy rates exist in northwest Bakersfield standing at just under 10%.



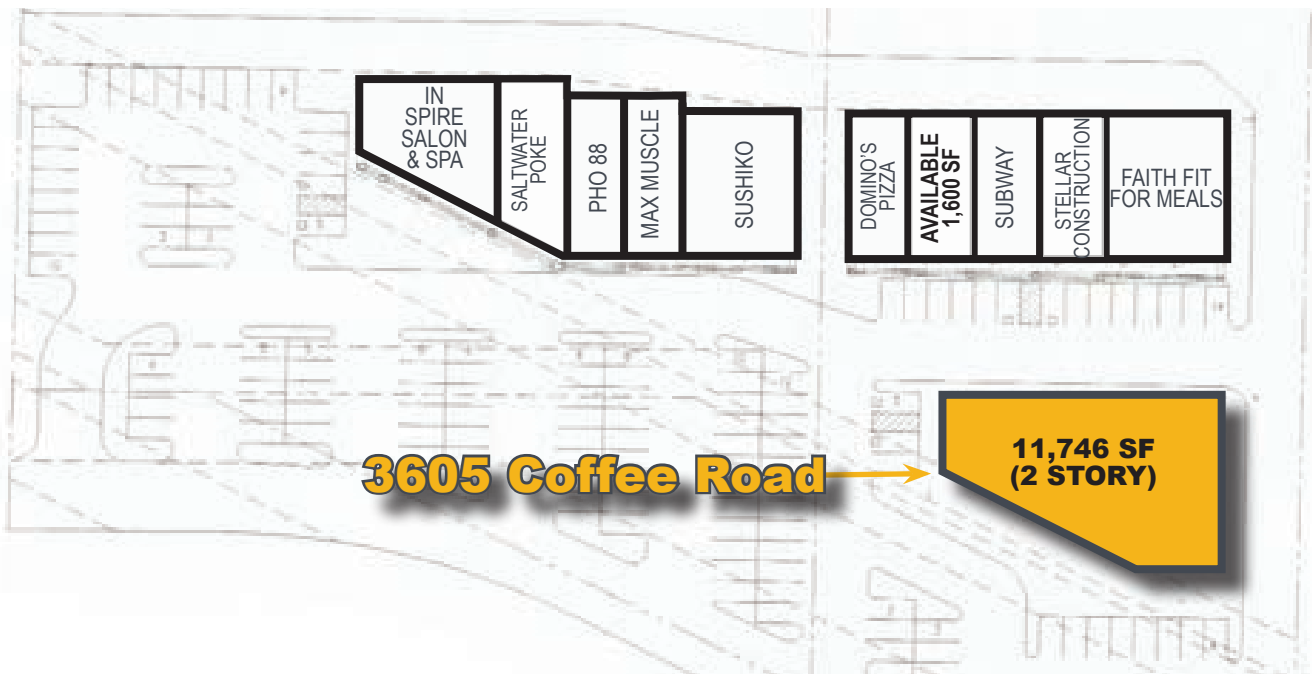
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Site Plan



COFFEE ROAD



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