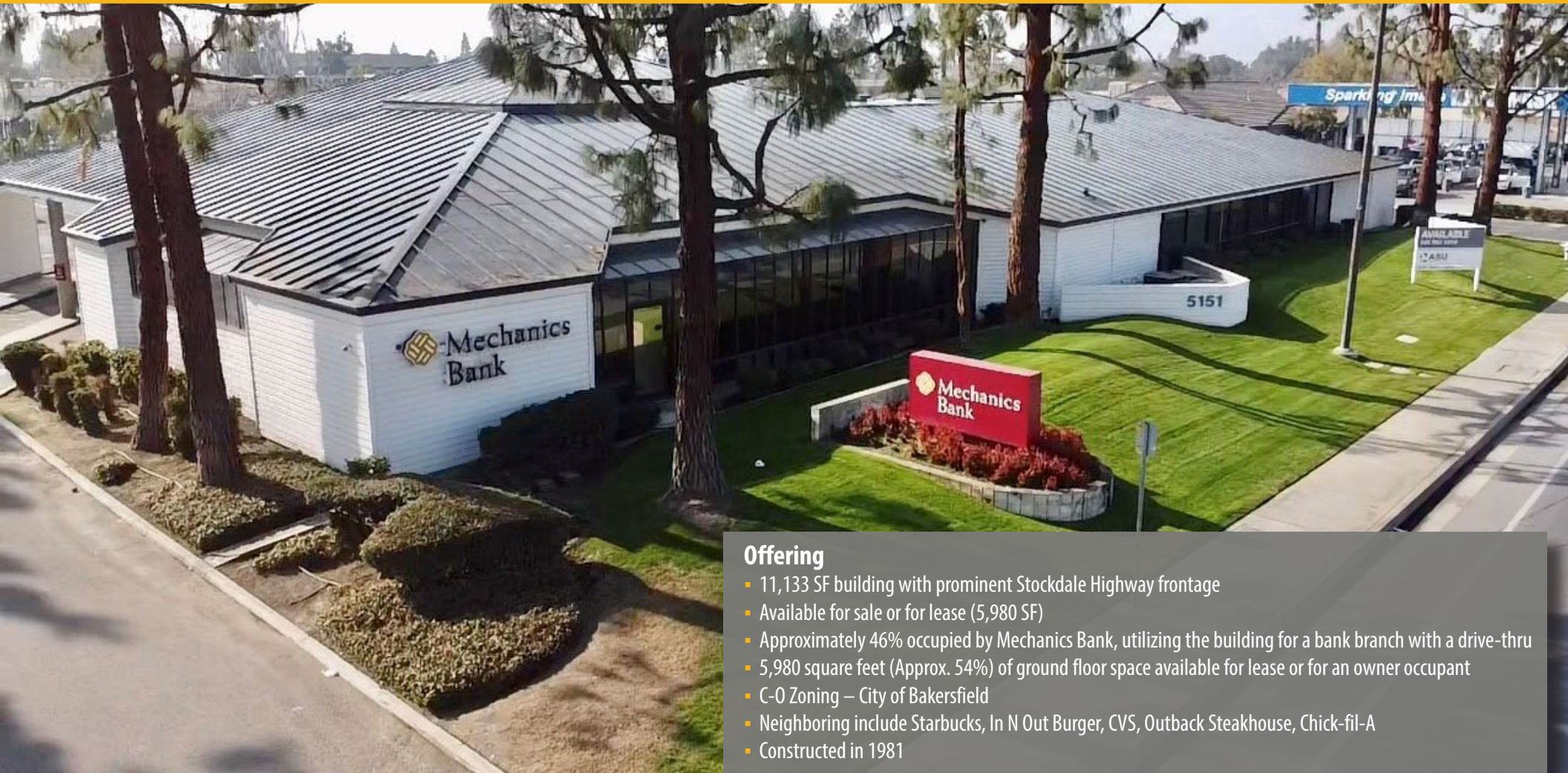




Office Space Available FOR SALE OR LEASE

5151 Stockdale Highway • Bakersfield, CA



Offering

- 11,133 SF building with prominent Stockdale Highway frontage
- Available for sale or for lease (5,980 SF)
- Approximately 46% occupied by Mechanics Bank, utilizing the building for a bank branch with a drive-thru
- 5,980 square feet (Approx. 54%) of ground floor space available for lease or for an owner occupant
- C-0 Zoning – City of Bakersfield
- Neighboring include Starbucks, In N Out Burger, CVS, Outback Steakhouse, Chick-fil-A
- Constructed in 1981

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Bird's Eye Aerial View

Property Highlights

- Highly visible Stockdale Highway location just east of California Avenue
- Available space consists of approximately 5,980 SF of improved office area
- Neighboring tenant is Mechanics Bank which includes a drive-thru
- Monument signage available
- On-site parking
- AADT of 29,256 (2017)

Offering Details

- Available Space 5,980 RSF
- Lease Rate \$1.10 PSF NNN
- Sale Price \$2,595,000



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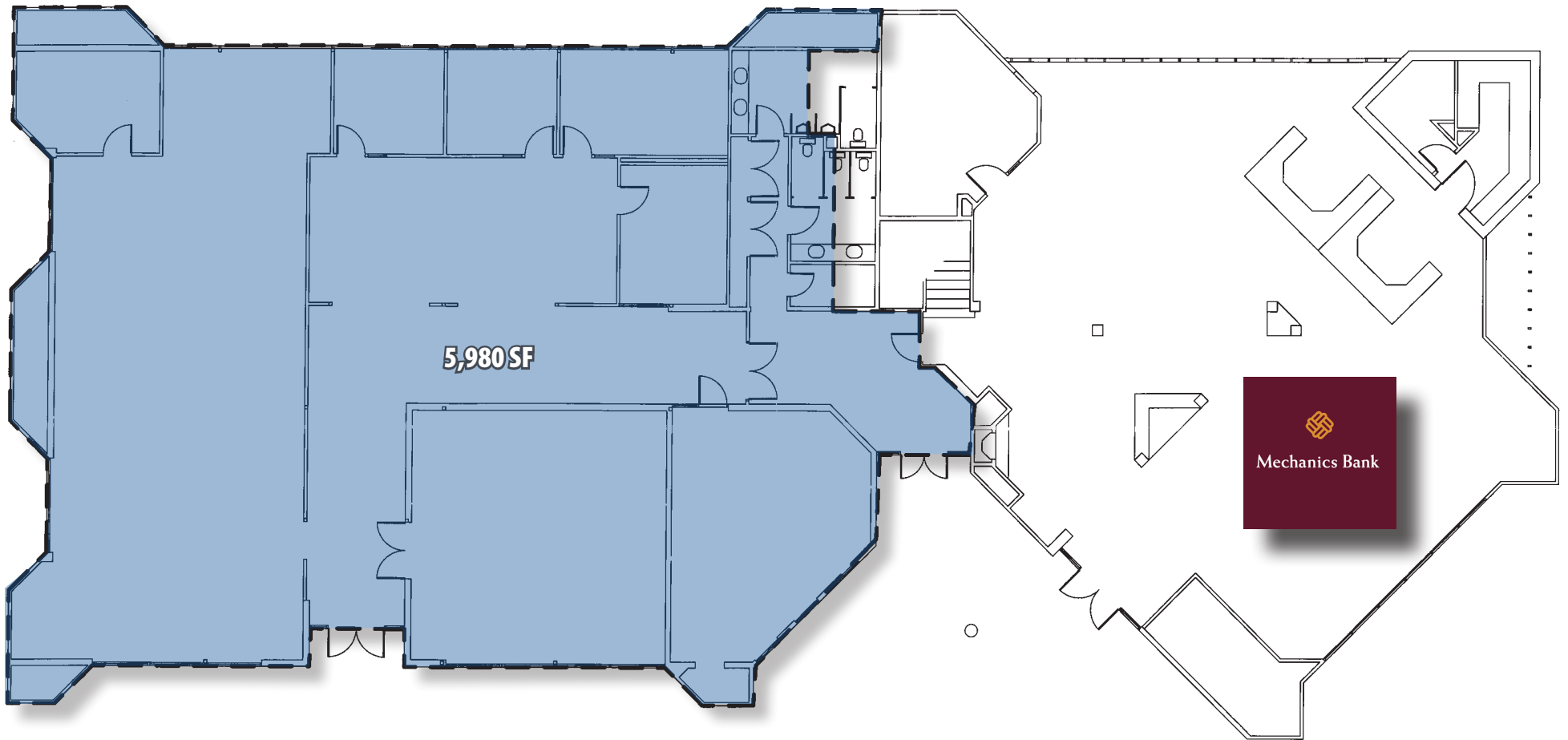


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Floor Plan



■ Plans are deemed reliable, but configuration not guaranteed.

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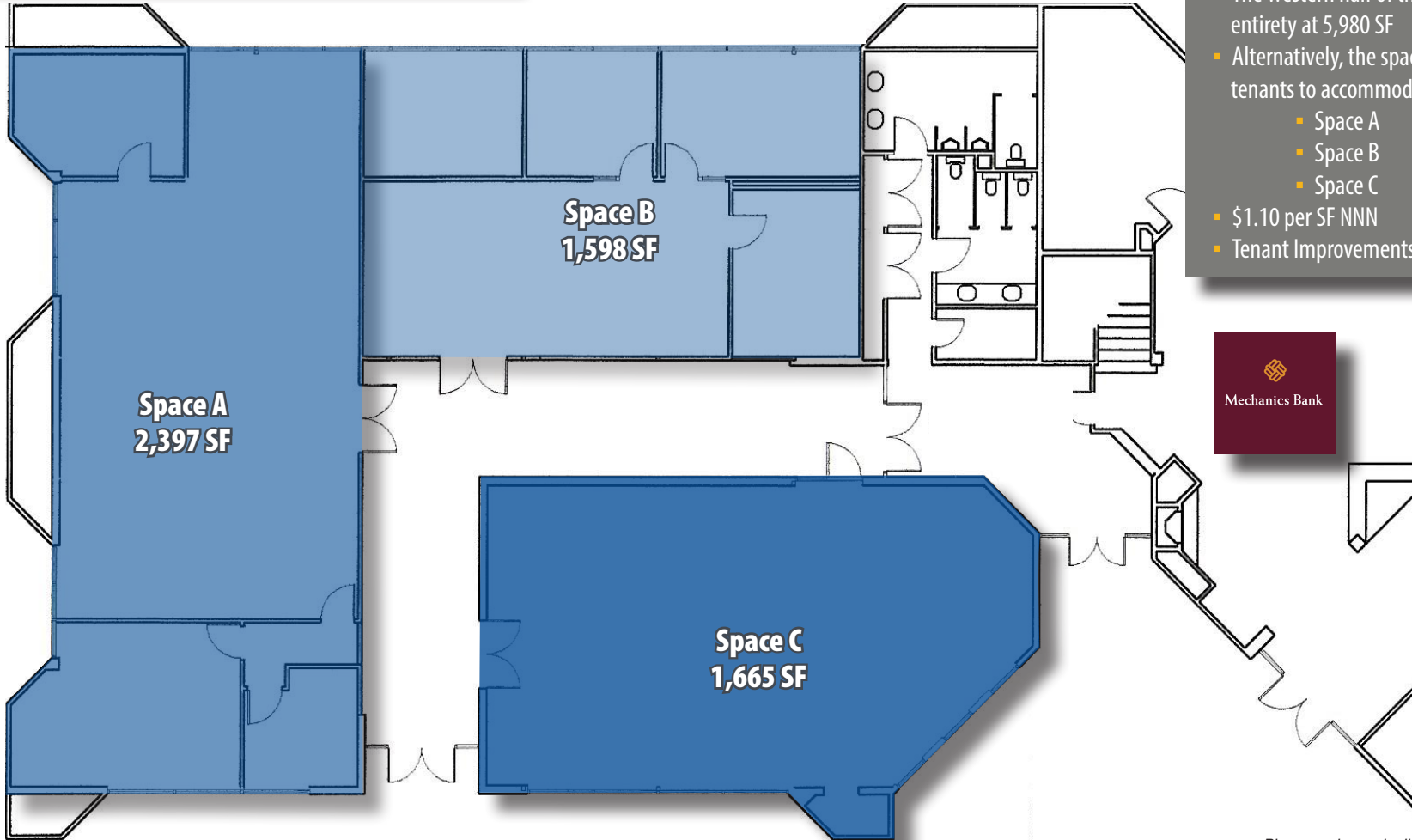


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Multi-Tenant Floor Plan



Availability

- The western half of the building can be leased in its entirety at 5,980 SF
- Alternatively, the space can be divided for smaller tenants to accommodate occupancy in the following suites:
 - Space A 2,397 SF
 - Space B 1,598 SF
 - Space C 1,665 SF
- \$1.10 per SF NNN
- Tenant Improvements negotiable



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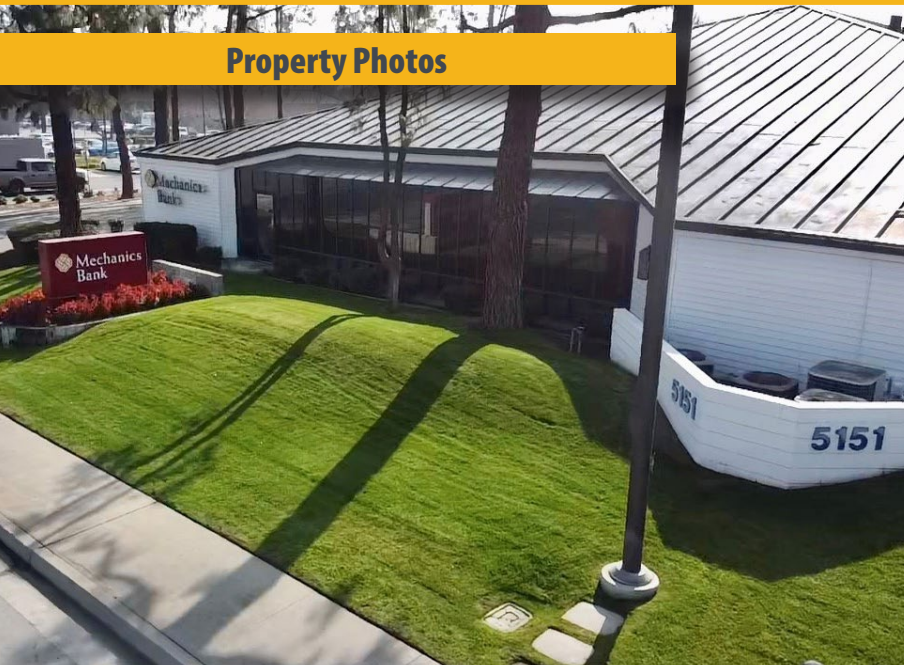


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Property Photos



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Aerial of Southwest Submarket



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