

**Reduced Sales Price!**

**Colliers**

For Sale | ~~\$2,800,000~~ \$2,675,000 Offering Price

## Multi-Tenant Office/Warehouse in the "Oilpatch" Submarket

3504 Standard Street | Bakersfield, CA 93308

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# Property Overview

Located just north of Gilmore Avenue in the highly sought-after Rosedale "Oilpatch", 3504 Standard Street presents a prime value-add industrial investment opportunity. Situated in a high-demand industrial corridor, this property is zoned M-3 (Heavy Industrial), allowing for a wide range of permitted uses that cater to logistics, manufacturing, storage, and other industrial operations.

Its strategic location offers immediate access to both northbound and southbound Highway 99, as well as eastbound and southbound Rosedale Highway, ideal for tenant operations and regional distribution.

This asset is an attractive fit for 1031 exchange buyers, industrial users and investors seeking upside potential through lease repositioning or property enhancements in a robust industrial market.

## Property Details:

|                       |                                               |
|-----------------------|-----------------------------------------------|
| <b>Address</b>        | 3504 Standard Street<br>Bakersfield, CA 93308 |
| <b>Building Size</b>  | ± 19,270 SF                                   |
| <b>Parcel Size</b>    | ± 2.0 AC                                      |
| <b>Occupancy Rate</b> | 83%                                           |
| <b>APN</b>            | 332-190-29                                    |
| <b>Zoning</b>         | M-3 (Heavy Industrial), City of Bakersfield   |
| <b>Year Built</b>     | 1966                                          |
| <b>No. of Units</b>   | 23                                            |

# Financial Summary

|                           |                                             |
|---------------------------|---------------------------------------------|
| Property                  | 3504 Standard Street, Bakersfield, CA 93308 |
| Total SF                  | ± 19,270 SF                                 |
| Lot Size                  | ± 2.00 Acres                                |
| No. of Units              | 23                                          |
| Current Occupancy         | 83%                                         |
| Offering Price            | <del>\$2,800,000</del> \$2,675,000          |
| Price Per RBA Square Foot | \$145.30                                    |
| Gross Operating Income    | \$182,100                                   |



# Rent Roll

## Property: 3504 Standard Street, Bakersfield, CA 93308

| Tenant                                          | Unit #     | Size     | Rent/Mo.        | Lease Term              |
|-------------------------------------------------|------------|----------|-----------------|-------------------------|
| Jose Iniquez                                    | Unit 1     | 218 SF   | \$300/Mo.       | MTM                     |
| Redwood Care Coordination, LLC                  | Unit 2     | 218 SF   | \$300/Mo.       | 01/01/2025 - 12/31/2027 |
| Trustwell Home Health, LLC                      | Unit 3     | 218 SF   | \$300/Mo.       | 03/01/2025 - 02/28/2028 |
| Golden Harmony Home Health, LLC                 | Unit 4     | 218 SF   | \$300/Mo.       | 01/01/2025 - 12/31/2027 |
| Golden Freedom Home Health, LLC                 | Unit 5     | 218 SF   | \$300/Mo.       | 01/01/2025 - 12/31/2027 |
| Redwood Home Health, LLC                        | Unit 6     | 218 SF   | \$400/Mo.       | 12/01/2024 - 11/30/2025 |
| Positive Beginnings Home Health, LLC            | Unit 7     | 218 SF   | \$300/Mo.       | 01/01/2025 - 12/31/2027 |
| Antonio Rolon                                   | Unit 8     | 218 SF   | \$400/Mo.       | MTM                     |
| Circle of Care Home Health, LLC                 | Unit 9     | 218 SF   | \$300/Mo.       | 01/01/2025 - 12/31/2027 |
| Western Wellness Home Health, LLC               | Unit 10    | 218 SF   | \$300/Mo.       | 03/01/2025 - 02/28/2028 |
| Vacant                                          | Unit 11    | 218 SF   | -               |                         |
| West Coast Wellness Home Health, LLC            | Unit 12    | 218 SF   | \$300/Mo.       | 03/01/2025 - 02/28/2028 |
| Jeremiah Hunsucker dba JDH Distribution Company | Unit 14 A  | 1,250 SF | \$1,250/Mo.     | 09/01/2024 - 08/31/2027 |
| Vacant                                          | Unit 14B   | 1,250 SF | -               |                         |
| Secundino Valencia                              | Unit 15    | 3,600 SF | \$3,200/Mo      | 02/15/2025 - 02/14/2028 |
| Pat Callahan Ceramic Tile                       | Unit 16-17 | 1,500 SF | \$900/Mo        | MTM                     |
| Pat Callahan Ceramic Tile                       | Unit 18    | 1,500 SF | \$900/Mo.       | MTM                     |
| Daniel H. Delgado & Angel Ortiz                 | Unit 19    | 1,500 SF | \$1,425/Mo.     | 11/01/2024 - 11/30/2027 |
| Vacant                                          | Unit 20    | 1,500 SF | -               |                         |
| Gabriel Lopez dba SxS Install Garage, LLC       | Unit 21    | 3,000 SF | \$2,500/Mo.     | 02/01/2025 - 01/31/2029 |
| Omega Industries                                | Yard 1     | 6,000 SF | \$1,000/Mo.     | 05/01/2025 - 04/30/2027 |
| Daniel H. Delgado & Angel Ortiz                 | Yard 2     | 5,000 SF | \$500/Mo.       | 04/01/2025 - 03/31/2026 |
|                                                 |            |          | Total: \$15,175 |                         |

# Site Plan

## Subject Address

3504 Standard Street  
Bakersfield, CA 93308

## Parcel Number

332-190-29

## Total Lot Area

± 2.0 AC (± 87,120 SF)

## Year Built

1966

## Current Zoning

(M-3) Heavy Industrial, City of  
Bakersfield

## No of Units

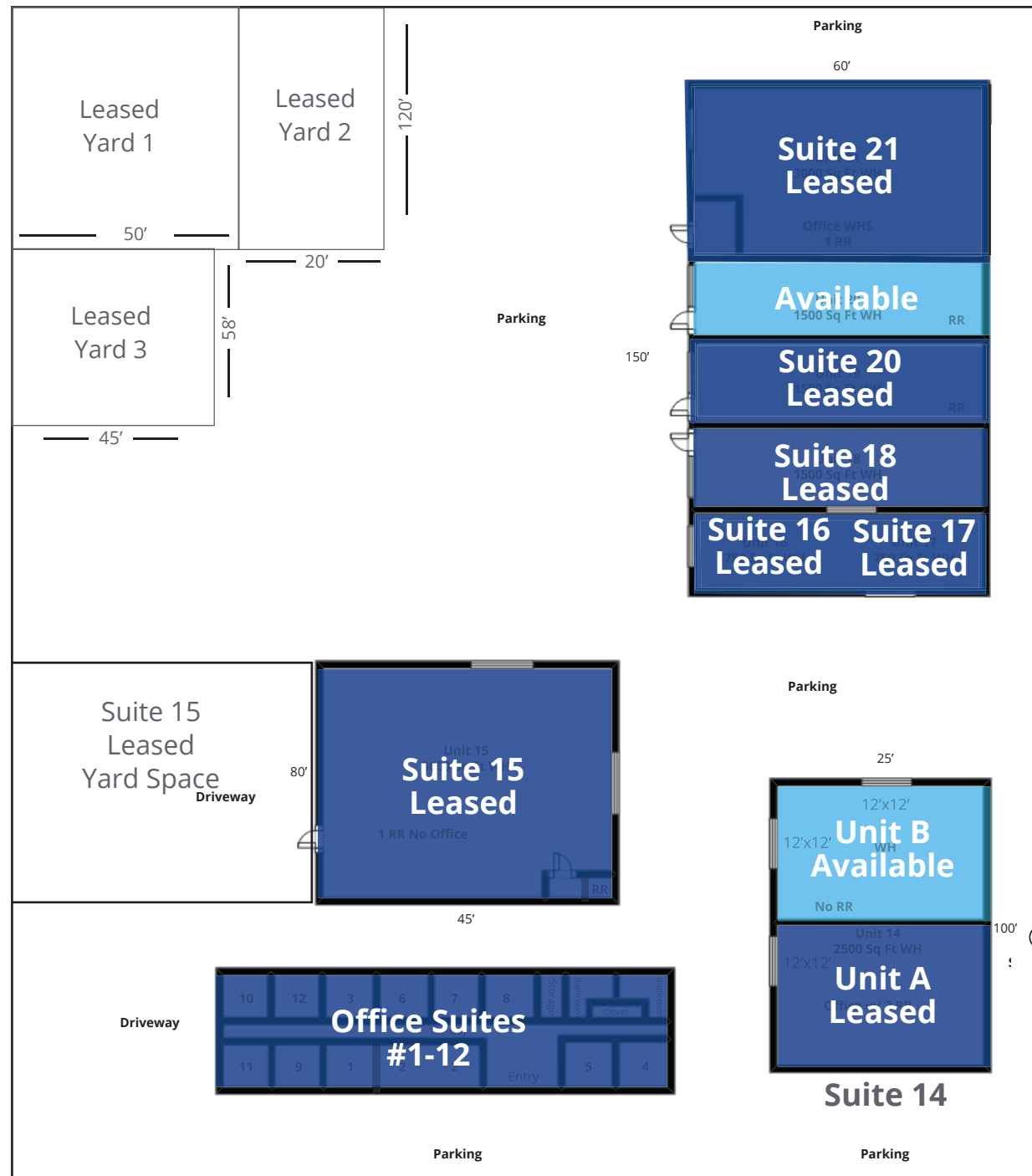
23 Units

## Asking Price

~~\$2,800,000~~ \$2,675,000

## Gross Operating Income

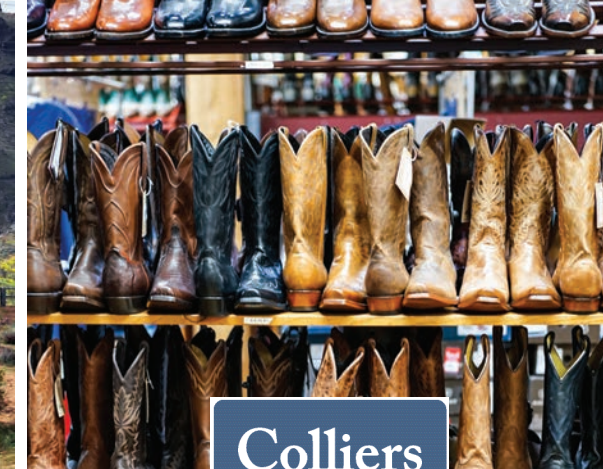
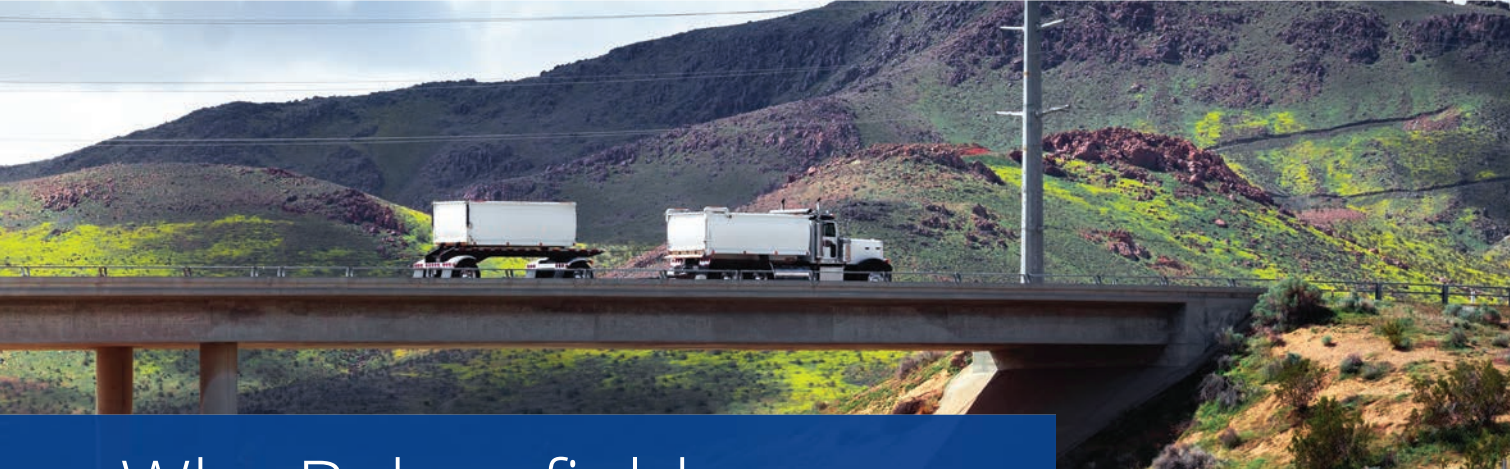
\$182,100/yr



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# Aerial





# Why Bakersfield

## Demographics

|                        | Labor Costs* | Unemployment Rate | Housing Costs** | Apartment Rent*** | Industrial Rent (Gross RSF) | Drayage Costs | Port of Origin |
|------------------------|--------------|-------------------|-----------------|-------------------|-----------------------------|---------------|----------------|
| Bakersfield, CA        | \$21.93      | 8.10%             | \$386,000       | \$1,447           | \$0.900                     | \$1,500       | LA/LB          |
| Inland Empire West, CA | \$22.23      | 3.80%             | \$667,500       | \$2,170           | \$1.400                     | \$750         | LA/LB          |
| Inland Empire East, CA | \$22.32      | 3.90%             | \$593,000       | \$2,165           | \$1.200                     | \$850         | LA/LB          |
| Orange County, CA      | \$22.72      | 3.90%             | \$1,100,000     | \$2,550           | \$2.200                     | \$900         | LA/LB          |
| Sacramento, CA         | \$22.95      | 4.70%             | \$415,000       | \$1,856           | \$0.920                     | \$700         | OAK            |
| Phoenix, AZ            | \$20.79      | 3.10%             | \$433,000       | \$1,585           | \$0.960                     | \$2,300       | LA/LB          |
| Las Vegas, NV          | \$21.74      | 6.10%             | \$410,000       | \$1,495           | \$1.000                     | \$3,650       | LA/LB          |
| Reno, NV               | \$21.91      | 4.50%             | \$525,000       | \$1,650           | \$0.950                     | \$2,700       | LA/LB          |
| Salt Lake City, UT     | \$21.60      | 2.60%             | \$590,000       | \$1,685           | \$0.950                     | \$3,500       | LA/LB          |

Most attractive rate for each category is highlighted in light blue

\*Based on hourly median wage for a 3 year experienced warehouse laborer

\*\*Based on median home prices

\*\*\*Based on 2-bedroom apartments



**± 950,000**  
TOTAL POPULATION IN  
BAKERSFIELD  
GREATER MSA



**8.1%**  
UNEMPLOYMENT RATE IN  
BAKERSFIELD



**\$21.93**  
AVG. HOURLY RATE FOR  
WAREHOUSE EMPLOYEE



**\$386,00**  
AVG. VALUE FOR A  
3-BEDROOM HOME



**\$1,447**  
AVG. RENT FOR A  
2-BEDROOM APT

For Sale | Multi-tenant Opportunity

# Industrial Office/Warehouse

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**Contact Us:**

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