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For Sale | Multi-tenant Owner User Opportunity

Office Building

4700 Stockdale Hwy | Bakersfield, CA 93309

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Property Overview

4700 Stockdale Highway is a single story, gardens style office building located in one of Bakersfield's most prominent commercial corridors, offering convenient access to major highways, retail hubs, and dining establishments. The building has a diverse tenant mix and is currently 78% occupied by nine tenants. This unique owner-user investment combines the stability of existing leases with the flexibility to occupy a tailored space in the heart of the Southwest Office market.

Highlights:

- Prime location with high traffic visibility (30,097 ADDT)
- Strong tenant mix.
- Located in the Heart of the Southwest Office Market.
- Available spaces from $\pm$ 1,417 SF - 8,694 SF
- Excellent monument signage along Stockdale Hwy.
- Walking distance to numerous amenities.
- Proximity to major retailers and dining establishments.
- Below replacement cost.
- Abundant parking

Property Details:

Address	4700 Stockdale Hwy, Bakersfield, CA 93309
Building Size	$\pm$ 33,471 SF
Parcel Size	$\pm$ 3.06 AC
Occupancy Rate	78%
APN	020-010-44
Zoning	C-O (Commercial Office), City of Bakersfield
Year Built	1978 Updated & rennovated multiple times
Parking	148 spaces, 38 covered



Investment Highlights

Colliers | Bakersfield is proud to present 4700 Stockdale Hwy; a multi-tenant office building in Bakersfield, CA. 4700 Stockdale Hwy a +/- 33,471 square foot garden style, office project located in the heart of the southwest office market, Bakersfield's premier business district, which provides ease of access to Freeway 99, Highway 58 and the Westside Parkway.

The building is ideal for professional and medical office users seeking a location in the Southwest Office market at affordable pricing. The existing vacancy provides an owner user with the ability to occupy up to 8,694 Sq. ft.

Tax Benefits of Cost Segregation & Bonus Depreciation:

- Cost Segregation Analysis: Accelerates depreciation by reclassifying certain building components into shorter depreciation schedules, allowing for greater upfront tax deductions.
- Bonus Depreciation: Under current tax law, eligible property improvements may qualify for 100% bonus depreciation in the first year, maximizing cash flow and reducing taxable income.
- Tax Deferral & Savings: These strategies may help offset income and reduce federal and state tax liabilities, improving the overall return on investment.

Investment Potential:

- Immediate cash flow with existing tenants.
- Opportunity to occupy and customize available space while benefiting from existing rental income.
- Strategic location within a highly trafficked business district.
- Priced at \$127 per SF, this property is well below replacement cost, allowing buyers to acquire a high-quality asset for significantly less than the cost of new construction.
- Long-term appreciation potential in a prime commercial corridor.

Financial Summary

Property	4700 Stockdale Hwy
Total SF	± 33,471 SF
Lot Size	± 3.06 Acres
No. of Parking Spaces	± 148 Total Spaces (38 covered)
Current Occupancy	78%
Offering Price	\$4,250,000
Price Per RBA Square Foot	\$127
Projected 2025 NOI	\$167,469
Pro-Forma	\$303,996



***Rent roll and detailed financial information available upon receipt of confidentiality agreement**



Site Plan

Subject Address
4700 Stockdale Hwy

Parcel Numbers
020-010-44 (± 3.06 AC)

Total Lot Area
± 3.06 AC (± 133,296 SF)

Year Built
1978 | Updated & remodeled
multiple times

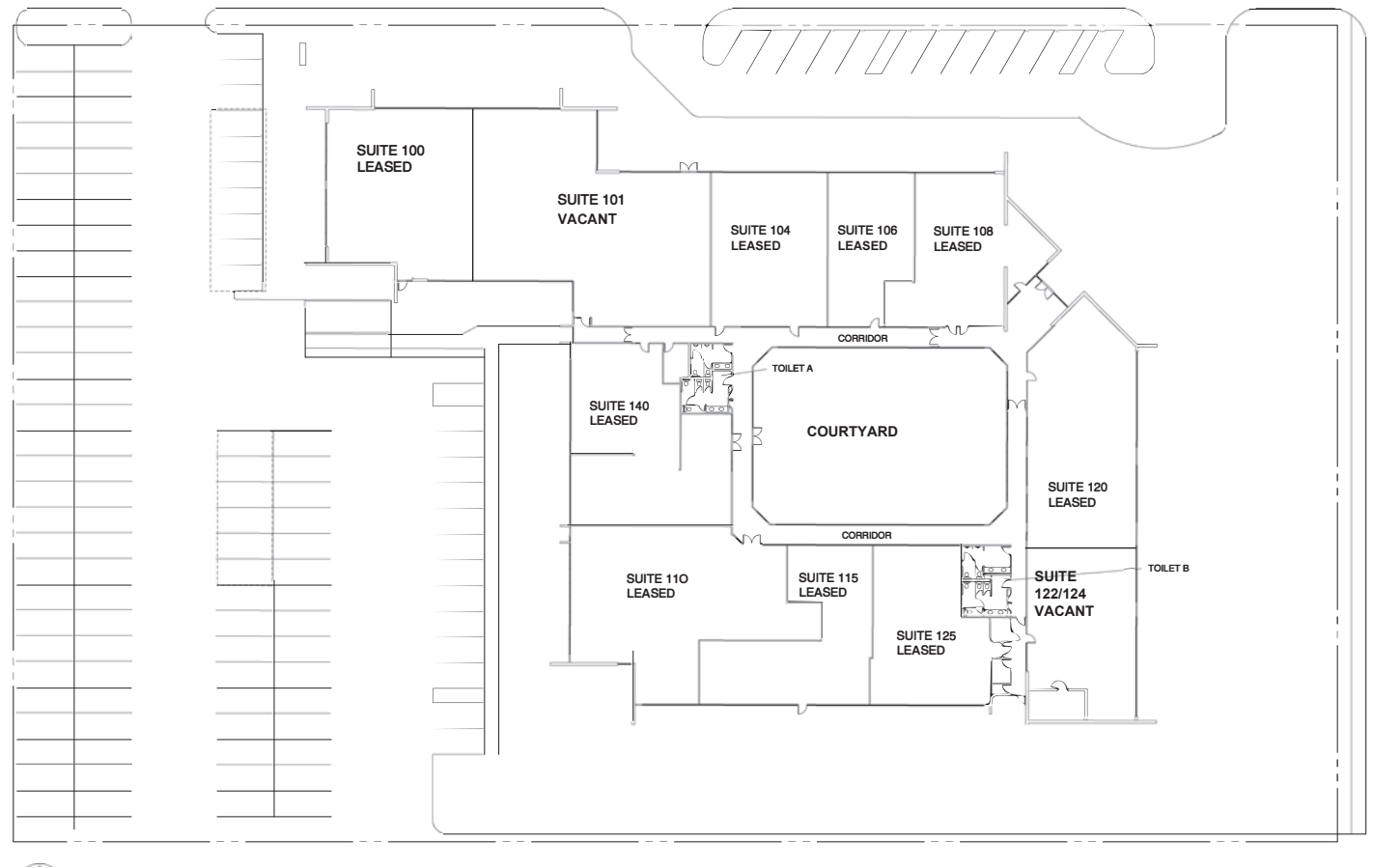
Current Zoning
(C-O) Commercial

Parking
91 Total Spaces

Asking Price
\$4,250,000

Current Projected NOI
\$167,469

Pro-Forma NOI
\$303,996



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Property Aerial





Location & Amenities

[Agriculture](#)
[Arts](#)
[Entertainment](#)
[Museums](#)
[Nightlife](#)
[Music](#)
[River Rafting](#)
[Outdoor Recreation](#)
[Public Golf Courses](#)
[Sports Teams and Raceways](#)
[Regional Attractions](#)
[Antique District](#)

About Bakersfield

Bakersfield, California, has grown beyond its oil and agricultural heritage to become a lively center for arts, culture, and outdoor adventure. The city's Arts District is home to the historic Fox Theater and Buck Owens' Crystal Palace, where visitors can experience the famous Bakersfield Sound. History buffs can explore the Kern County Museum, which highlights the area's rich musical legacy and vital role in California's oil industry. Beyond the city, nature thrives at Wind Wolves Preserve, the largest nonprofit nature reserve on the West Coast, offering breathtaking wildflower displays, hiking, and wildlife viewing. The Kern County Parks and Recreation Department oversees a variety of outdoor spaces, including lakes, campgrounds, and golf courses, with ongoing improvements to enhance visitor experiences. With a perfect blend of culture, history, and natural beauty, Bakersfield is a dynamic destination full of unexpected delights.

Nearby Shopping & Dining

Stockdale Fashion Plaza (4713 Stockdale Highway)

- Home to 24 retail stores and various dining options, including fine wines and Mediterranean-American Cuisine.

Stockdale Plaza (5200 Stockdale Highway)

- Major tenants include Bed Bath & Beyond, Smart & Final Extra, CVS, and ALDI.
- Restaurants: Chipotle, In-N-Out Burger, Chick-fil-A, Jersey Mike's, and Panda Express.

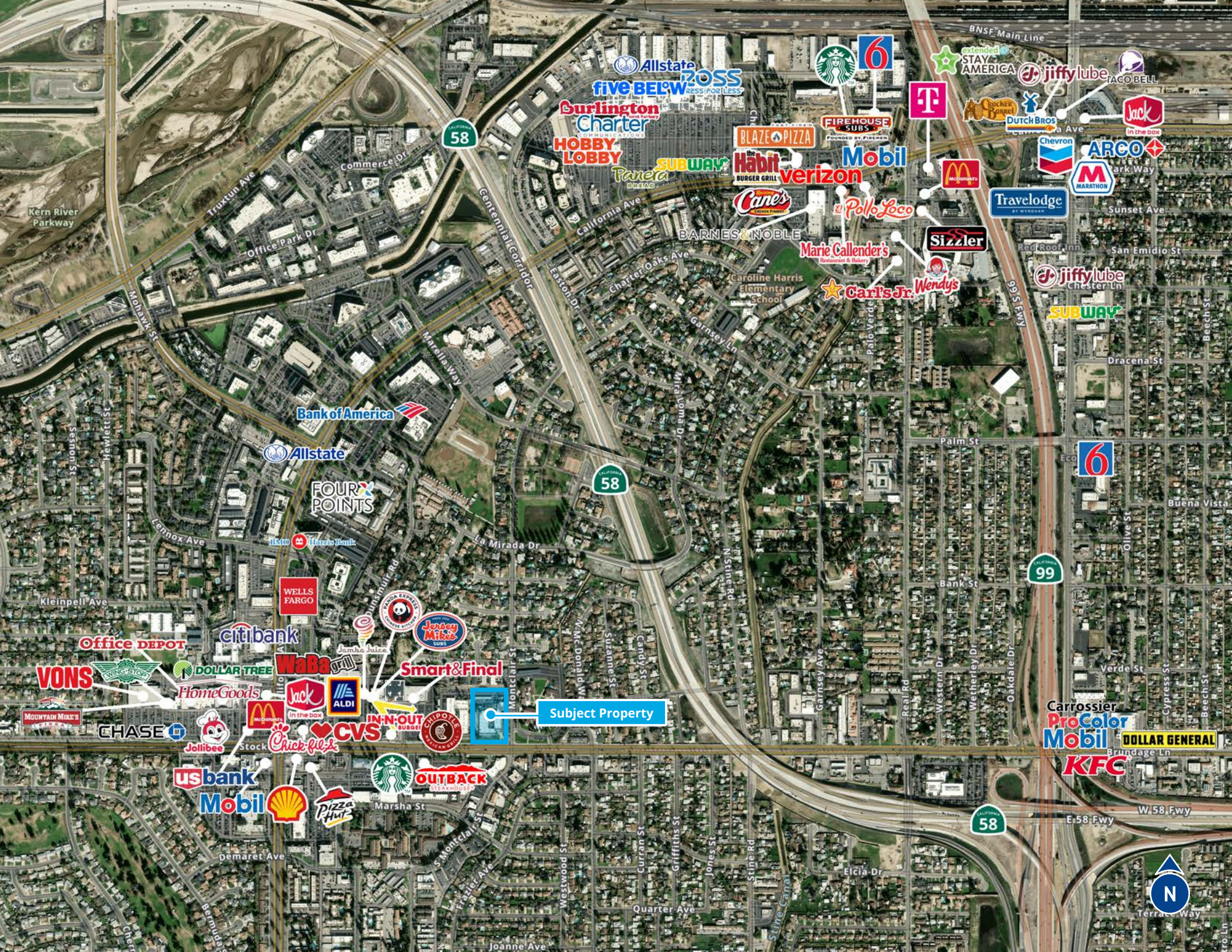
Recreational & Fitness Facilities

Chuze Fitness

- A state-of-the-art gym with premium exercise facilities.

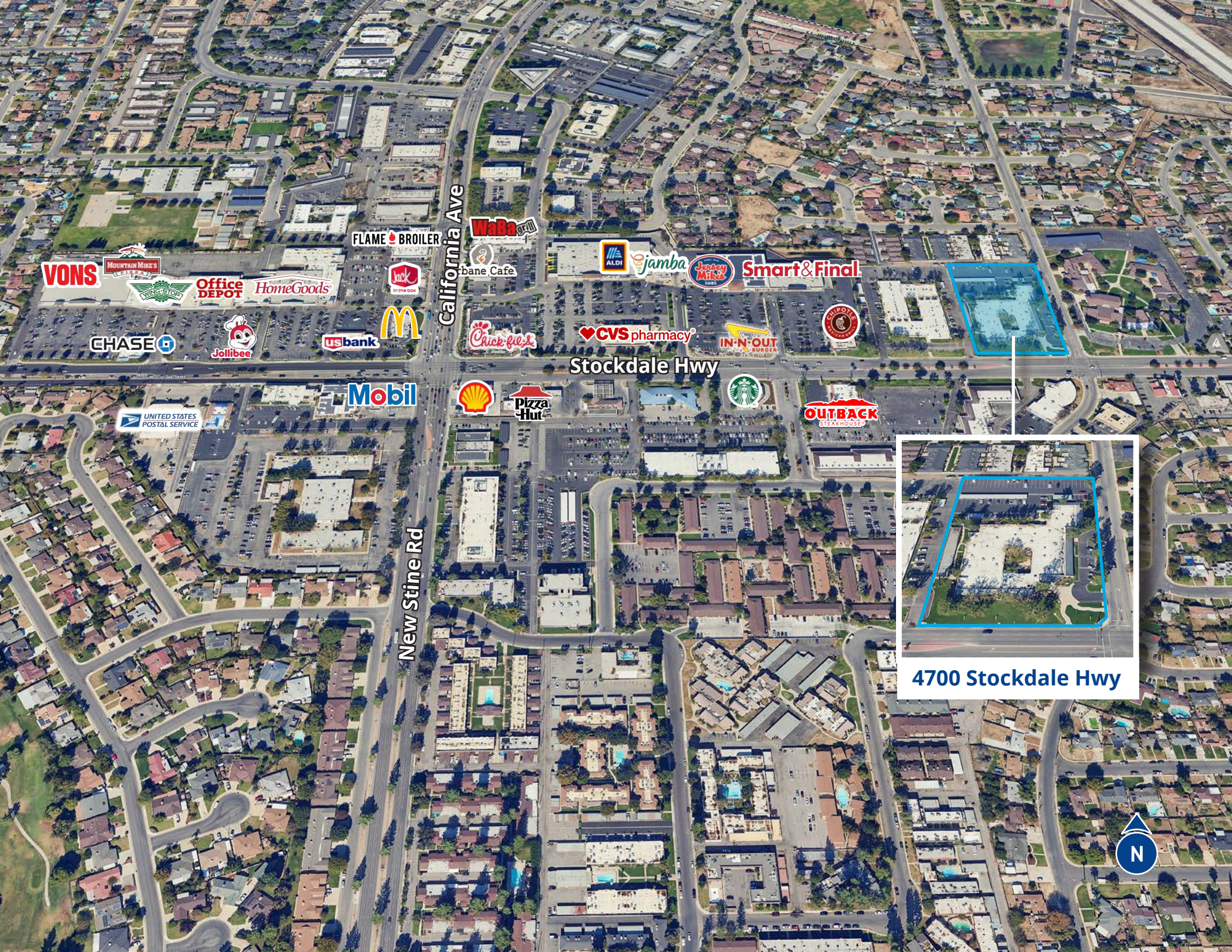


Local summary info courtesy
of VisitBakersfield.com



Subject Property





VONS

MOUNTAIN MIKE'S
ICE CREAM

WING STOP

Office
DEPOT

HomeGoods

FLAME BROTHER

Jack
in the box

McDonald's

us bank

Jollibee

CHASE

Waba

ibane Cafe

ALDI

jamba

Jersey Mike's

Smart & Final

Chick-fil-A

CVS pharmacy

IN-N-OUT
BURGER

PIZZA HUT

Mobil

UNITED STATES
POSTAL SERVICE

Shell

Pizza
Hut

Stockdale Hwy

Starbucks

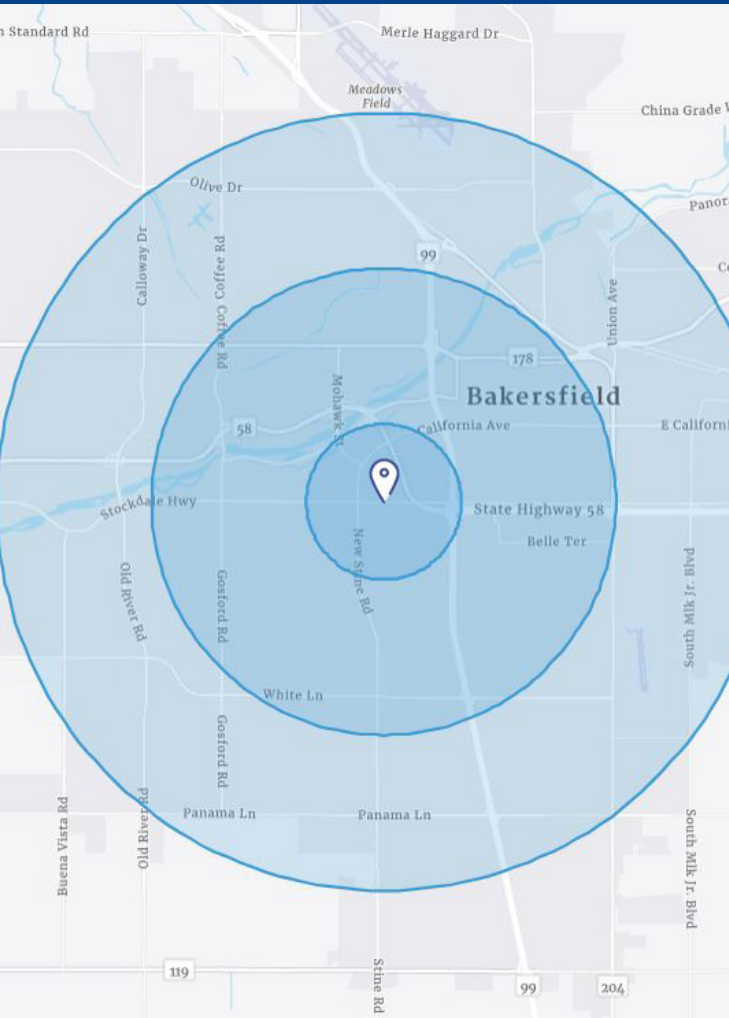
OUTBACK
STEAKHOUSE

New Stine Rd

4700 Stockdale Hwy



Demographic Executive Summary



5, 10, 15 Minute Drive Times around the Subject Property

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	17,161	108,370	268,811
2010 Population	17,366	112,250	318,227
2024 Population	18,064	116,857	344,053
2029 Population	18,121	116,533	344,675
2010-2020 Annual Rate	0.44%	0.50%	0.76%
2020-2023 Annual Rate	-0.11%	-0.24%	0.06%
2023-2028 Annual Rate	0.06%	-0.06%	0.04%
2024 Male Population	48.7%	49.0%	49.6%
2024 Female Population	51.3%	51.0%	50.4%
2024 Median Age	33.4	33.7	33.5

Population In Summary

In the identified area, the current year population is 18,064. The 2010 Census population count in the area was 17,366, and 18,151 in 2020, a 0.4% annual growth rate. The rate of growth since 2020 was -0.1% annually. The five-year projection for the population in the area is 18,121 representing a change of 0.1% annually. Currently, the population is 48.7% male and 51.3% female.

	1 mile radius	3 mile radius	5 mile radius
Households			
2024 Wealth Index	42	60	71
2000 Households	7,182	40,350	90,798
2010 Households	6,895	40,299	103,735
2020 Households	6,977	42,164	112,262
2024 Households	7,014	42,227	113,607
2029 Households	7,110	42,642	115,191
2010-2020 Annual Change (CAGR)	0.12%	0.45%	0.79%
2020-2023 Annual Change (CAGR)	0.12%	0.04%	0.28%
2023-2028 Annual Change (CAGR)	0.27%	0.20%	0.28%
2024 Average Household Size	2.53	2.73	3.00

Households In Summary

The household count in this area has changed from 6,979 in 2020 to 7,014 in the current year, a change of 0.12% annually. The five-year projection of households is 7,110, a change of 0.27% annually from the current year total. Average household size is currently 2.53, compared to 2.55 in the year 2020. The number of families in the current year is 4,091 in the specified area.

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2024 Percent of Income for Mortgage	33.8%	33.9%	31.4%
Median Household Income			
2024 Median Household Income	\$58,749	\$62,438	\$71,519
2029 Median Household Income	\$65,843	\$73,063	\$82,052
2023-2028 Annual Change (CAGR)	2.31%	3.19%	2.79%
Average Household Income			
2024 Average Household Income	\$81,555	\$90,507	\$99,912
2029 Average Household Income	\$92,842	\$104,702	\$116,175
2023-2028 Annual Change (CAGR)	2.63%	2.96%	3.06%
Per Capita Income			
2024 Per Capita Income	\$31,540	\$31,528	\$31,738
2029 Per Capita Income	\$36,268	\$36,916	\$37,319
2023-2028 Annual Change (CAGR)	2.83%	3.21%	3.29%
Households by Income			

Household Income In Summary

Current median household income is \$52,850 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$58,198 in five years, compared to \$82,410 for all U.S. households. Current average household income is \$68,516 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$78,413 in five years, compared to \$122,048 for all U.S. households. Current per capita income is \$26,574 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to

Housing			
2024 Housing Affordability Index	71	72	71
2000 Total Housing Units	7,492	42,756	97,104
2000 Owner Occupied Housing Units	3,009	20,581	52,090
2000 Renter Occupied Housing Units	4,172	19,769	38,708
2000 Vacant Housing Units	311	2,406	6,306
2010 Total Housing Units	7,556	44,076	113,172
2010 Owner Occupied Housing Units	2,621	18,289	55,009
2010 Renter Occupied Housing Units	4,274	22,010	48,726
2010 Vacant Housing Units	661	3,777	9,437
2024 Total Housing Units	7,360	44,275	118,634
2024 Owner Occupied Housing Units	2,518	18,500	58,819
2024 Renter Occupied Housing Units	4,496	23,727	54,788
2024 Vacant Housing Units	346	2,048	5,027
2029 Total Housing Units	7,445	44,621	120,037
2029 Owner Occupied Housing Units	2,653	19,503	61,775
2029 Renter Occupied Housing Units	4,457	23,139	53,416
2029 Vacant Housing Units	335	1,979	4,846

Housing In Summary

Currently 35.9% of the 7,360 housing units in the area are owner occupied; 64.1% renter occupied; and 4.7% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 7,556 housing units in the area - 34.7% owner occupied, 56.6% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$291,102, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$361,576, compared to a median home value of \$350,006 in the US.

Property Photos

Subject Address
4700 Stockdale Hwy

Parcel Numbers
020-010-44 (± 3.06 Acres)

Total Lot Area
± 133,293 SF (± 3.06 Acres)

Year Built
1978 | Updated & remodeled
multiple times

Current Zoning
(C-O) Commercial

Parking
91 Total Spaces

Asking Price
\$4,250,000

Current Projected NOI
\$167,469

Pro-Forma NOI
\$303,996

Offering Memorandum
4700 Stockdale Hwy



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Professional Office Building

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