

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

BUCK OWENS BLVD.
PLAZA

WATERFALL

STAINMASTER

CARPET

Always stylish. Always beautiful.

SHAW ♦ ROYALTY ♦ MOHAWK ♦ BEAULIEU

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THE FIT SPOT

For Lease | +/- 1,800 SF - 5,365 SF
Office/Warehouse in
Rosedale "Oilpatch"

3624 Buck Owens Blvd | Bakersfield, CA

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Property Overview:

3624 Buck Owens Blvd is a multi-tenant, office/warehouse project that is centrally located within the highly desirable Rosedale "Oil Patch" submarket, just east of Highway 99 and north of Rosedale Hwy. The property is situated on approximately 2.30 acres of M-1 zoned land.

Property Details:

Address	3624 Buck Owens Blvd Bakersfield, CA 93308
APN	332-120-03
Building Size	+/- 30,715 Square Feet
Parcel Size	+/- 2.30 Acres
Zoning	M-1; Light Industrial City of Bakersfield



Water
California Water
Service Co.



Electric
PG&E
(4 wire, 200 amp, 3
phase, 120/208 volt)



Sewer
City of Bakersfield



Gas
PG&E

Available:

Suite 1	+/- 5,365 SF	\$4,829/mo. Industrial Gross
Suite 11	+/- 4,350 SF	\$4,350/mo. Industrial Gross
Yard 1	+/- 3,000 SF	\$500/mo. Industrial Gross
Yard 3	+/- 1,800 SF	\$400/mo Industrial Gross

Property Highlights:

- Large Monument sign on Buck Owens Blvd, with good Highway 99 visibility.
- Centrally located with freeway access to Highway 99 and Rosedale Highway.
- Recent renovations include new LED lights, interior and exterior paint, monument signage, and wrought iron fence securing the parking lot.
- Abundant amount of onsite fully secured parking.
- Flexible Term
- Suites Individually metered.

Floor Plan

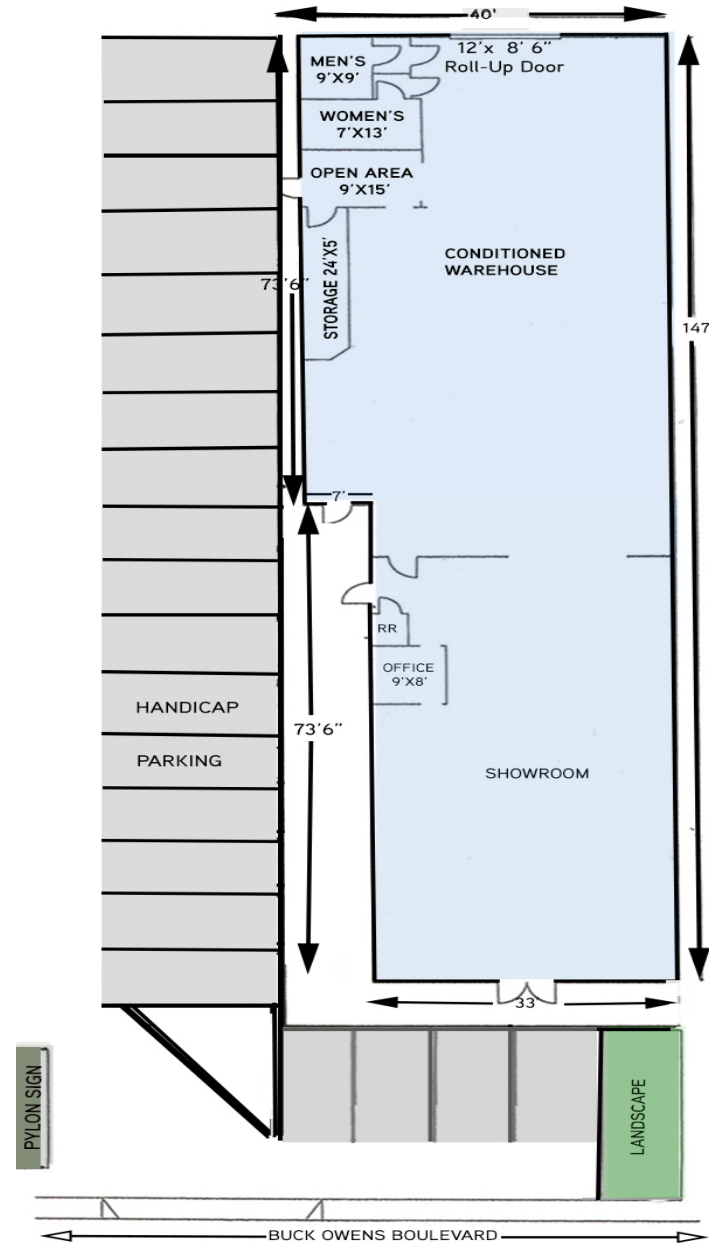
Suite 1 Highlights:

Building Size $\pm$ 5,366 SF

Showroom $\pm$ 2,195 SF

Warehouse $\pm$ 3,171 SF

- Great showroom space with Buck Owens Blvd frontage
- Large monument sign on Buck Owens Blvd, with good Highway 99 visibility.
- One (1) 12' x 8'6" roll-up door
- Space entirely climate controlled with three (3) HVAC units.
- Three (3) restrooms, plus breakroom with sink.
- Fully secured parking lot.
- Centrally located with freeway access to Hwy 99 and Rosedale Hwy
- Zoning: M-1 (Light Industrial)
- Utilities:
 - Electric: PG&E (4 wire, 120/208v, 200 amps, 3 phase)
 - Sewer: City of Bakersfield
 - Water: California Water Co.
 - Gas: PG&E



Floor Plan

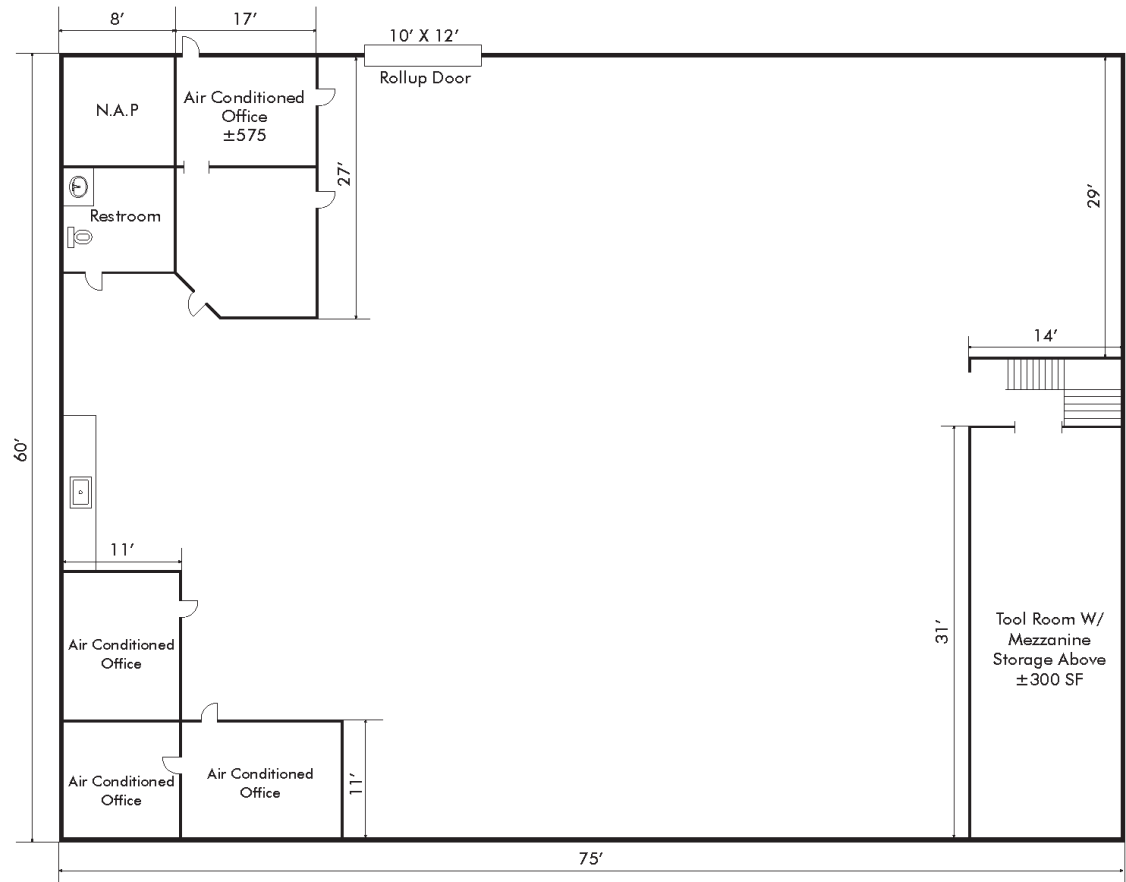
Suite 11 Highlights:

Building Size $\pm 4,500$ SF

Air Conditioned Office $\pm 1,000$ SF

Warehouse $\pm 3,500$ SF

- Two (2) shop heaters
- Three (3) 220 Volt Outlets
- One (1) 10' x 12' roll-up door
- One (1) shop sink.
- ± 300 Sf of Mezzanine Storage
- Large monument sign on Buck Owens Blvd, with good Highway 99 visibility.
- Fully secured parking lot.
- Centrally located with freeway access to Hwy 99 and Rosedale Hwy
- Zoning: M-1 (Light Industrial)
- Utilities:
 - Electric: PG&E (4 wire, 120/208v, 200 amps, 3 ph)
 - Sewer: City of Bakersfield
 - Water: California Water Co.
 - Gas: PG&E



Property Photos



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Aerial



Population

1 Mile: 3,305
3 Mile: 89,376
5 Mile: 276,497



Daytime Population

1 Mile: 11,255
3 Mile: 154,326
5 Mile: 324,888



Median Age

1 Mile: 36.4
3 Mile: 34.3
5 Mile: 33.5



Businesses

1 Mile: 685
3 Mile: 7,883
5 Mile: 13,444



Average HH Income

1 Mile: \$90,778
3 Mile: \$67,829
5 Mile: \$76,431



Households

1 Mile: 1,270
3 Mile: 33,056
5 Mile: 94,203