



DOWNTON BAKERSFIELD COMMERCIAL PROPERTY

FOR SALE

1112 20TH STREET
BAKERSFIELD, CA



FOR SALE

1112 20th Street | Bakersfield, CA

PROPERTY HIGHLIGHTS

- Single tenant building located in downtown Bakersfield - within the East Chester Redevelopment Project
- Two story building with showroom/warehouse space on the ground floor and a modern office space on the second floor
- Next door to Downtown Elementary School
- Close proximity to a variety of amenities—local eateries and chain restaurants, coffee shops, parks, gas stations, and more
- Easy access to major traffic corridors—Hwy 178, Hwy 99, Hwy 58

PROPERTY FEATURES

Total Building: ±12,000 SF

Ground Floor: ±9,000 RSF

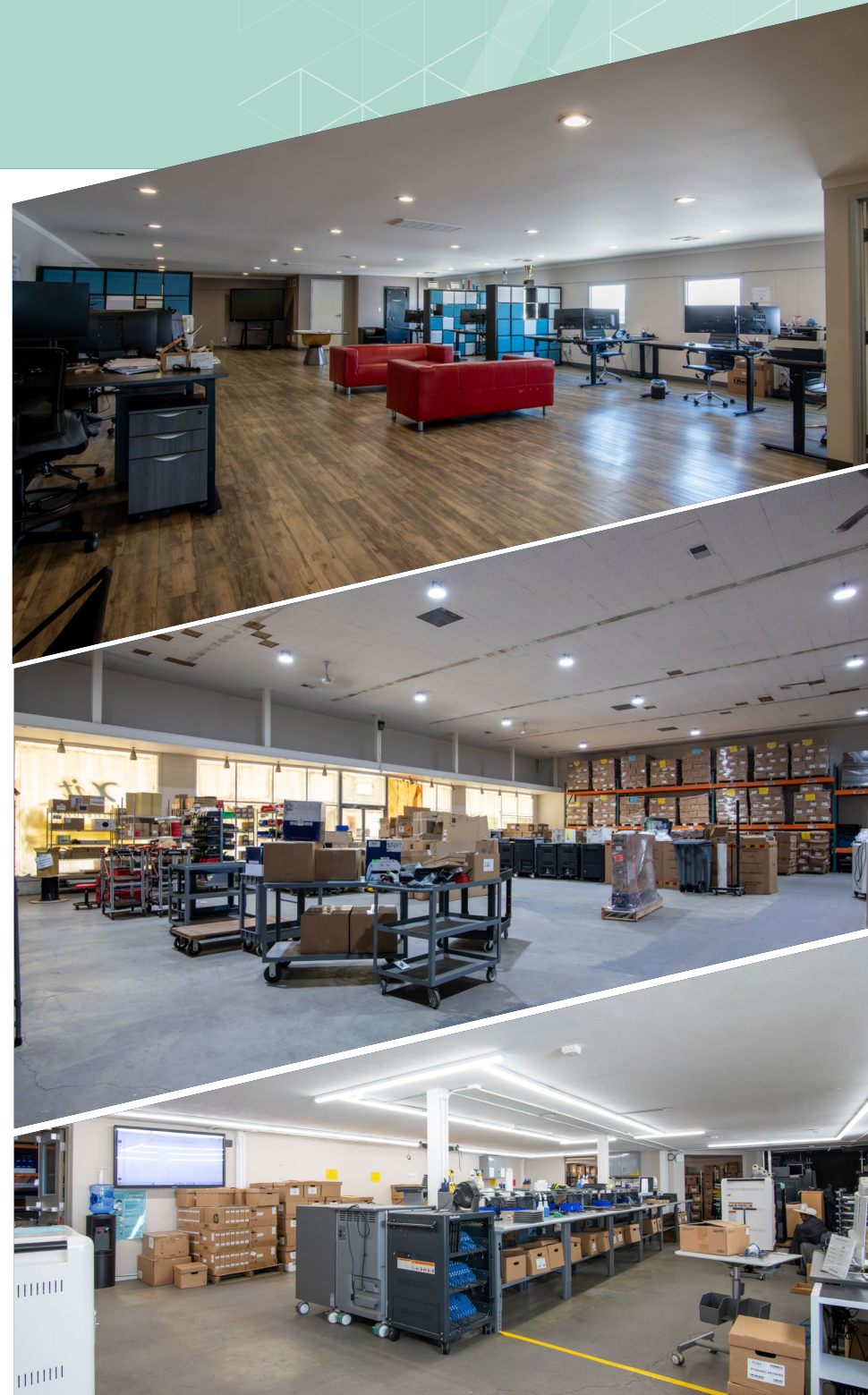
Second Floor: ±3,000 RSF

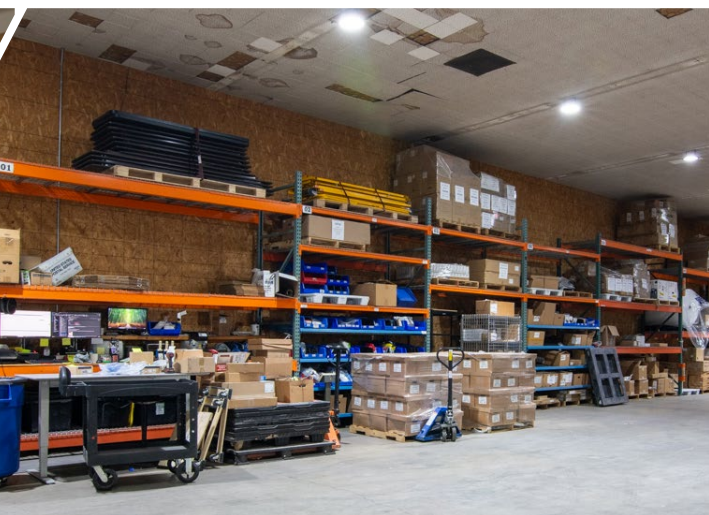
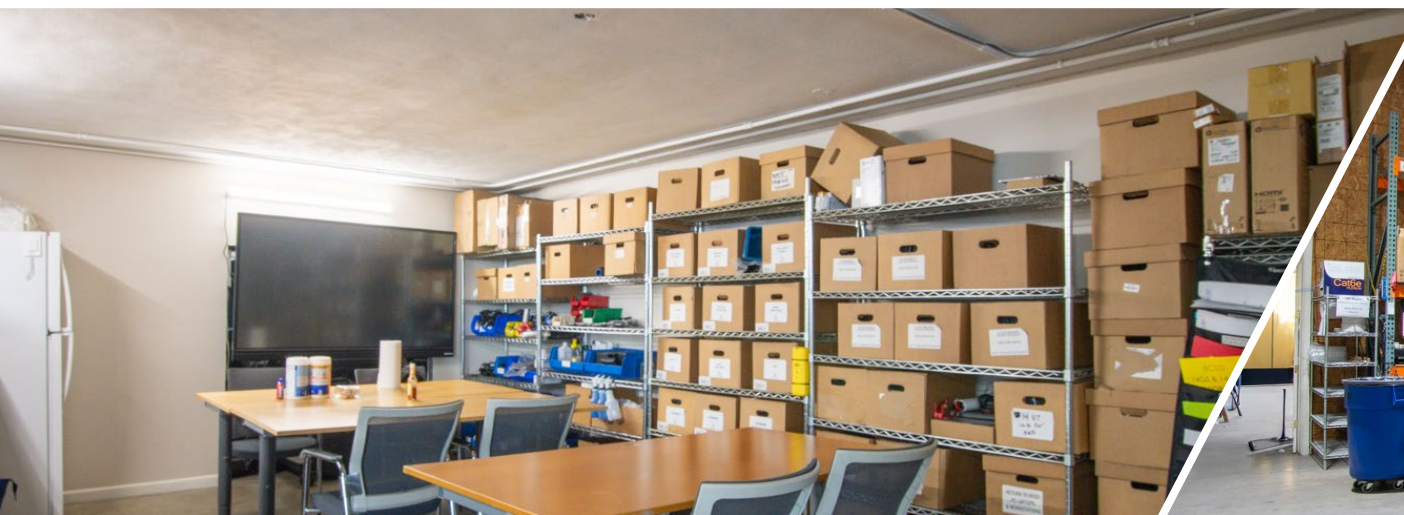
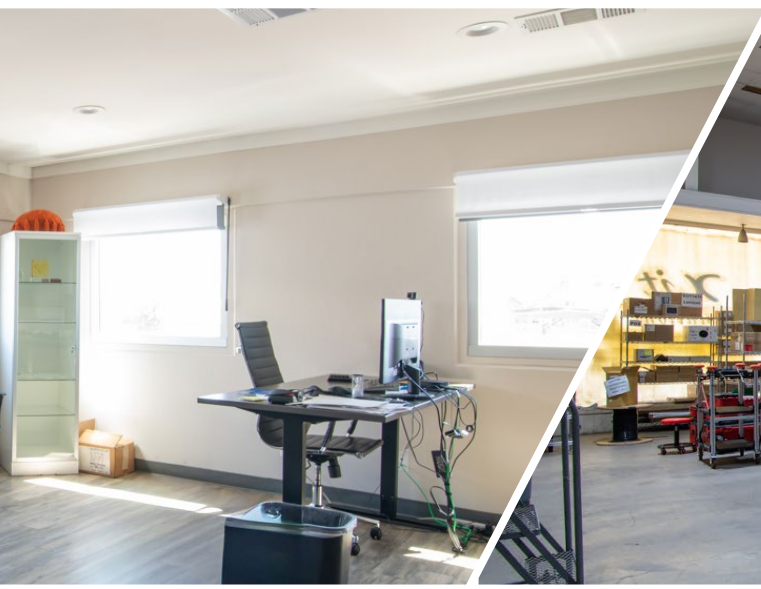
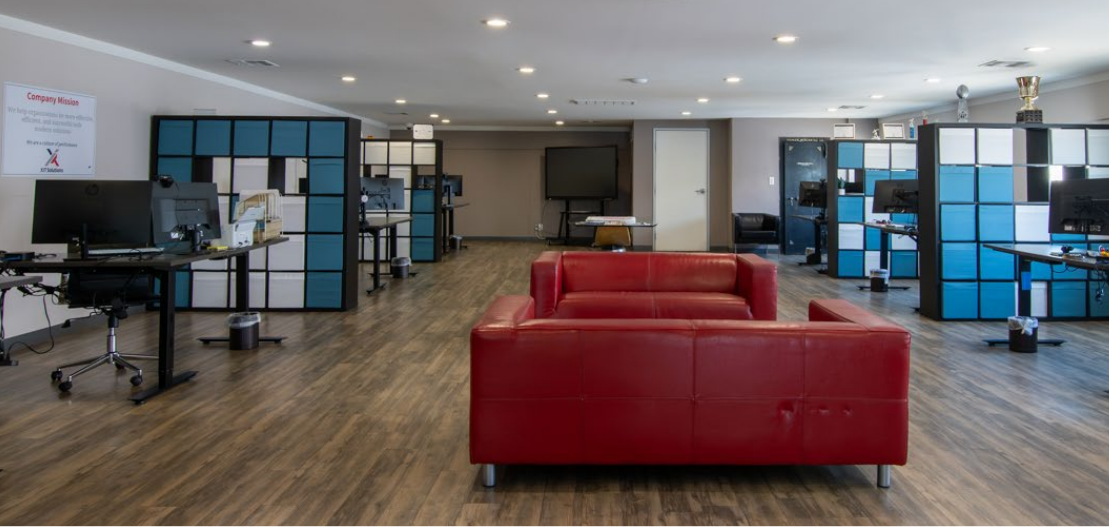
Lot Size: ±15,246 SF

APN: 005-262-02-00-1

Zoning: C-C (Commercial Center), City of Bakersfield

Asking Price: \$1,795,000



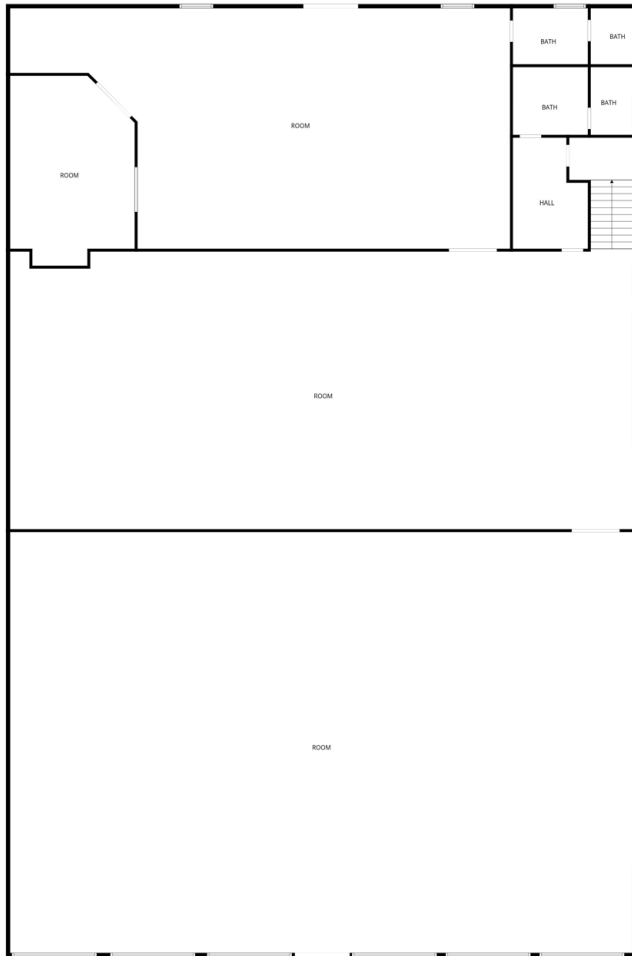




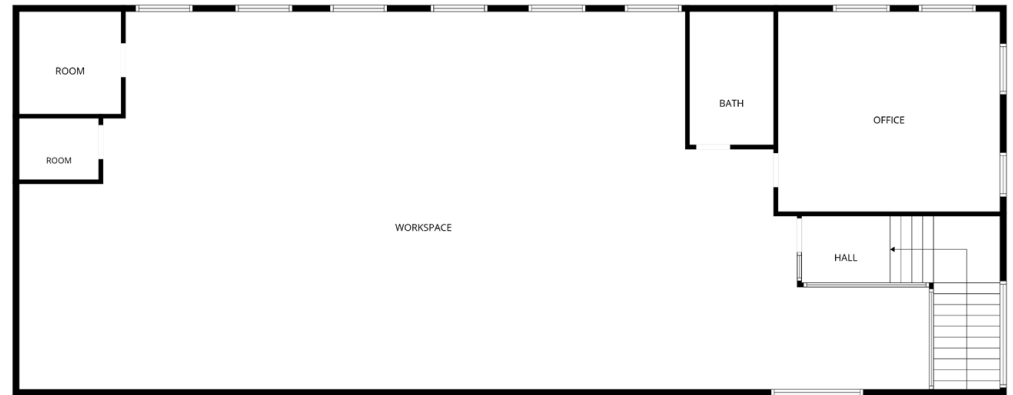
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**FLOOR
PLANS**



First Floor



Second Floor

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Hiltop LA QUINTA BY WYNDHAM
IHOP
ARCO
Arby's

DOLLAR TREE

Mobil

Adventist Health Bakersfield

Dignity Health
Bakersfield Memorial Hospital

Adventist Health Bakersfield

7 ELEVEN

Slice of Italy

VILLAGE AT TOWNE CENTER
Starbucks
1st PHARMACY
UPS THE UPS STORE

24TH STREET

24TH STREET

BEACH PARK

DUNKIN' SUBWAY
ARCO
ampm
Brother Express

23RD STREET

Shell

Chevron
TACO BELL
DEL TACO

WELLS FARGO

SUBJECT PROPERTY

20TH STREET

OAK STREET

JASTRO PARK

Dignity Health

F STREET

H STREET

SONIC
Jack in the box

DOWNTOWN DRAGONS

TRUXTUN AVENUE

TRUXTUN AVE

COLUMBUS ST

CHESTER AVE

34TH STREET

Q STREET

UNION AVE

178

99

99

204



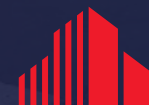
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