

BUCK OWENS BLVD.  
PLAZA

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**THE FIT SPOT**



For Lease | +/- 1,500 SF - 3,000 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:

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



**Water**  
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phase, 120/208 volt)



**Sewer**  
City of Bakersfield



**Gas**  
PG&E

## Available:

Suite 14	+/- 1,500 SF	\$1,875/mo. Industrial Gross
Yard 3	+/- 1,800 SF	\$400/mo.
Yard 4	+/- 3,600 SF	\$600/mo.

## Property Highlights:

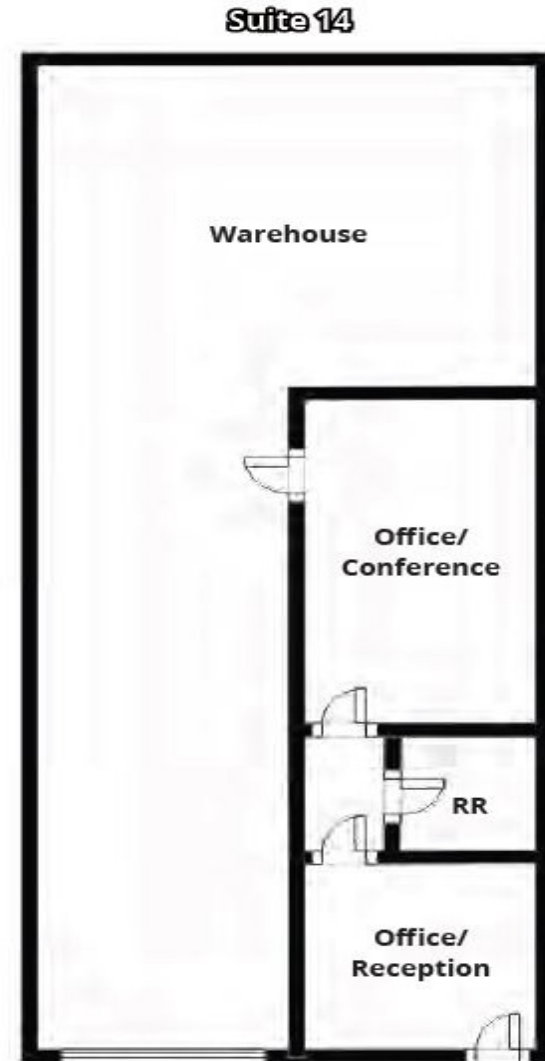
- Large Monument sign on Buck Owens Blvd, with good Highway 99 visibility.
- Centrally located with freeway access to Highway 99 and Rosedale Highway.
- Recent renovations include new LED lights, interior and exterior paint, monument signage, and wrought iron fence securing the parking lot.
- Abundant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

# Floor Plan

## Suite 14 Highlights:

Building Size	± 1,500 SF
Air Conditioned Office	± 384 SF
Warehouse	± 1,116 SF

- Swamp cooler
- Warehouse heater
- One (1) 12'x10' roll-up door



# 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