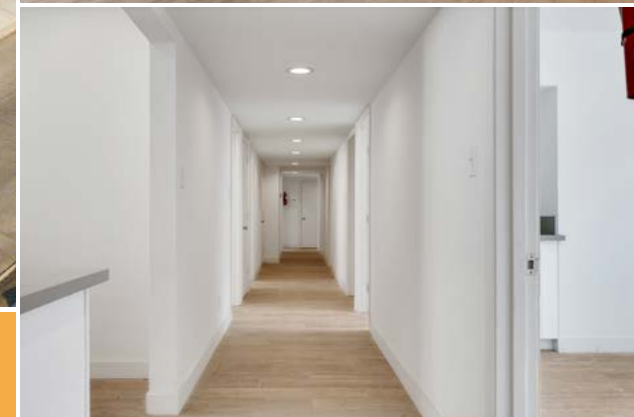


1801 28TH ST, BAKERSFIELD, CA 93301



OFFICE SPACE FOR LEASE

Available \pm 2,627 Sq. Ft. Office Within Walking Distance to Adventist Health, Kaiser Permanente & Freeway



BUILDING DETAILS

Rentable Size	±2,627 Sq. Ft.
Rent Rate	\$1.95 PSF
Monthly Rent	\$5,122.65
Lease Terms	Negotiable
Parking	Shared Parking Lot
Year Built	1952
Renovated	2020 (New Heating/Cooling System)



BUILDING HIGHLIGHTS

FOR LEASE
±2,627 Sq. Ft.

- One block from Adventist Hospital.
- Abundant surface parking spaces are available; part of the Westchester Parking Association.
- Central Downtown location.
- A 6 minute walk to Kaiser Permanente.
- Free standing building, can be used for medical office or general office.
- The property is within walking distance of many restaurants, shopping and medical offices.
- 4 blocks from Hwy. 178 and ¼ mile from the 204 Freeway, the property is easily accessible to all of Bakersfield.



INTERIOR PHOTOS

FOR LEASE
±2,627 Sq. Ft.

1801 28TH ST, BAKERSFIELD, CA 93301



AREA DEMOGRAPHICS

POPULATION	3 mile	5 mile	10 mile
2020 Population	123,920	297,584	577,989
2025 Population	125,407	296,573	586,986
2030 Population Projection	127,064	299,474	595,221
Annual Growth 2020-2025	0.2%	-0.1%	0.3%
Annual Growth 2025-2030	0.3%	0.2%	0.3%
Median Age	32.4	33	33.5
Bachelor's Degree or Higher	9%	13%	19%
U.S. Armed Forces	50	229	429

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	40,750	98,162	181,640
2025 Households	41,508	98,173	184,619
2030 Household Projection	42,100	99,179	187,159
Annual Growth 2020-2025	0.7%	0.4%	0.9%
Annual Growth 2025-2030	0.3%	0.2%	0.3%
Owner Occupied Households	15,216	44,266	109,170
Renter Occupied Households	26,884	54,913	77,989
Avg Household Size	2.9	2.9	3.1
Avg Household Vehicles	2	2	2

CONSUMER SPENDING DETAILS

	3 mile	5 mile	10 mile
Expand All	Total Spending	Total Spending	Total Spending
Apparel	\$64,795,385	\$161,832,153	\$342,501,385
Entertainment, Hobbies & Pets	\$140,518,435	\$374,571,716	\$843,545,022
Food & Alcohol	\$318,157,980	\$809,036,679	\$1,705,658,741
Household	\$139,299,090	\$387,410,732	\$925,304,587
Transportation & Maintenance	\$258,886,959	\$708,497,680	\$1,613,311,665
Health Care	\$45,751,020	\$120,315,753	\$262,899,668
Education & Daycare	\$47,068,495	\$137,226,618	\$349,945,885
Total Specified Consumer Spending	\$1,014,477,364	\$2,698,891,331	\$6,043,166,953





OFFICE SPACE FOR LEASE

Contact Us for Details:

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