

# Available for lease!

1652-1656 Oak Street  
Bakersfield, California 93301



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**AVISON  
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# Leasing terms

SF AVAILABLE: 1,372 SF

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ASKING RENT: \$1.25

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TERM: Modified Gross

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DATE AVAILABLE: Available

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## HIGHLIGHTS

- Unit 1656-C: ±1,372 SF space
- Unit 1656-D: ±1,372 SF space
- Great opportunity for various retail including pet services, beauty, health, and more!
- Ample parking (5.22/1,000 SF)
- Customizable interiors



# Location overview

## Demographics (2 mile radius)

**40,236**

Population

**14,609**

Households

**62,049**

Employees

**\$60,510**

Average household income

**54%**

Renter occupied

**7,821**

Businesses

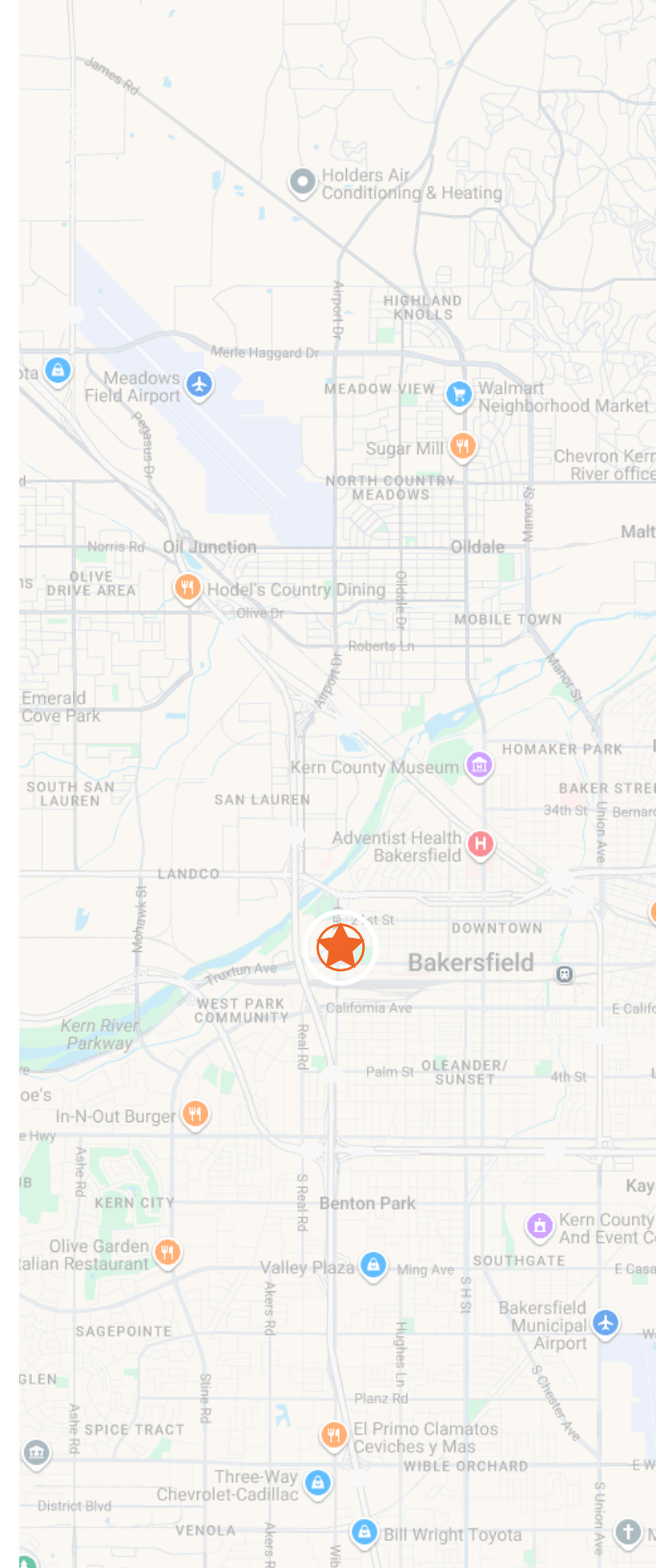
## About Bakersfield, California

Bakersfield is a city in and the county seat of Kern County, California, United States. The city covers about 151 sq mi near the southern end of the San Joaquin Valley, which is located in the Central Valley region.

Bakersfield's population as of the 2020 Census was 403,455, making it the 47th-most populous city in the United States and the 9th-most populous in California. The Bakersfield-Delano Metropolitan Statistical Area, which includes all of Kern County, had a 2020 census population of 909,235, making it the 62nd largest metropolitan area in the United States.

Bakersfield is a significant hub for both agriculture and energy production. Kern County is California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices.

source: [https://en.wikipedia.org/wiki/Bakersfield,\\_California](https://en.wikipedia.org/wiki/Bakersfield,_California)



# Property photos





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We look forward to  
speaking with you!

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