

# FOR LEASE

HIGHLY VISIBLE RETAIL SPACE - BAKERSFIELD, CA



3310 TRUXTUN AVE STE  
100 BAKERSFIELD, CA

- \$2.35psf/month, NNN
- Former flower shop
- High exposure
- 200+ office employees work in adjacent 3-story building
- Prominent building signage



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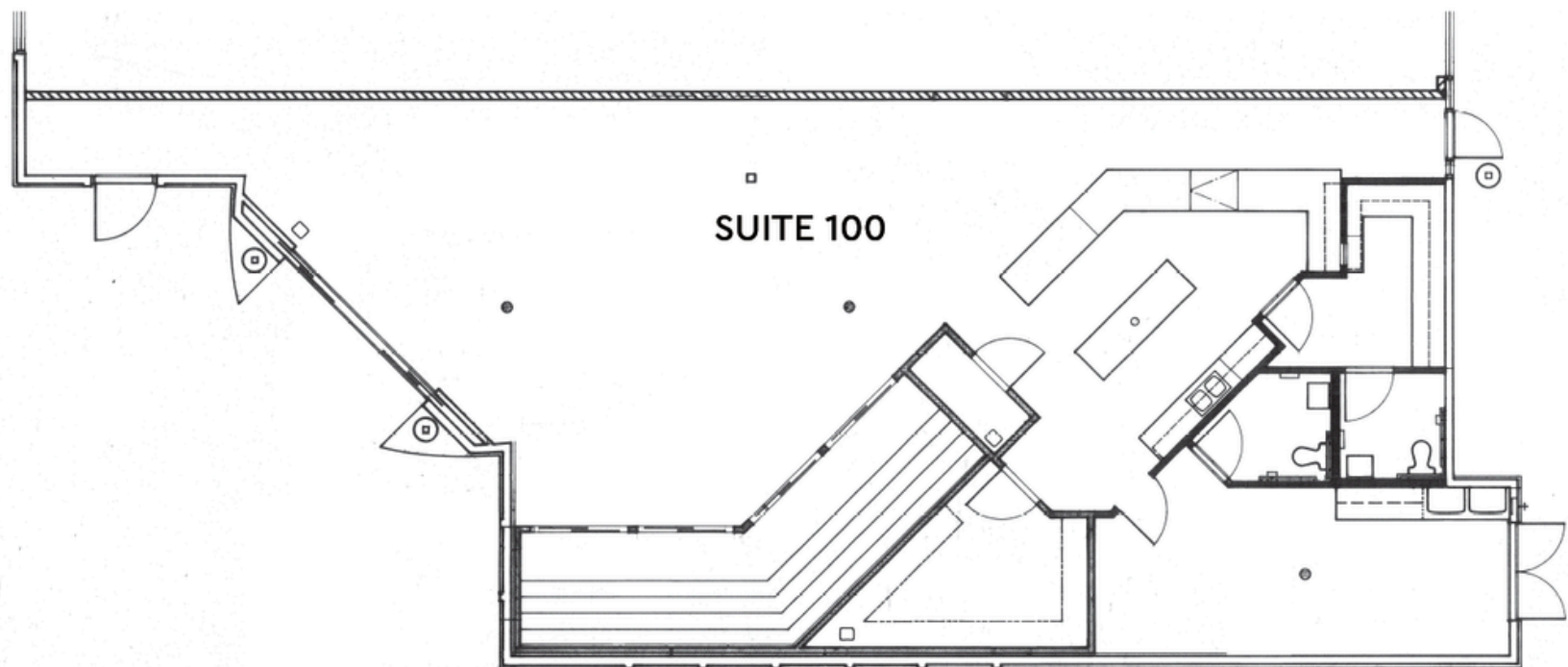
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## Suite Details

- 2,400 SF
- 1 Walk-in cooler
- Large refrigerated display
- Existing plumbing through out
- Sizeable retail floor
- Marquee & building signage available
- Partial cold shell condition for optimal customization



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## LOCATION OVERVIEW

- C-2 Zoning: Regional Commercial
- 199,000+ population within a 3-mile radius
- 66,000+ daily traffic volume
- Close proximity to Hwy 178 and the 99 Fwy
- Neighboring Tenants include: Vintage Grill, Beanies  
Coffee Roasters, PT Solutions, Protoge Hair Designs



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