

For Lease

1800 23rd Street
Bakersfield, CA



Colliers

Accelerating success.



Now leasing Space Next To Dunkin' Donuts

- Dunkin' Donuts anchored retail building
- Sits between heavily trafficked 23rd and 24th Streets, with easy access from both
- 23rd and 24th Streets are the primary east/west arterial connecting Highway 99 to Highway 178 and North and South Bakersfield to Northeast Bakersfield
- Over 23,000 employees work within 1 mile of site
- Traffic Counts: 24th & F Street - 47,828 AADT (21)*
23rd & F Street - 41,584 AADT (21)*
- Central Bakersfield Retail Space!

*www.kerncog.com



Garret Tuckness, CLS
Senior Vice President | Principal
License No. 01323185
+1 661 631 3811
garret.tuckness@colliers.com

JJ Woods, CLS
Senior Vice President | Principal
License No. 01937802
+1 661 631 3807
jj.woods@colliers.com

Logan Blanton
Associate
License No. 02167852
+1 661 631 3820
logan.blanton@colliers.com

Demographics - 3 mile



	2021	2026
Population	122,817	124,745



	2021	2026
Households	39,993	40,465
Average Household Size	2.57	2.55



	2021	2026
Median Household Income	\$34,933	\$38,360
Average Household Income	\$48,042	\$54,557



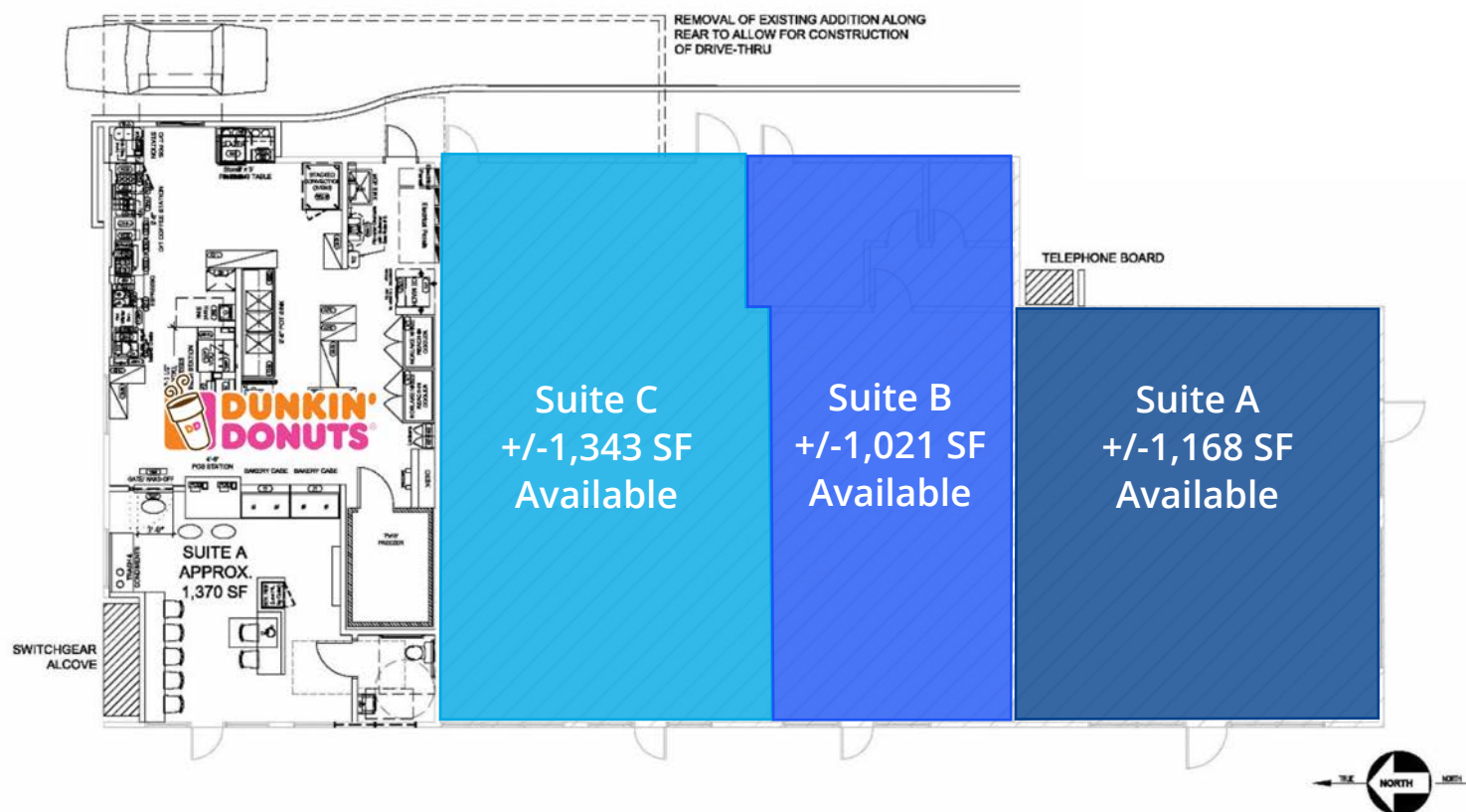
	2021	2026
Median Age	30.0	30.6



	1 Mile	3 Mile
Employees	23,725	82,416

colliers.com/bakersfield

Site Plan



Availability

Suite A: +/-1,168 SF

Suite B*: +/-1,021 SF

Suite C*: +/-1,343 SF

*Suites B & C can be combined for a total of +/-2,364 sf

Lease rates available from broker upon request.

