

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR LEASE

1326 H Street, Bakersfield • Office



PROPERTY DETAILS

- Under New Management
- Recently Renovated
- \$2.00 Sq/Ft Gross Lease
- Multi-tenant
- 8,104 SF Office Space
- Ample Parking
- Downtown Centrally Located
- Available 135 SF -1,284 SF



MARCUS DUARTE

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930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

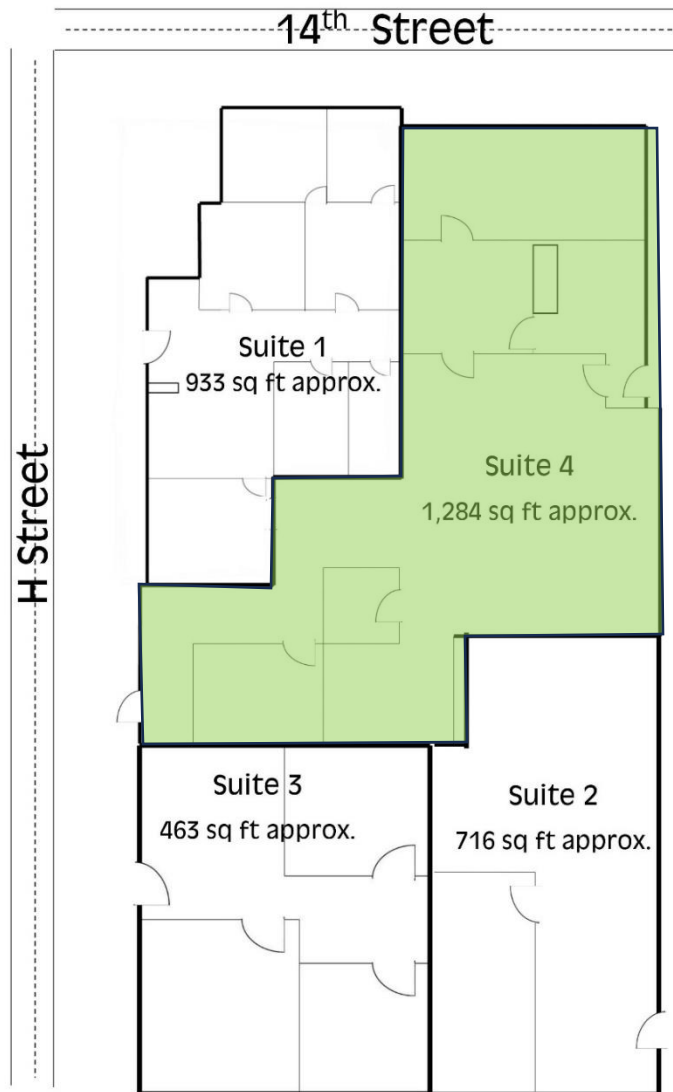
The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information.

It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

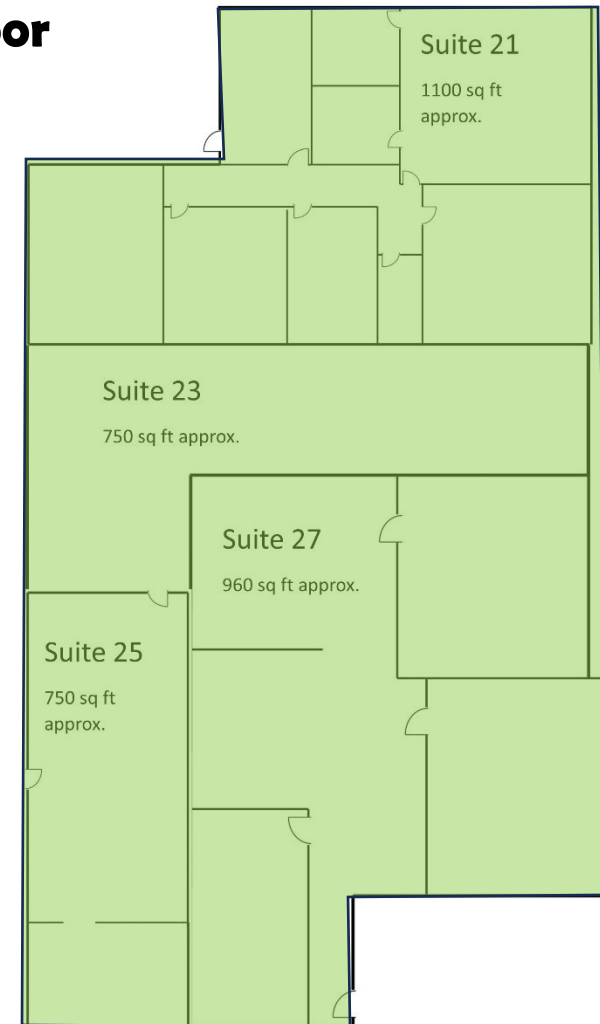
FOR LEASE – Office

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1st Floor



2nd Floor



*Not drawn to scale



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Recently
renovated

TENANTS	SUITE	SQUARE FOOTAGE
Stockdale Podiatry Group, Inc.	1	933
Exquisite Curves	2	716
Exquisite Curves	3	463
Occupied	4	1,284
Occupied	21	1,100
AVAILABLE	23	750
AVAILABLE	25	750
Occupied	27A	135
AVAILABLE	27B	180
AVAILABLE	27C	350



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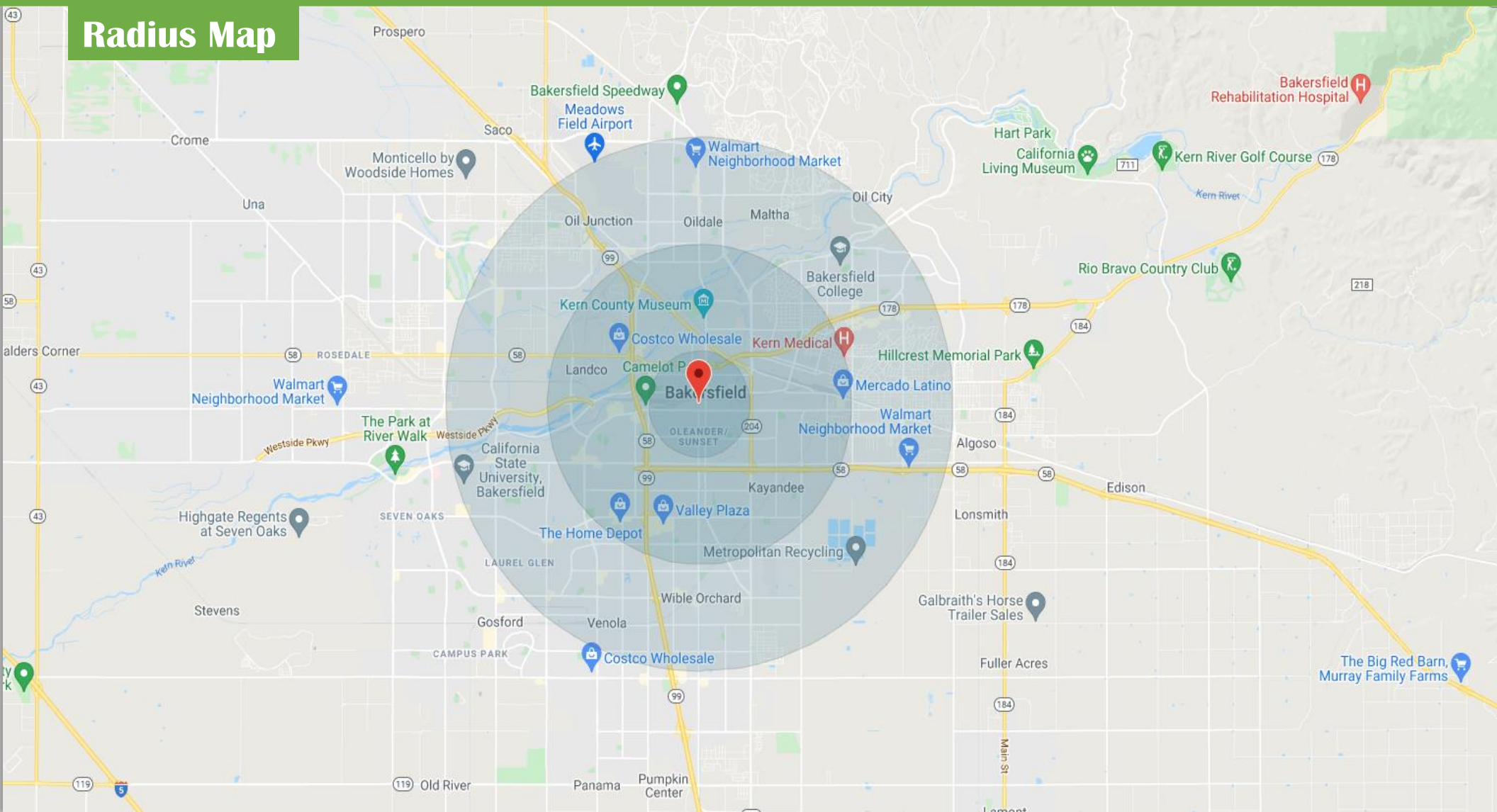
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Radius Map



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FOR LEASE – Office

1326 H Street, Bakersfield

1326 H Street Bakersfield, CA 93301

		1-Mile	3-Miles	5-Miles
Total Population		13,402	127,022	304,422
Population Median Age		34	32	33
Population by Age	0-9 Yrs	2402 (18%)	23740 (18%)	52745 (17%)
	10-19 Yrs	1735 (12%)	10455 (15%)	47301 (15%)
	20-29 Yrs	2345 (17%)	22034 (17%)	52212 (17%)
	30-39 Yrs	2010 (15%)	17700 (13%)	41314 (13%)
	40-49 Yrs	1230 (9%)	12021 (9%)	32158 (10%)
	50-59 Yrs	1420 (10%)	13080 (10%)	31040 (10%)
	60-69 Yrs	1143 (8%)	10280 (8%)	24082 (8%)
	70+ Yrs	1012 (7%)	8017 (6%)	21700 (7%)
Median HH Income		\$37,510	\$35,134	\$42,800
Total Household Income	< 24K	1700 (35%)	14007 (35%)	28280 (28%)
	25-40K	1287 (25%)	11840 (28%)	27181 (27%)
	50-74K	1082 (21%)	7014 (18%)	17800 (18%)
	75-99K	280 (5%)	3101 (7%)	0486 (0%)
	100-100K	408 (8%)	3422 (8%)	12400 (12%)
	200K+	130 (2%)	470 (1%)	2300 (2%)
Highest Education Level	No Diploma	2002	24103	50203
	Diploma or GED	2257	21852	52403
	Some College	1084	15815	40255
	Assoc. Degree	574	4182	11840
	Bachelors Degree	773	4881	10184
	Higher Degree	500	2372	8040
Total Housing Units		5,530	45,313	105,888
--Owner-Occupied		1,340	14,704	43,778
--Renter-Occupied		3,043	20,300	53,808

		1-Mile	3-Miles	5-Miles
Owner-Occupied Values	< 100K	100	3418	7224
	100-199K	480	0000	10020
	200-299K	408	3071	11737
	300-399K	03	702	3220
	400-499K	00	238	074
	500K+	100	405	1585
Total Working Age Population		0,808	01,180	221,021
In Work Force		5,820	54,550	134,031
Not In Work Force		3,088	30,030	80,000
Workforce Employed		5,310	40,447	118,270
Workforce Unemployed		501	8,057	10,172
Civilian Workforce		5,820	54,504	134,448
Military Workforce		0	52	183
Total Households		4,080	41,150	07,070
Family Households		2,804	27,728	07,837
Non-Family Households		2,185	13,431	20,830
Married Couple		1,232	13,012	38,007
Other Family		1,572	14,710	20,230
Married w/Child		402	0,385	18,451
Single Male w/Child		320	2,231	4,280
Single Female w/Child		050	0,552	12,400



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