

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR SALE

1326 H Street, Bakersfield • Office

\$875,000



PROPERTY DETAILS

- **Value Add-Project**
- **5 Tenants**
- **Zoned CC**
- **Approx. 2,000 SF. Vacant**
- **8,104 SF. Office Space**
- **Ample Parking**
- **Downtown**
- **Centrally Located**

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.

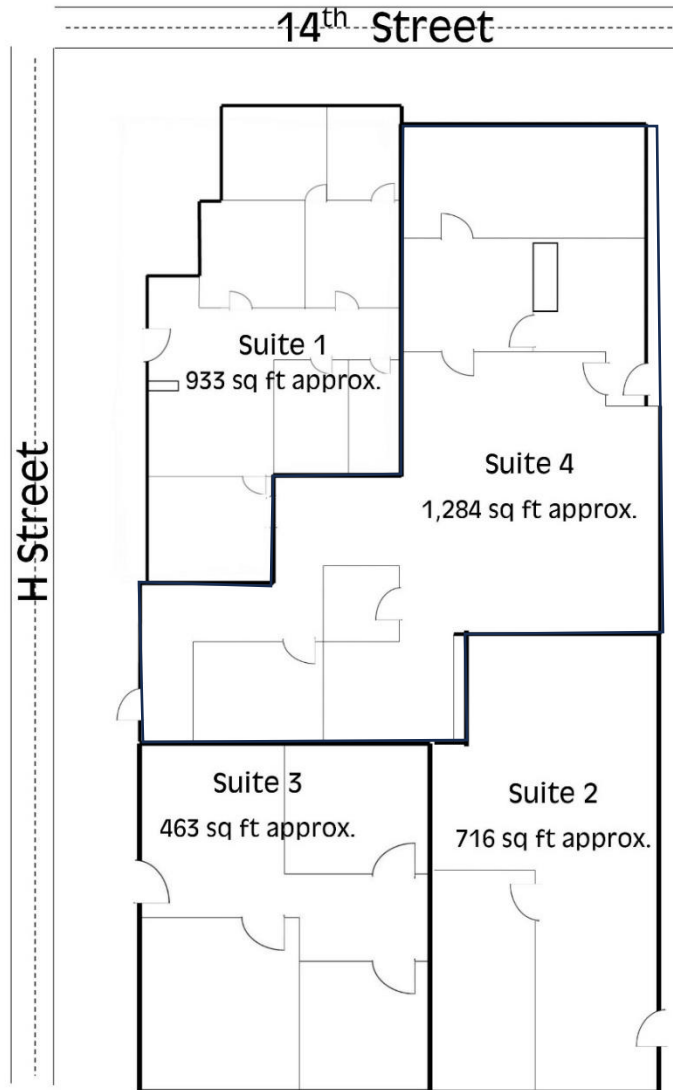
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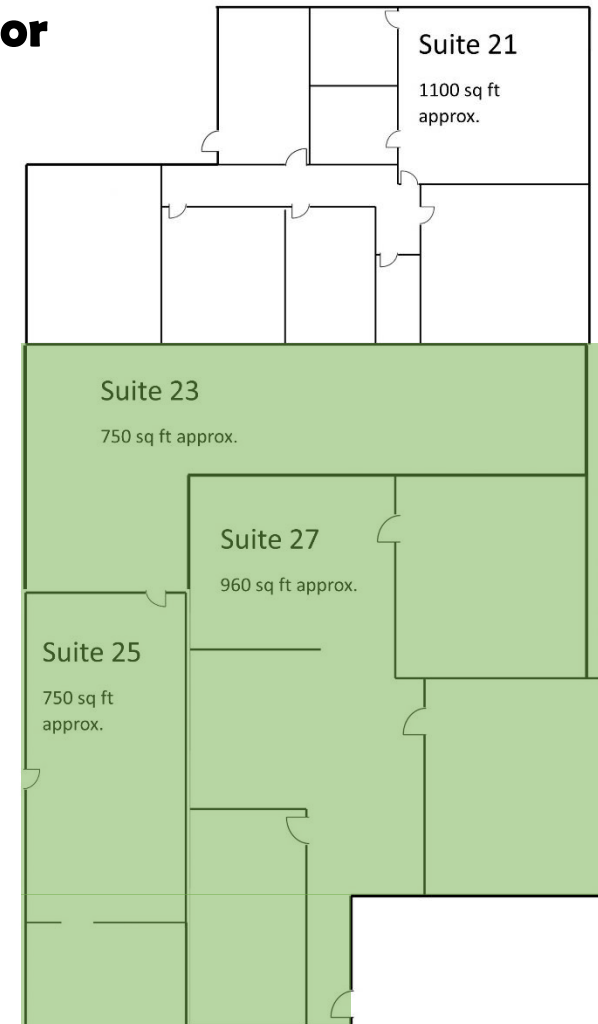
FOR SALE – Office

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1st Floor



2nd Floor



*Not drawn to scale



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FOR SALE – Office

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TENANTS	SUITE	SQUARE FOOTAGE
Occupied	1	933
Exquisite Kurves	2	716
Exquisite Kurves	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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FOR SALE - Commercial Building

1326 H Street, Bakersfield – Financials and Loan Scenarios

Actual

	Monthly Rent	PSF	Rented Space	Annual Operating Income
Operating Income	\$8,132	\$1.81	3,396 SF	\$97,584
Operating Expenses	\$2,800			\$38,380
Net Operating Income				\$13,125



Monthly figures are estimated average amounts.

Proforma

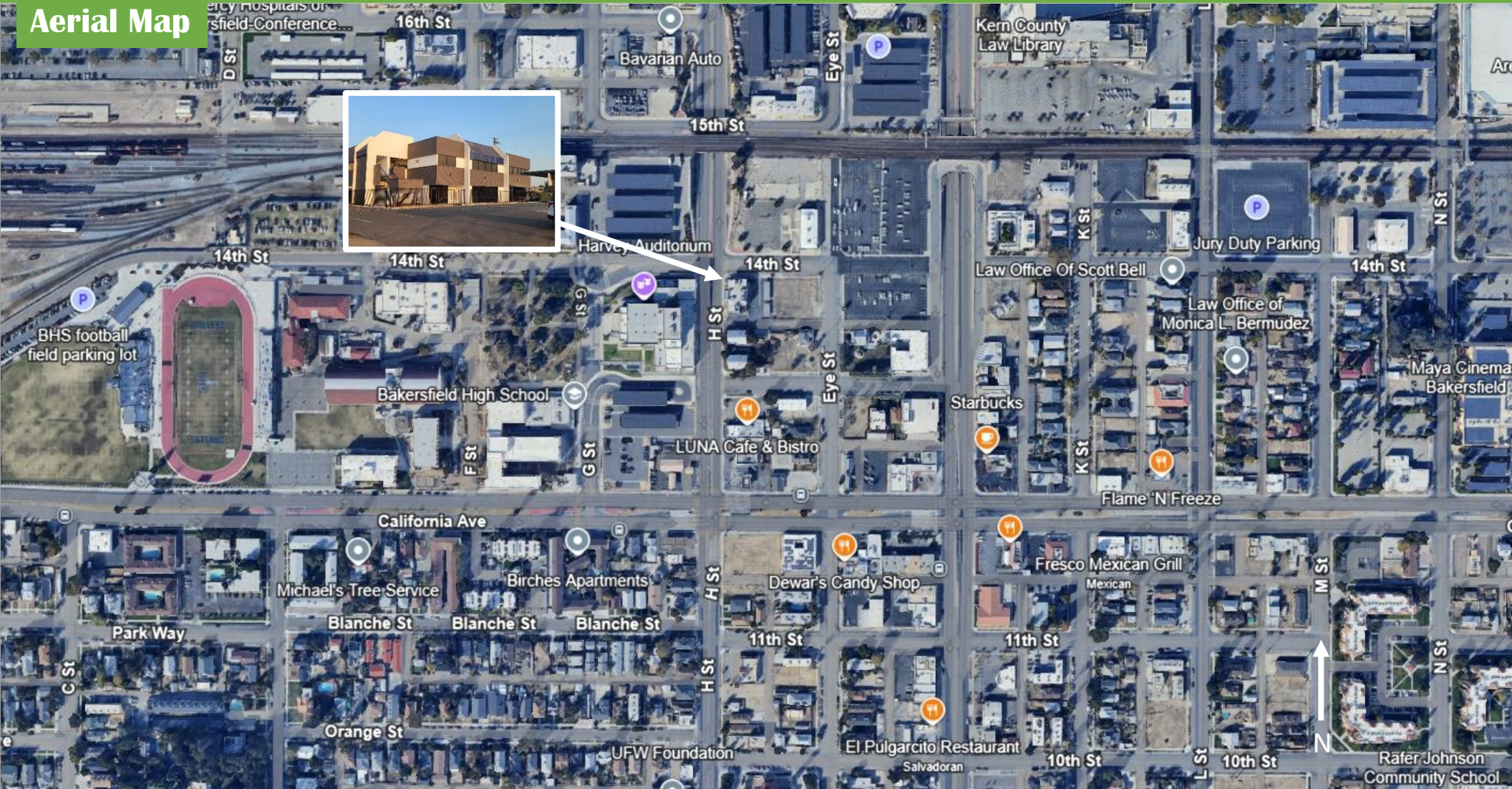
Fully Occupied	\$15,616	\$2	7,808 SF	\$187,392
Operating Expenses	Utilities increased by 20%	Tax Increase Representative of sales price		\$49,444
Debt Service	\$6,615			\$79,380
Loan 70% LTV				
NOI				\$58,568



FOR SALE – Office

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Aerial Map



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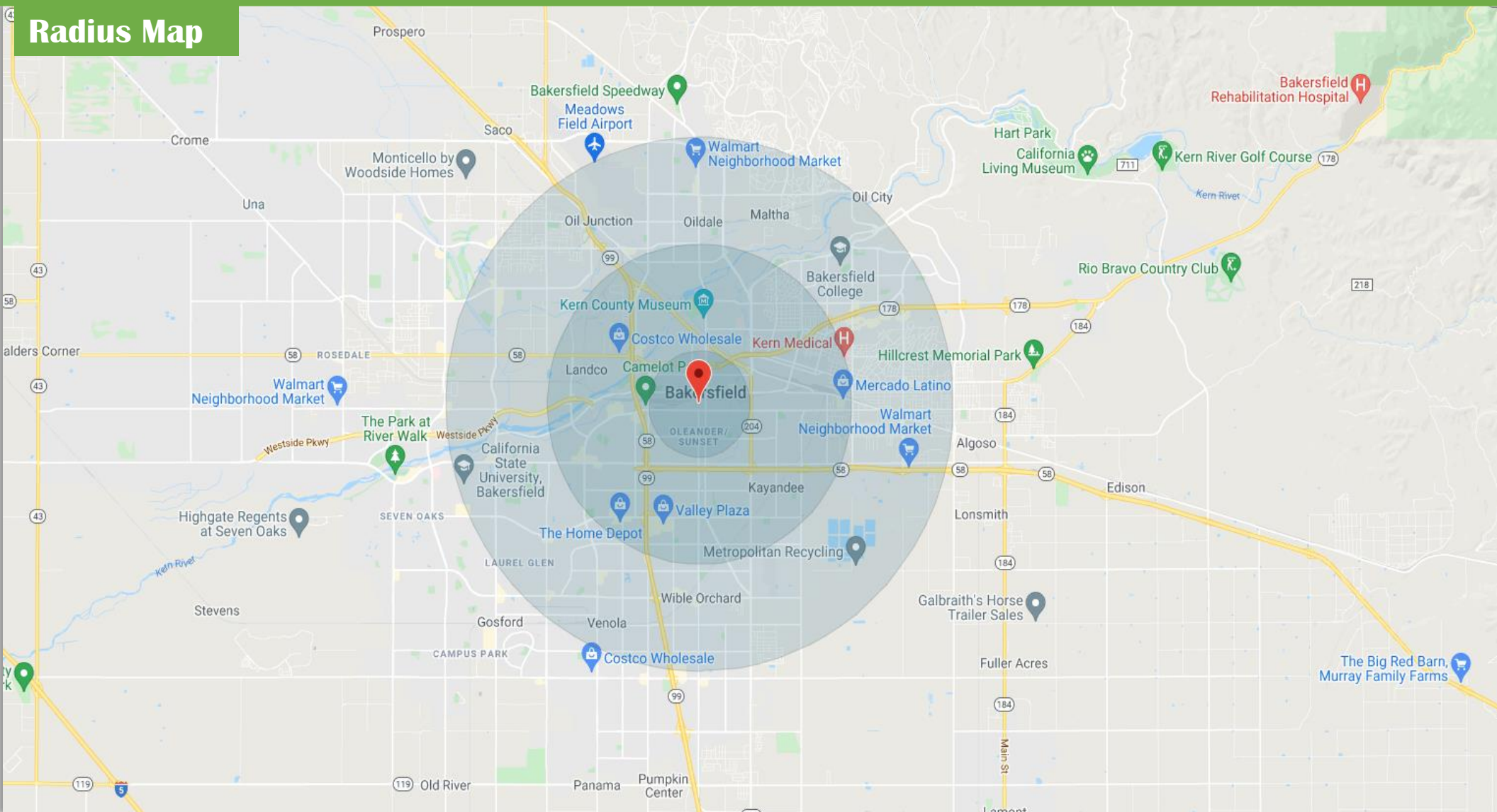
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Radius Map



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Commercial Building for Sale

1326 H Street, Bakersfield – Property Information

Summary:

- Central Valley Commercial Brokers is excited to bring to market this multi-tenant office building across from the historic, Bakersfield High School, in the Downtown market. Highly visible, with the frontage of the building on the Main thoroughfare of H St, this building is easily accessible from all corners of Kern County. Currently 8 suites, this property offers opportunity with its CC zoning designation. This zoning allows for all uses, within the C zoning designation. Looking at this building from GOOGLE earth, you can see the transformation that has occurred, with paint and landscape. Combine that curb appeal with the LED upgrades throughout and new HVAC, you are looking at some prime real estate in the downtown market.

Property Details:

- Price** \$875K
- Size** – 8,104 SF, 8 Units
- Parcel Size** – 16,117 SF
- Age** – Built 1980
- Zoning CC** – City of Bakersfield
- APN** - 006-411-01

Property Highlights:

- Flexible Zoning – CC zoning includes all variations within the C commercial zoning.
- Ample Parking – 24 spaces, as well as street parking on
- Recently Renovated – New Paint, Landscape, HVAC – with zoning, LED lighting throughout
- Upside – With Half of the building empty, this is ideal for the owner/user



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