

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR SALE

1326 H Street, Bakersfield • Office

PRICE IMPROVEMENT! \$835,000



PROPERTY DETAILS

- Downtown
- Multi-Tenant Value Add-Project
- 4 long term tenants
- 2,000 SF Vacant
- 8,104 SF Office Space
- Ample Parking
- Zoned CC



MARCUS DUARTE

CA RELIC. #01972531 • Agent

mduarte@cvcbrokers.com • 661.404.4090 Office

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.

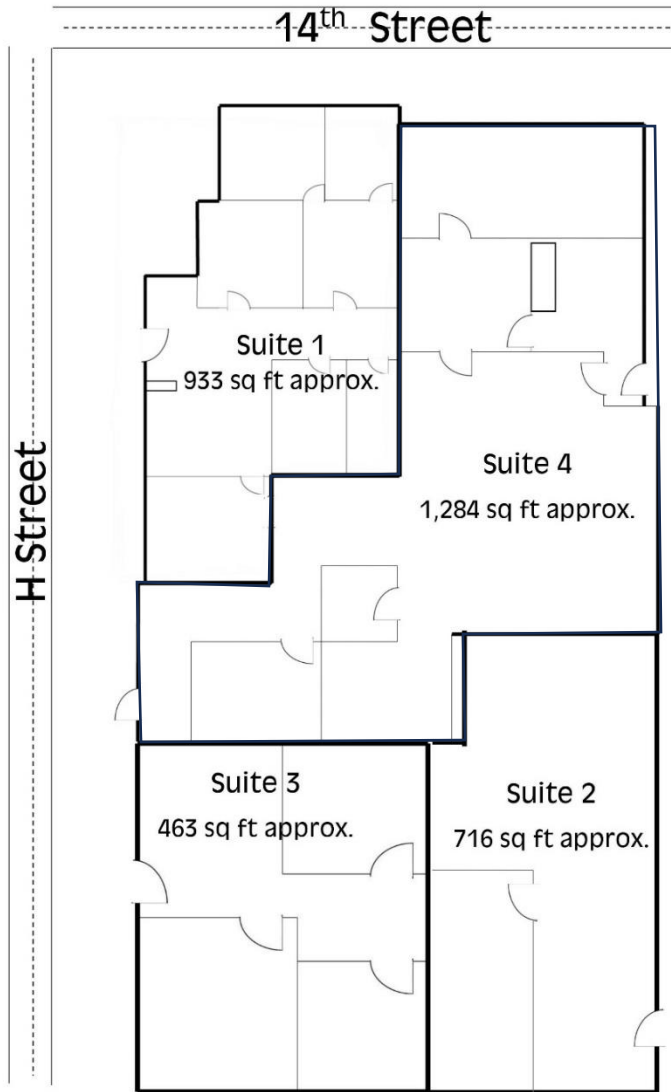
It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

FOR SALE – Office

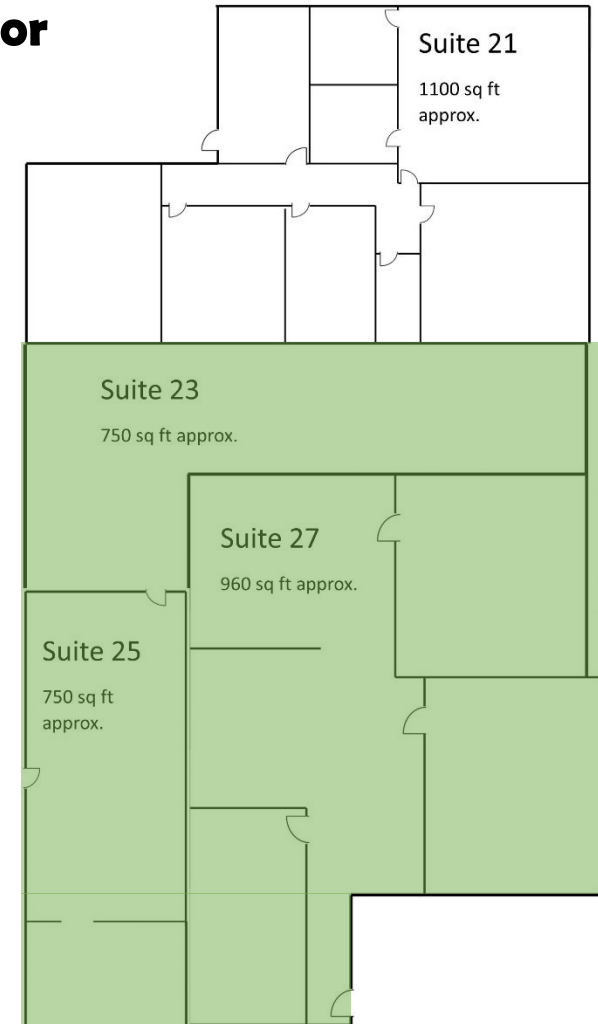
1326 H Street, Bakersfield

1st Floor

■ Empty Suites



2nd Floor



*Not drawn to scale



MARCUS DUARTE

CA RELIC. #01972531 • Agent

mduarte@cvcbrokers.com • 661.404.4090 Office

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 SALE – Office

1326 H Street, Bakersfield

Recently
renovated

TENANTS	SUITE	SQUARE FOOTAGE
Barber Shop	1	933
Exquisite Curves	2	716
Exquisite Curves	3	463
Hey There Delilah	4	1,284
Therapist	21	1,100
AVAILABLE	23	750
AVAILABLE	25	750
Injury Lawyer	27A	135
AVAILABLE	27B	180
AVAILABLE	27C	350



MARCUS DUARTE

CA RELIC. #01972531 • Agent / CVCB BRE #02084340
mduarte@cvcbrokers.com • 661.404.4090 Office
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 SALE - Commercial Building

1326 H Street, Bakersfield – Financials and Loan Scenarios

Actual

	Monthly Rent	PSF	Rented Space	Annual Operating Income
Operating Income	\$8,132	\$1.75	4,631 SF	\$97,584
Operating Expenses	\$3,400			\$41,000
Net Operating Income				\$56,584



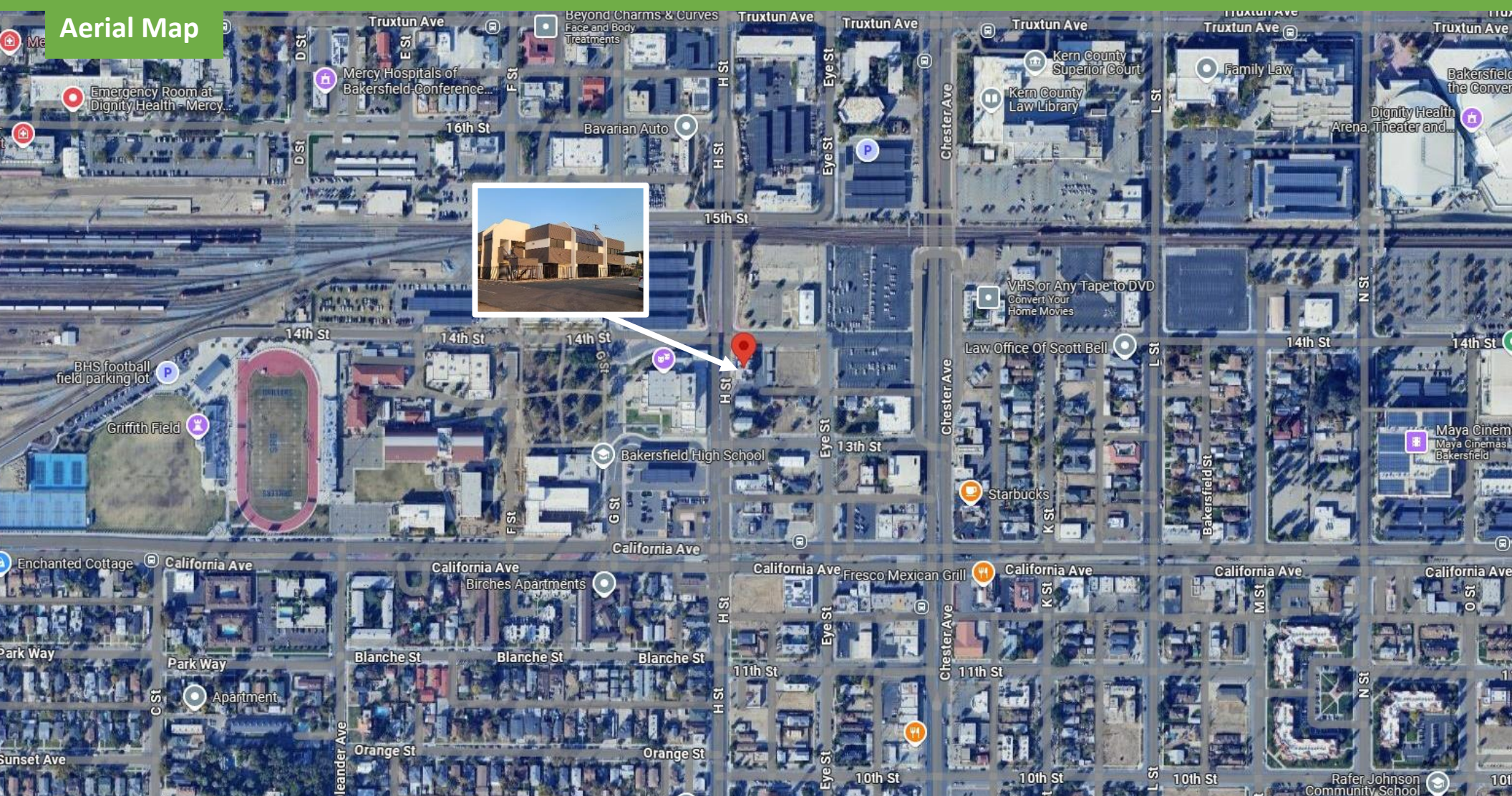
Proforma

Fully Occupied	\$15,616	\$2	7,808 SF	\$187,392
Operating Expenses	Utilities increased by 20%	Tax Increase Representative of sales price		\$49,444
NOI				\$137,948



FOR SALE – Office

1326 H Street, Bakersfield



MARCUS DUARTE

CA RELIC. #01972531 • Agent / CVCB BRE #02084340

mduarte@cvcbrokers.com • 661.404.4090 Office

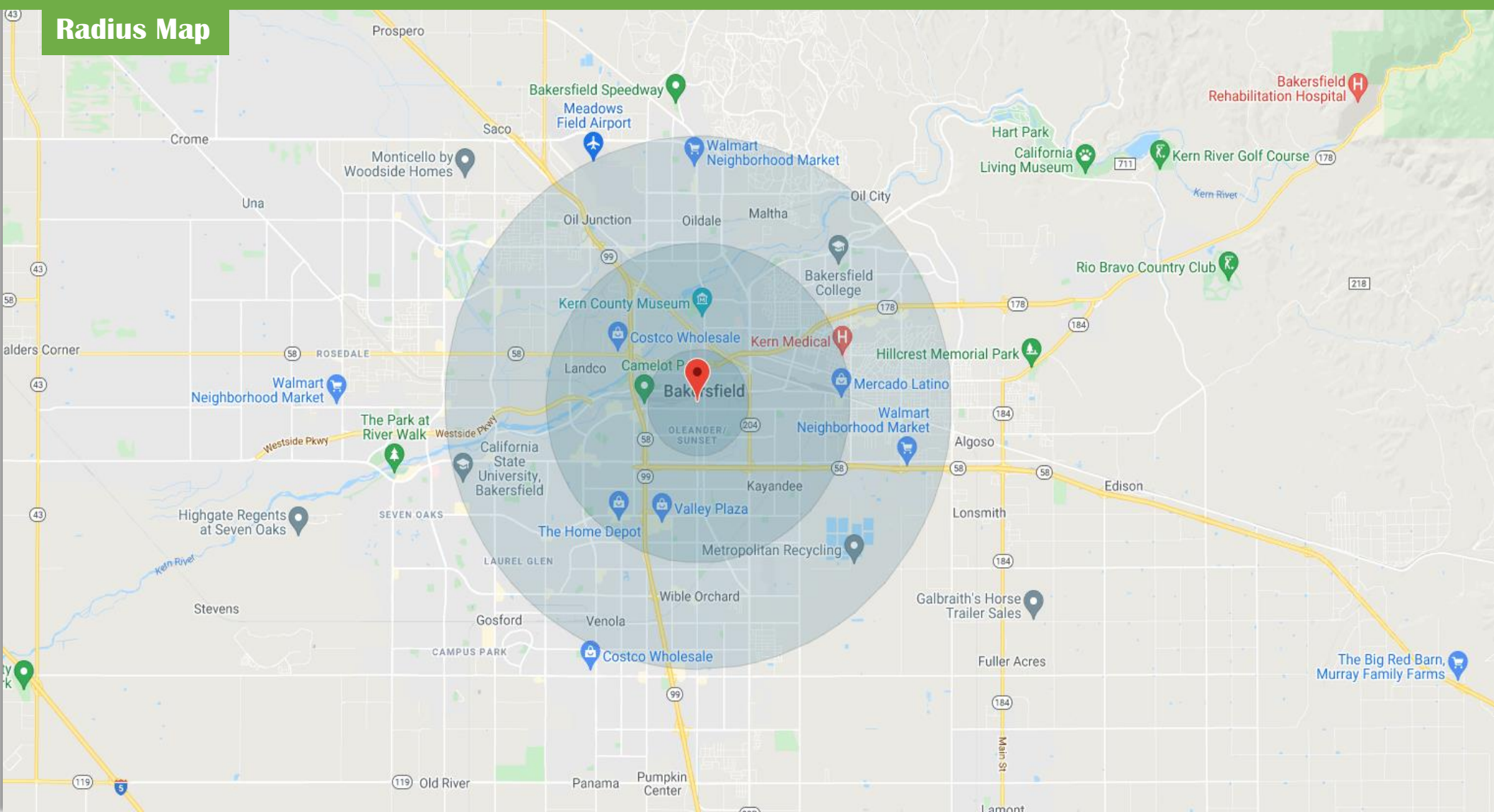
930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

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 SALE – Office

1326 H Street, Bakersfield



MARCUS DUARTE

CA RELIC. #01972531 • Agent / CVCB BRE #02084340

mduarte@cvcbrokers.com • 661.404.4090 Office

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.

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** \$835K
- 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



MARCUS DUARTE

CA RELIC. #01972531 • Agent / CVCB BRE #02084340
mduarte@cvcbrokers.com • 661.404.4090 Office
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.