

# CVCB



CENTRAL  
VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR SALE

Executive Suites  
1603 California Ave, Bakersfield

**\$800,000**



**MARCUS DUARTE** • Agent/Associate •  
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*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.*

**HENRY E. MENDEZ, JR.** • Broker/ Principal •  
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# FOR SALE

## 1603 California Ave, Bakersfield

### PROPERTY DETAILS

1603 California Ave is a free-standing multi-tenant building centrally located on the corner of Eye Street and California Avenue in the Downtown Bakersfield Business Corridor. The building is located near city and county administrative offices, courts, hall of records, Bakersfield Police Department, banks, various law offices, insurance offices, many local and national eateries.

#### AVAILABILITY

130 SF – 334 SF office suites

#### LEASE TYPE

Multi-Tenant

Gross

#### SITE HIGHLIGHTS

- 11 shared onsite parking stalls
- Ample street parking
- Centrally located
- Conference room available
- Break Room
- 3 Year Term

#### APN#

009-011-04

#### BUILDING SIZE

8,409 SF

#### AVAILABLE SPACE SIZE

130 SF – 260 SF



### BUILDING ROSTER

#### SUITE

101  
103  
105  
107 & 107 ½  
108 & 110  
  
109 & 111  
112  
113  
114  
115  
116  
117  
119,120,121  
122,123,124  
126,127,129  
133  
134  
135  
  
136  
137  
138 & 140  
139  
142  
143 & 143 ½  
145  
147  
149

#### TENANT

#### VACANT

Marlon Meneses

Occupied

#### VACANT

Advanced Legal Process  
Services

Administration Office

Occupied

#### VACANT

Administration Office

Occupied

Occupied

#### VACANT

Julie's Beauty Salon

Julie's Beauty Salon

Julie's Beauty Salon

Occupied

#### VACANT

One Time Insurance  
Services, Inc.

#### VACANT

Occupied

#### VACANT

#### VACANT

Rio Counseling Center

#### VACANT

Taxes

Antonio E. Flores

Solar – Keener Bullock



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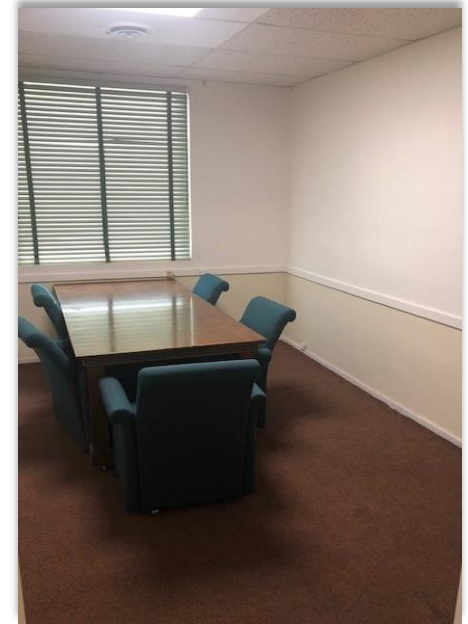
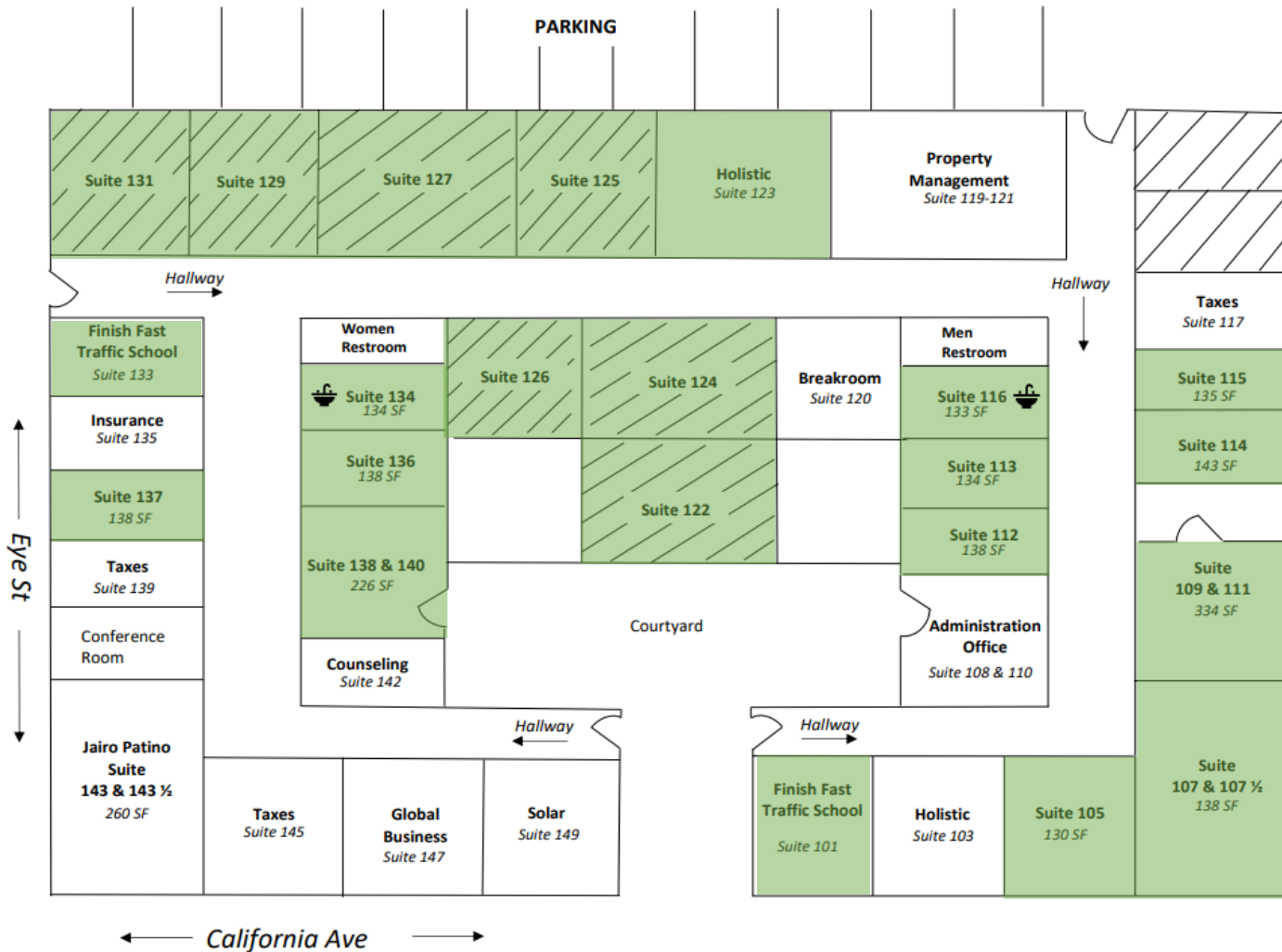
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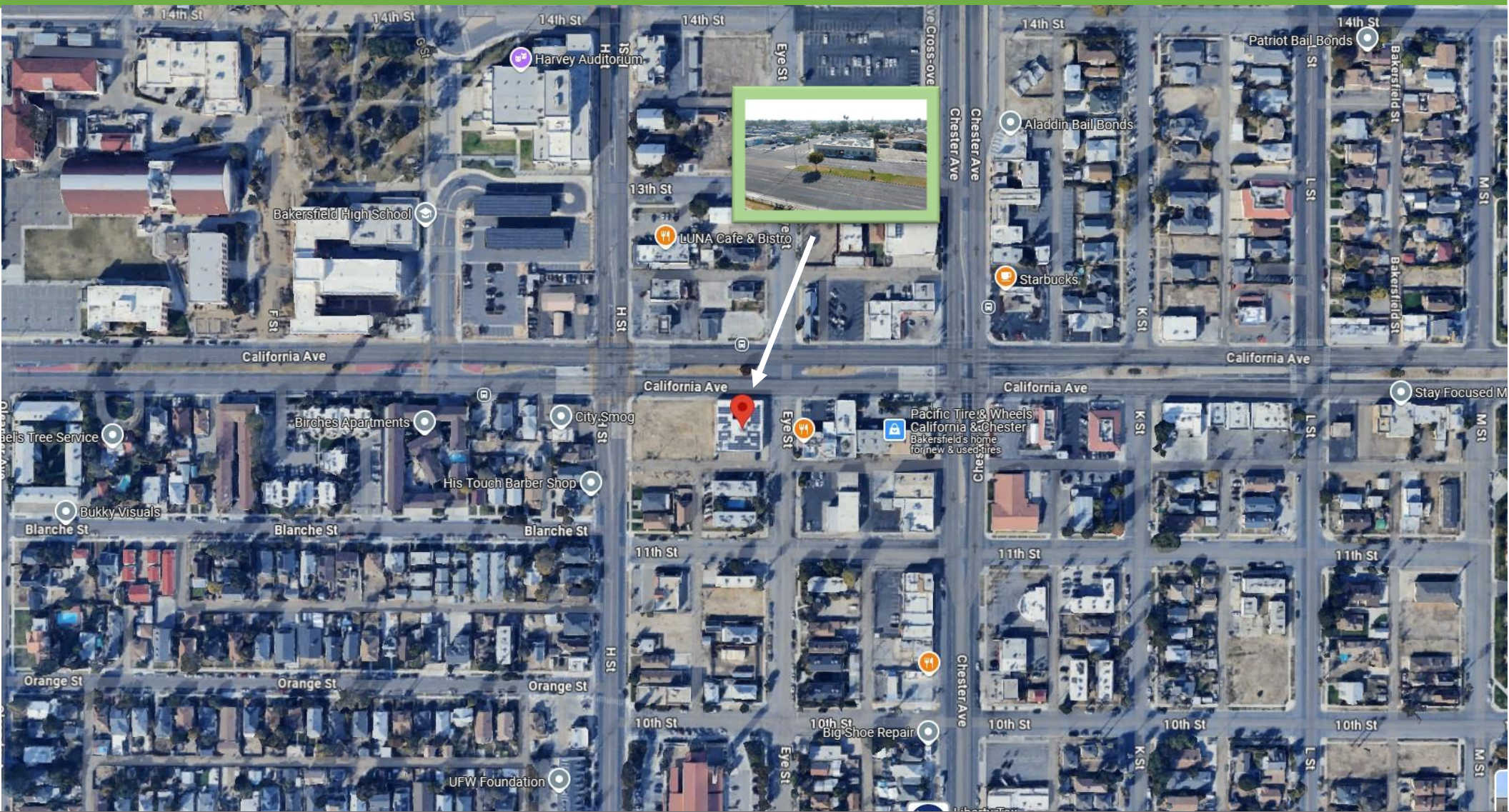
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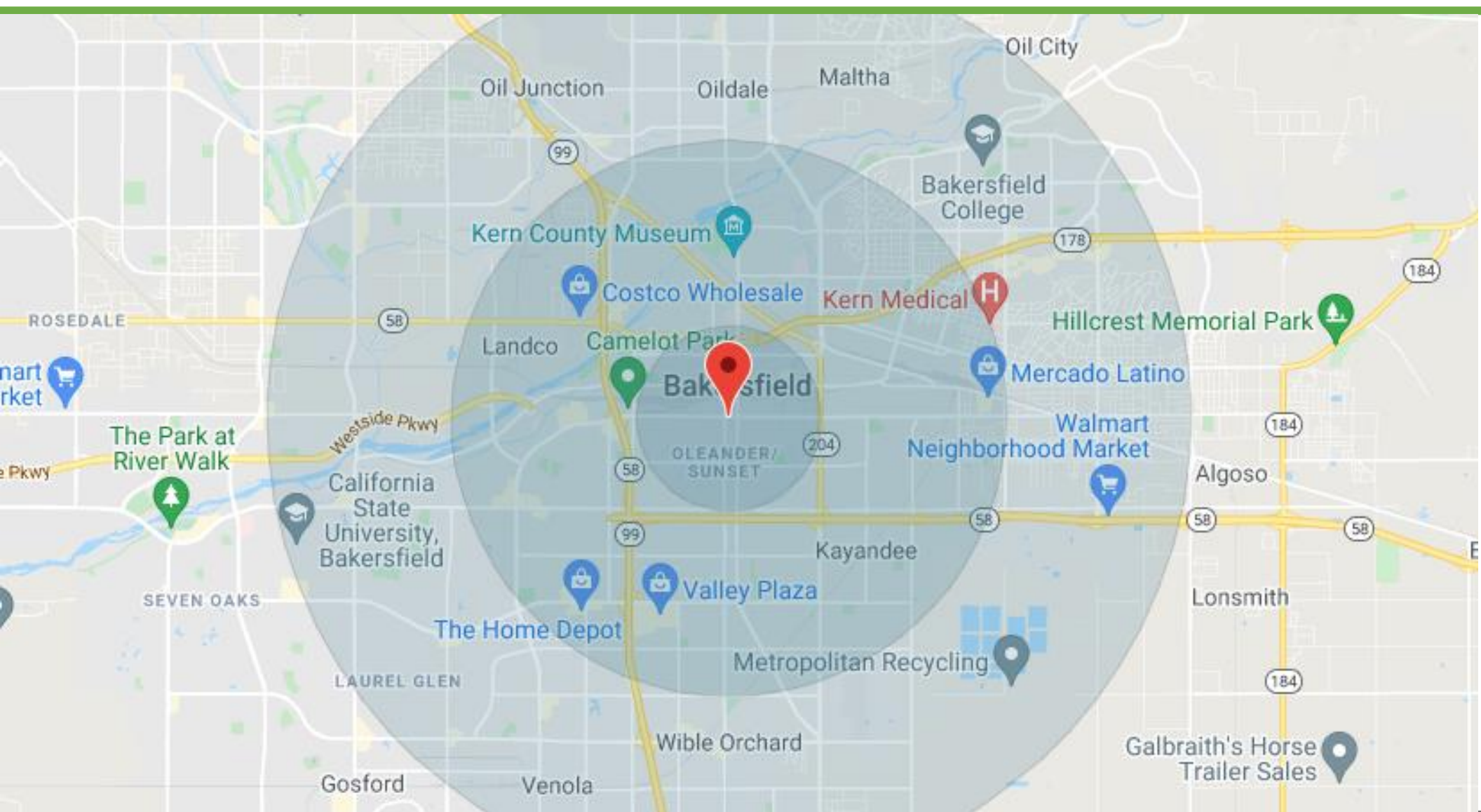
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# FOR SALE

## 1603 California Ave, Bakersfield

1603 California Avenue Bakersfield, CA 93304

		1-Mile	3-Miles	5-Miles
Total Population		14,202	120,113	307,310
Population Median Age		33	32	33
Population by Age	0-9 Yrs	2713 (19%)	24020 (18%)	53220 (17%)
	10-19 Yrs	1804 (13%)	10021 (15%)	47880 (15%)
	20-29 Yrs	2532 (17%)	22040 (17%)	52001 (17%)
	30-39 Yrs	2053 (14%)	18057 (13%)	41701 (13%)
	40-49 Yrs	1377 (9%)	12777 (9%)	32408 (10%)
	50-59 Yrs	1511 (10%)	13200 (10%)	32318 (10%)
	60-69 Yrs	1148 (8%)	10300 (8%)	25170 (8%)
70+ Yrs		1033 (7%)	8058 (6%)	21823 (7%)
Median HH Income		\$37,133	\$35,270	\$42,844
Total Household Income	< 24K	1850 (35%)	14707 (35%)	28503 (28%)
	25-40K	1301 (26%)	12052 (29%)	27428 (27%)
	50-74K	1128 (21%)	7083 (18%)	18002 (18%)
	75-99K	283 (5%)	3110 (7%)	0535 (0%)
	100-100K	402 (7%)	3451 (8%)	12542 (12%)
	200K+	135 (2%)	475 (1%)	2383 (2%)
Highest Education Level	No Diploma	2270	24501	51140
	Diploma or GED	2433	22041	52012
	Some College	2077	15802	40445
	Assoc. Degree	503	4215	11033
	Bachelors Degree	725	4007	10184
	Higher Degree	470	2382	8045

		1-Mile	3-Miles	5-Miles
Owner-Occupied Values	< 100K	130	3305	7200
	100-100K	540	7100	10304
	200-200K	507	3102	11707
	300-300K	50	007	3173
	400-400K	58	233	058
500K+		08	401	1588
Total Working Age Population		10,340	92,338	223,704
In Work Force		0,143	55,450	130,015
Not In Work Force		4,200	30,882	87,750
Workforce Employed		5,587	47,241	110,453
Workforce Unemployed		550	8,173	10,374
Civilian Workforce		0,143	55,414	135,827
Military Workforce		0	42	188
Total Households		5,100	41,465	98,302
Family Households		3,007	27,000	68,450
Non-Family Households		2,101	13,460	20,042
Married Couple		1,272	13,153	38,000
Other Family		1,735	14,840	20,484
Married w/Child		403	0,428	18,005
Single Male w/Child		370	2,223	4,208
Single Female w/Child		715	0,020	12,487

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