





Bakersfield, California



PROPERTY HIGHLIGHTS

- Located at the interchange of Highway 99 and Rosedale Highway with an AADT of over 200,000 cars per day
- Building size: 25,233 square feet
- Zoning: C-2 City of Bakersfield
- Amenities include: pool, jacuzzi, sauna, steam room, group fitness room, multiple weight rooms, office space and locker rooms with shower facilities
- All fitness equipment is included with the lease
- Neighbors include Costco, Black Angus, Hungry Hunter, Fairfield Inn, Shell, Taco Bell, Carl's Jr, Harbor Freight Tools, UEI College and John's Incredible Pizza
- Lease rate: \$1.25 psf/mo + \$.25 psf/mo NNN

TONY SCIGLIANO | Senior Vice President | 661.616.3580 direct | TSCIG@asuassociates.com | CA RE License #00904956 STEVE D. ADAMS | Senior Vice President | 661.616.3595 direct | sadams@asuassociates.com | CA RE License #00868370 11601 BOLTHOUSE DRIVE, SUITE 110 | BAKERSFIELD, CA 93311 | 661.862.5454 main | 661.862.5444 fax

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no quarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

Interior Photos

STAIR STEP MACHINES



WEIGHT MACHINE ROOM



GROUP EXERCISE ROOM



FREE WEIGHT ROOM



FREE WEIGHT ROOM



TONY SCIGLIANO | Senior Vice President | 661.616.3580 direct | TSCIG@asuassociates.com | CA RE License #00904956
 STEVE D. ADAMS | Senior Vice President | 661.616.3595 direct | sadams@asuassociates.com | CA RE License #00868370
 11601 BOLTHOUSE DRIVE, SUITE 110 | BAKERSFIELD, CA 93311 | 661.862.5454 main | 661.862.5444 fax



Interior Photos

25 YARD 4 LANE POOL



JETTED JACUZZI



TRX TRAINING ROOM



SAUNA ROOM



LOCKER ROOM



TONY SCIGLIANO | Senior Vice President | 661.616.3580 direct | TSCIG@asuassociates.com | CA RE License #00904956
STEVE D. ADAMS | Senior Vice President | 661.616.3595 direct | sadams@asuassociates.com | CA RE License #00868370
11601 BOLTHOUSE DRIVE, SUITE 110 | BAKERSFIELD, CA 93311 | 661.862.5454 main | 661.862.5444 fax

