



# Office/Warehouse Building Available **FOR SALE OR LEASE**

530 California Avenue ▪ Bakersfield, CA



## Property Highlights

- California Avenue office/warehouse with highly visible pylon signage and high traffic counts - more than 17,000 cars per day
- 2 parcels with significant fenced and paved parking/yard area with three gates. Almost a half city block
- Adjacent to new residential and future redevelopment projects. In close proximity to the Maya Cinemas Theater and Mechanics Bank Arena
- Convenient access to all areas of Bakersfield - Highway 99 via California Avenue, Highways 58 and 178 via Union Avenue, and the Westside Parkway via Truxtun Avenue

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## Property Details | Parcel Map

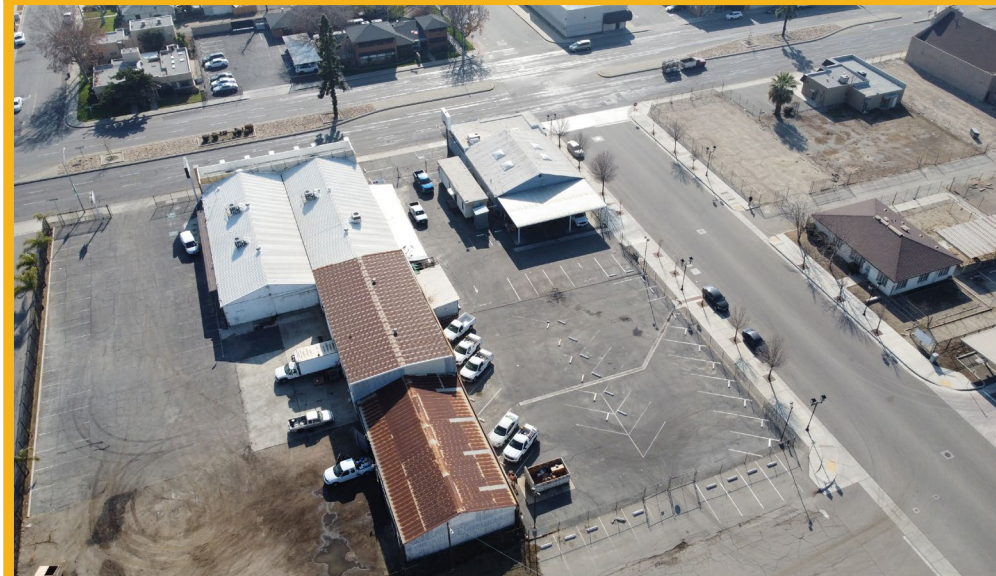
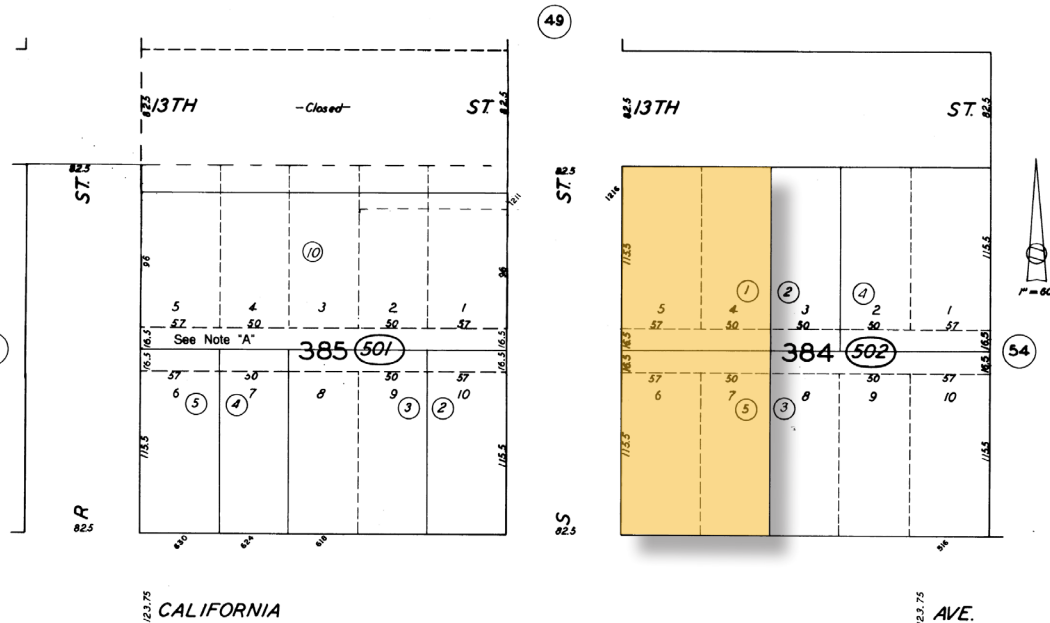
### Property Details

- **Sale Price** \$575,000
- **Lease Rate** \$1.50 PSF per month Modified Gross
- **Building Size** 3,782 SF
- **Lot Size** 0.64 Acres or 27,878 SF
- **Assessor Parcel Numbers** 006-502-01 & 05
- **Zoning** M-1, City of Bakersfield
- Includes mezzanine storage and a separate mobile office trailer of approximately 650 SF (not included in the total SF)
- Approximately 1,350 SF canopy, 750 SF shade structure for parking or storage, and 512 SF storage shed (not included in the total SF)

CITY OF BAKERSFIELD

SCHOOL DIST. 1-1

6-50



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## Exterior Property Photos



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## Interior Property Photos



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## Additional Property Photos



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## Aerial Map



530 California Avenue

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