



Office Space Available

FOR LEASE

5555 California Avenue • Bakersfield, CA



PROPERTY HIGHLIGHTS

- Prime California Avenue Location
- Highly Visible Monument Signage Available
- Professionally Managed and Maintained – Property Manager On-Site
- Located near Restaurants, Banks And Retailers With Convenient Hwy 99 Access
- Improved Spaces Ready For Occupancy
- Elevator Served

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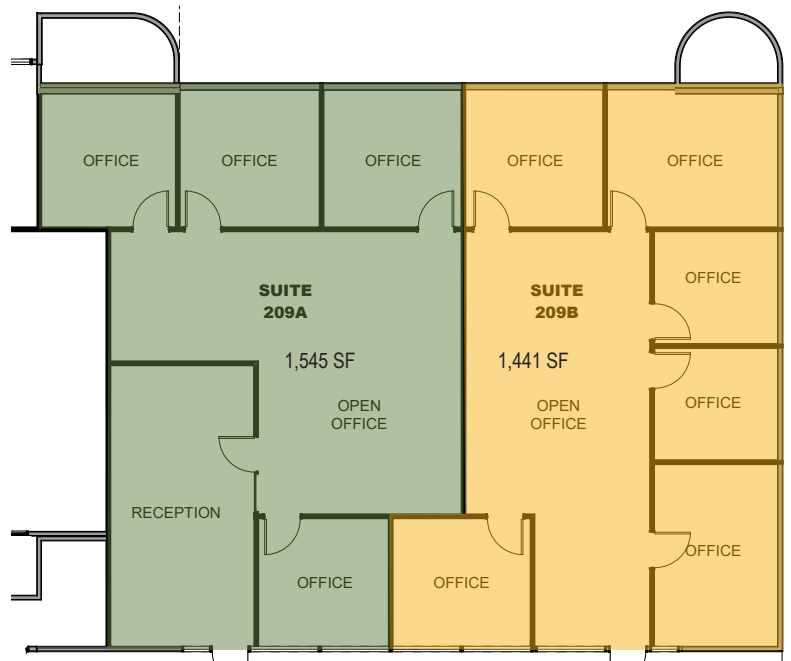
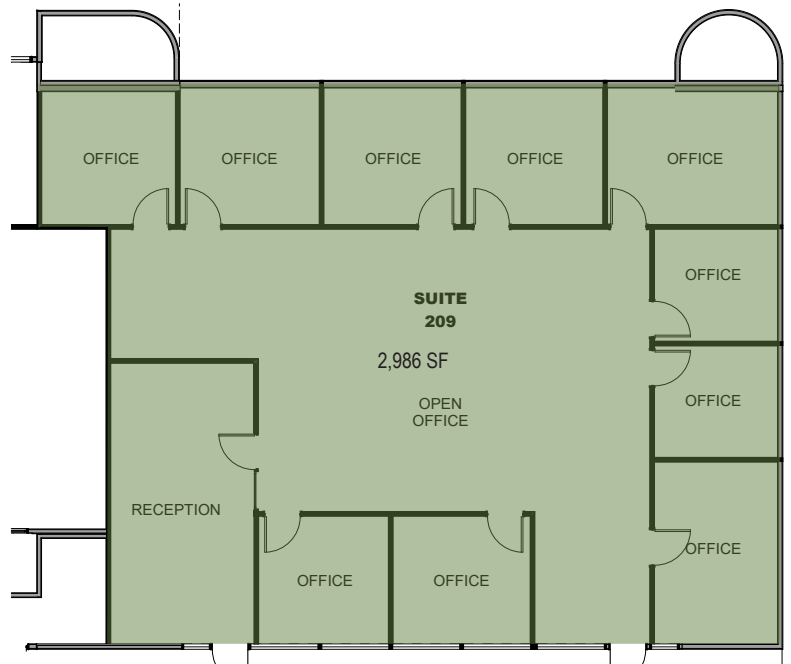
Suite 209 Floor Plan and Availability

AVAILABLE SPACE

- Suite 209 - 2,986 RSF - Divisible into suites of 1,441 & 1,545 SF

RENTAL RATE

- \$1.40 PSF modified gross
- Rental rate excludes utilities and janitorial services



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Aerial Map



HOBBY LOBBY
LASSENS NATURAL FOODS OF VITAMINS
IN-SHAPE HEALTH CLUBS
Panera BREAD
Durlington Carpet Services
ROSS DRESS FOR LESS
Spectrum

CALIFORNIA PAVILION
BLAZE PIZZA **Rubio's** FRESH MEXICAN GRILL **STARBUCK'S COFFEE**
Creamistry **KAMISAMA** **CORNER bakery CAFE**
Xtreme SOCCER **the Habit** BURGER GRILL **POKE BOWL!**
FIREHOUSE SUBS **verizon**

Smart & Final **Chick-fil-A**
CVS pharmacy **Jamba Juice**
IN-N-OUT BURGER **PANDA EXPRESS** **ALDI**
BED BATH & BEYOND

VONS **HomeGoods**
Office DEPOT **McDonald's**
Jack **Carl's Jr.**
DOLLAR TREE
UnionBank **CHASE**

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