



# Retail/Office Building Available FOR SALE OR LEASE

2222 North Chester Avenue ■ Bakersfield, CA

## Property Highlights

- Hard corner location at the signalized intersection of North Chester Ave & China Grade Loop
- Highly visible building with pylon signage on North Chester Avenue
- More than 14,000 AADT



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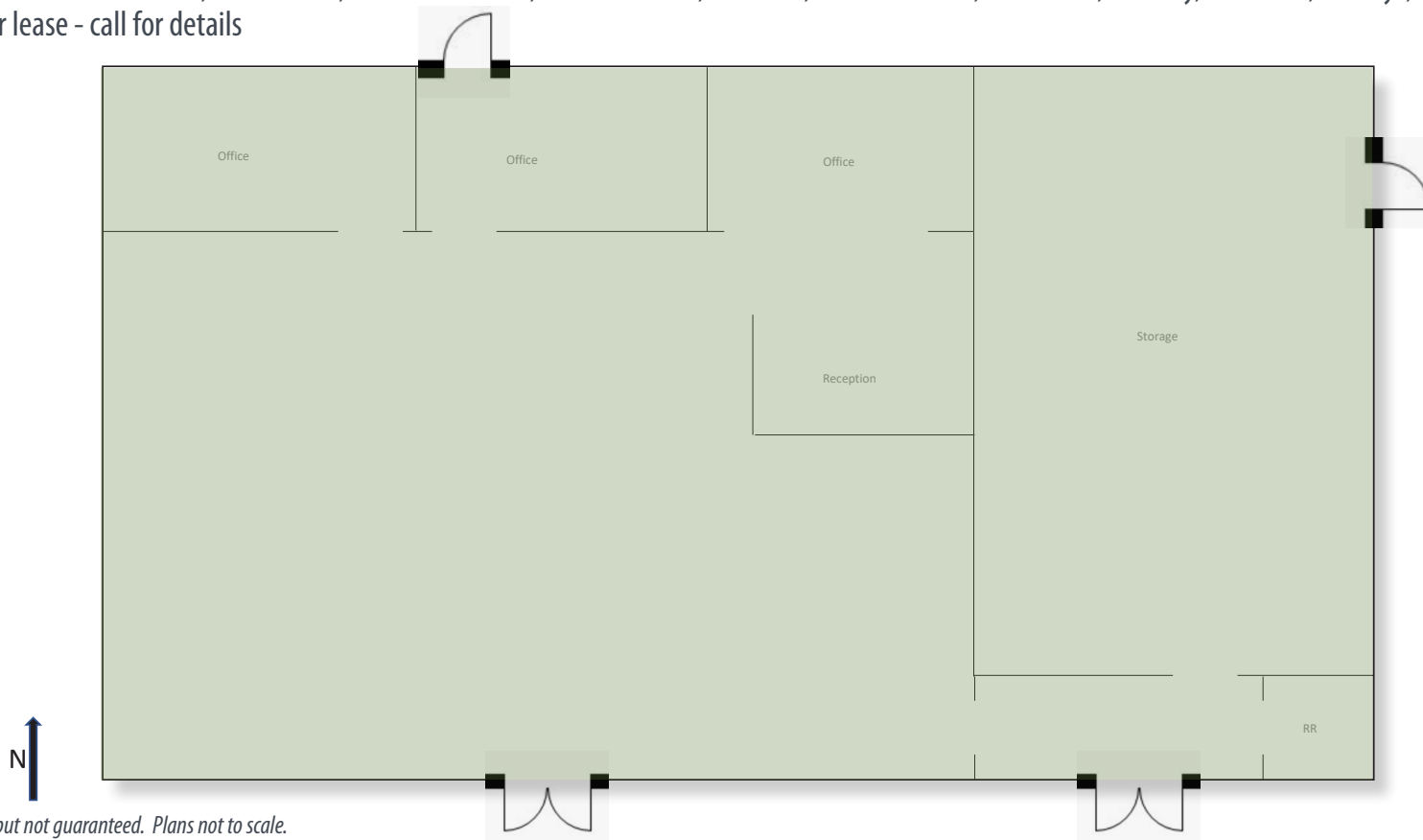
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## Property Details and Floor Plan

### Property Details

- Building Size - 3,000 SF
- Lot Size - 10,716 SF
- Low operating expenses
- On-site parking
- Neighboring retailers include Rite Aid, Chase Bank, Bank of America, Dollar General, Taco Bell, Crunch Fitness, Auto Zone, Subway, Pizza Hut, Wendys, Dominos
- Available for sale or lease - call for details



■ Plans deemed to be accurate, but not guaranteed. Plans not to scale.



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## Property Photos



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Aerial Map



2222 North Chester Avenue

China Grade Loop

N Chester Ave

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