

California Commercial Properties

MAIL: P.O. BOX 181, ALAMO, CA 94507-0181 OFFICE: 3195 DANVILLE BOULEVARD, SUITE 2, ALAMO, CA TEL: 925-820-6700

ANCHOR SPACE FOR SALE

2819 F STREET, BAKERSFIELD, CALIFORNIA



LOCATION: A +/-107,500 SF center in the heart of Bakersfield, CA, bounded by 30th Street, F Street, and 28th Street. Area includes complimentary destination and convenience retail and service users.

AVAILABLE: +/-29,127 SF retail space (+/- 22,050 & +/- 7,077 mezzanine) at 2819 F Street, Bakersfield, CA 93301 (Kern County) APN / Parcel ID 001-222-06 & 28.

PRICE: \$1,495,500.00 / +/- \$52 PSF **MAJOR PRICE REDUCTION**

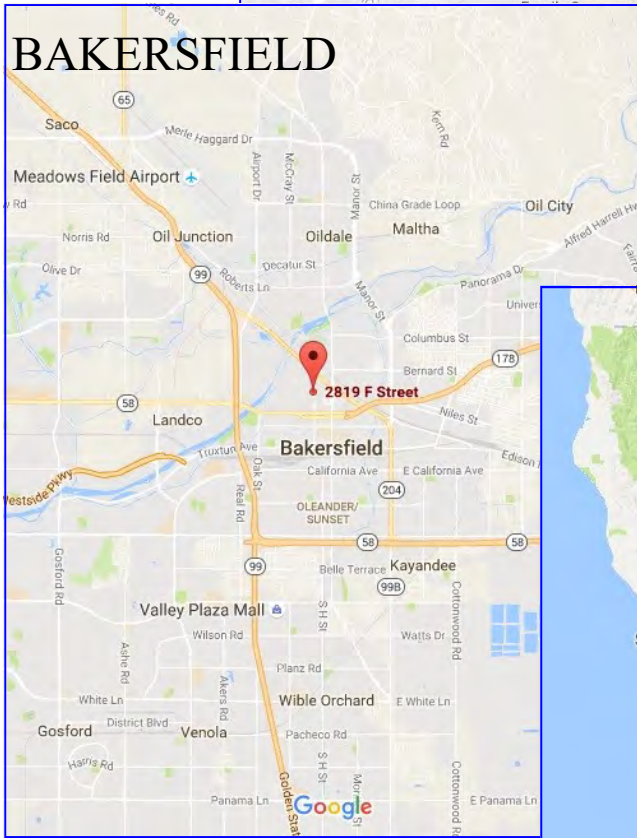
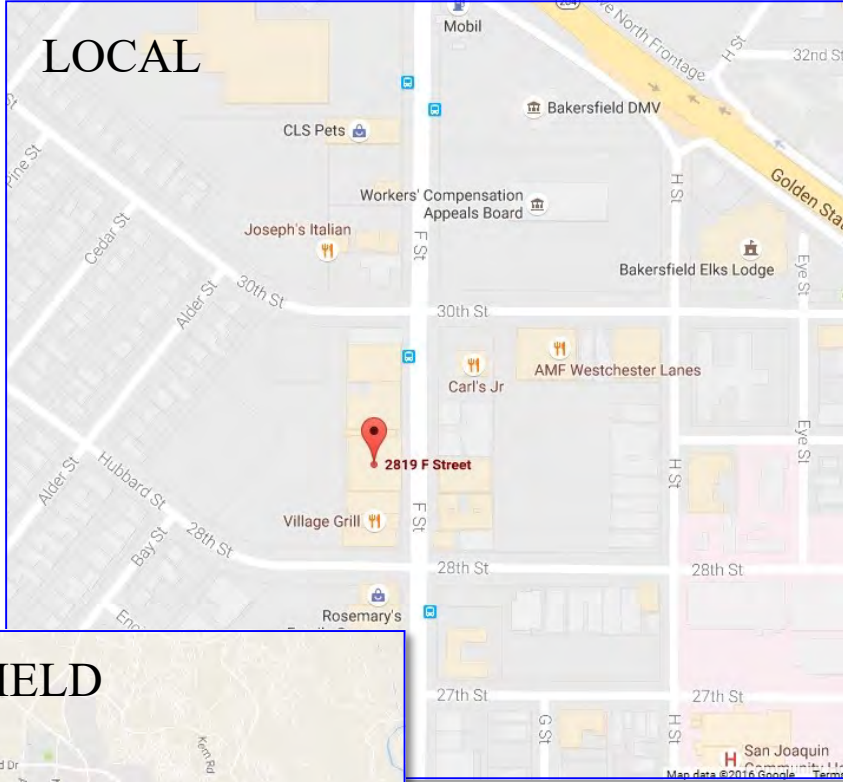
OTHER: 147' of Street Frontage; Predominant Signage; New Roof; Abundant Association Parking

- GREAT EGRESS/INGRESS
- HIGH VISIBILITY / GREAT SIGNAGE
- AMPLE SHARED ASSN PARKING
- MAJOR THOROUGHFARE
- COMPLIMENTARY SHOPS & SERVICES
- NEAR BAKERSFIELD EVENT CENTER

FOR ADDITIONAL INFORMATION CONTACT:
ROBERT BURGESS
925-820-6700

THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.

MAPS



PARKING LOT ENTRANCE



INTERIOR PICTURES



INTERIOR LOOKING TOWARD F STREET



INTERIOR LOOKING TOWARD PARKING LOT

AERIAL VIEW

2819 F STREET, BAKERSFIELD, CA 93301



THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY BUYER IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AGREEMENT.