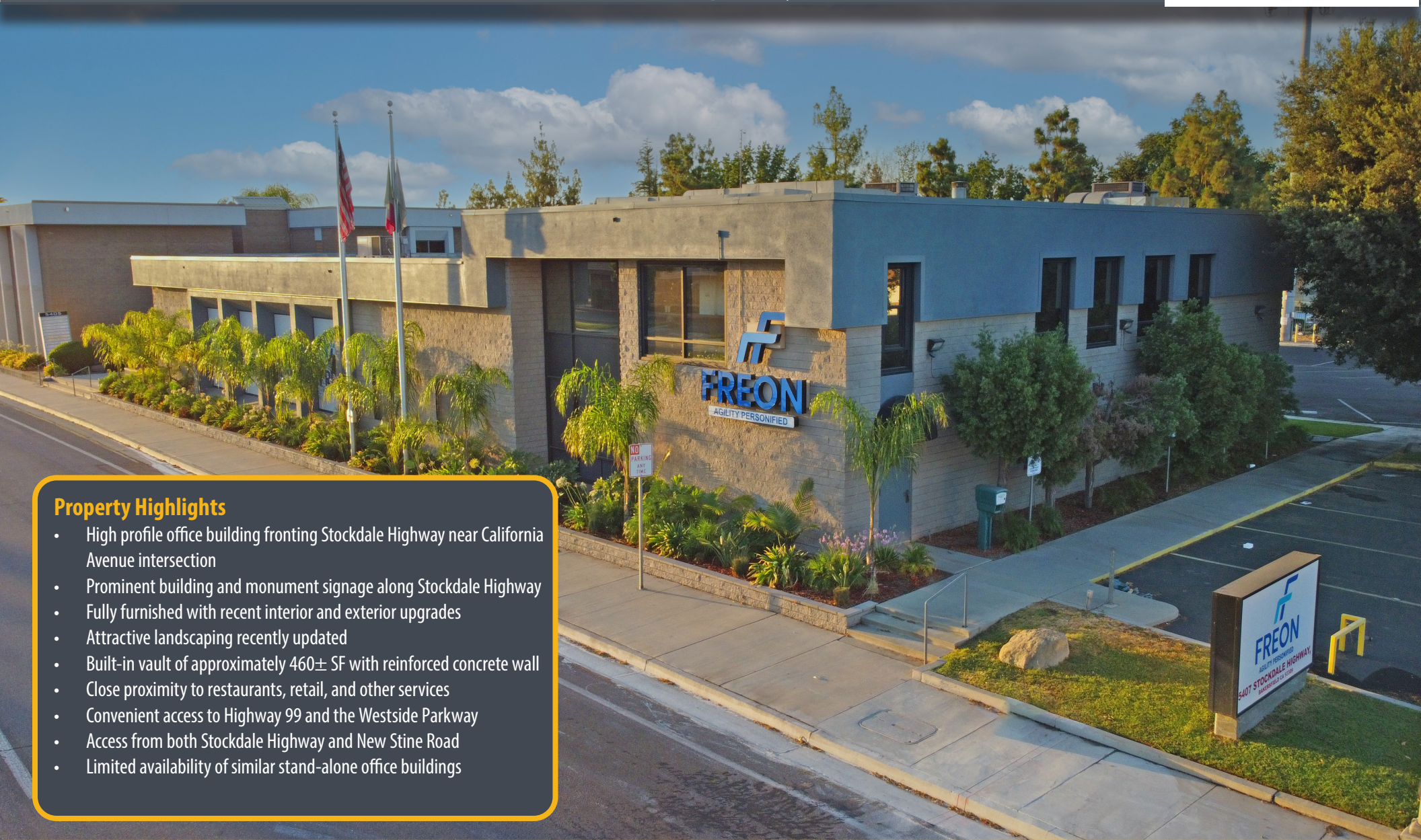


AVAILABLE
For Sale or Lease

Prominent Freestanding Office Building

5407 Stockdale Highway Bakersfield, CA 93309



Property Highlights

- High profile office building fronting Stockdale Highway near California Avenue intersection
- Prominent building and monument signage along Stockdale Highway
- Fully furnished with recent interior and exterior upgrades
- Attractive landscaping recently updated
- Built-in vault of approximately 460± SF with reinforced concrete wall
- Close proximity to restaurants, retail, and other services
- Convenient access to Highway 99 and the Westside Parkway
- Access from both Stockdale Highway and New Stine Road
- Limited availability of similar stand-alone office buildings

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

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Mark J. Smith, SIOR - Principal - 661 616 3561 - marks@asuassociates.com - CA RE #00632003
11601 Bolthouse Drive Suite 110 - Bakersfield, CA 93311 - 661 862 5454 main - 661 862 5444 fax

Prominent Freestanding Office Building Available for Sale or Lease

Property Details / Floor Plan

5407 Stockdale Highway
Bakersfield, CA 93309

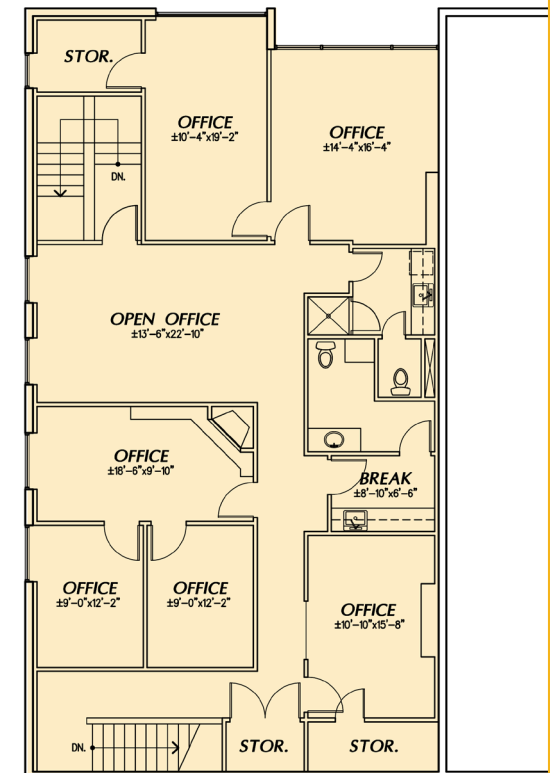
Property Details

- Size: 10,428 SF (Per Public Record)
 - 1st Floor – 8,098± SF
 - Mezzanine – 2,330± SF
- Parking: 36 stall on-site plus reciprocal parking available
- Parcel Size: 0.75 Acres (32,670 SF – Per Public Record)
- Zoning: C-0 (Professional & Administrative Office), City of Bakersfield
- Year Built: 1971, renovated in 2022
- APN: 194-390-06
 - Purchase Price: \$2,750,000
 - Lease Rate: \$1.75 PSF/Mo. Modified Gross

1st Floor



Mezzanine



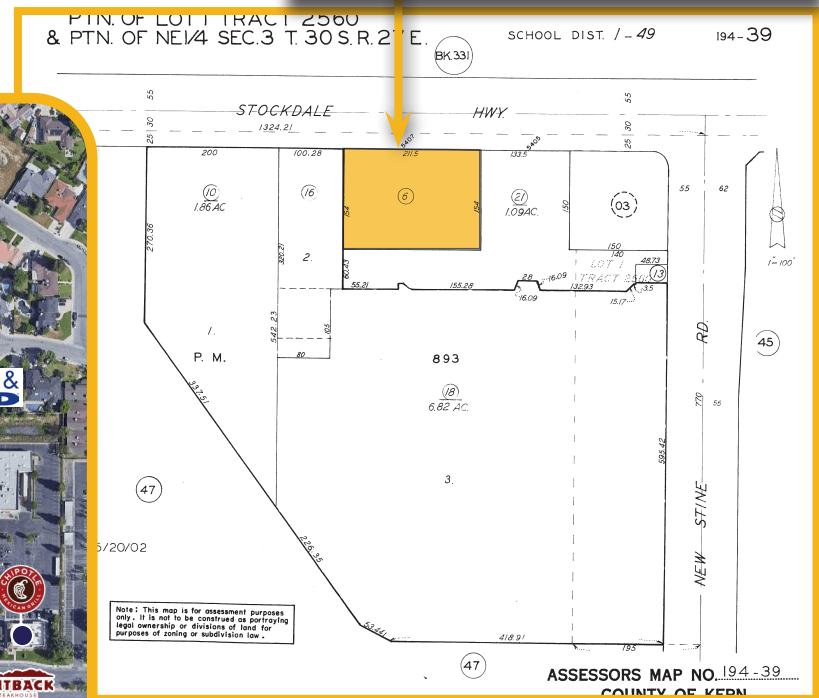
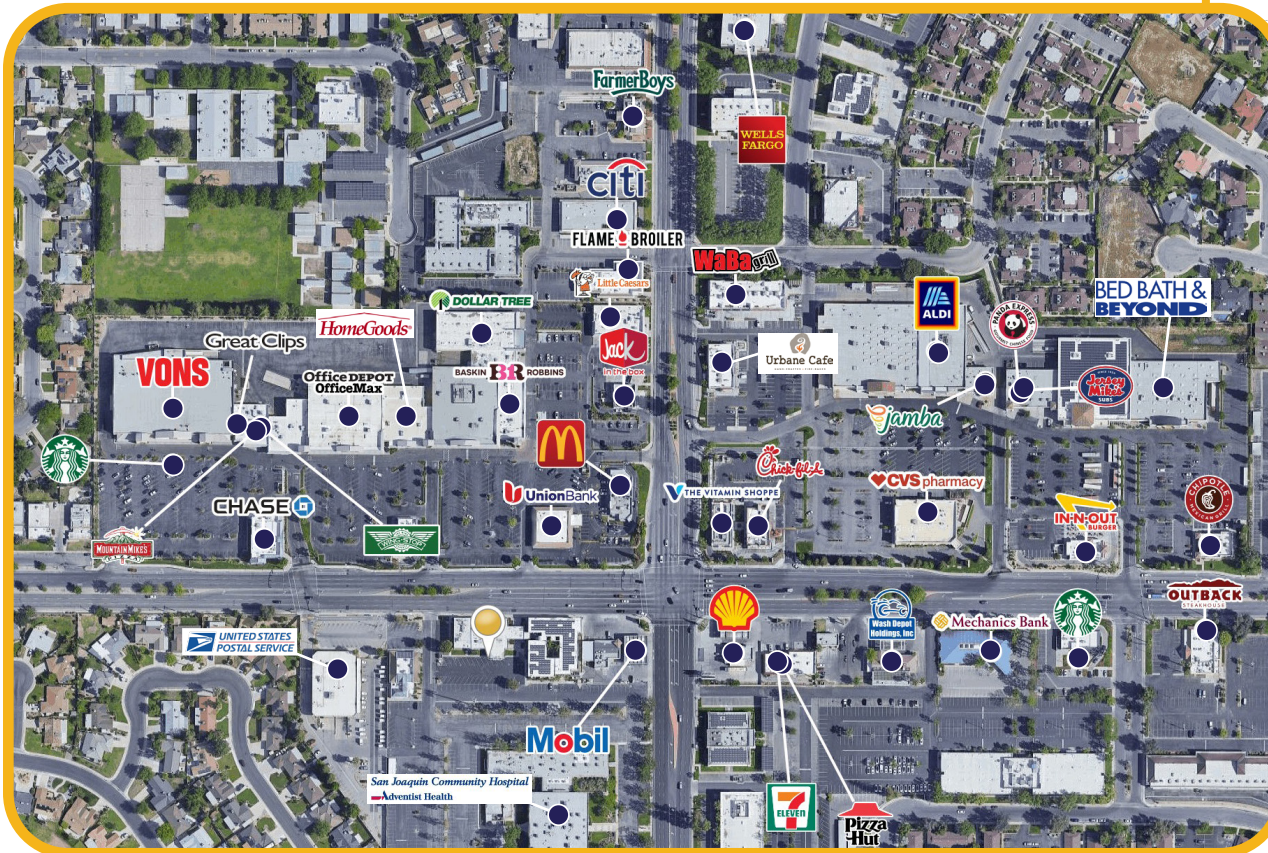
Prominent Freestanding Office Building Available for Sale or Lease

Parcel Map/Area Map

5407 Stockdale Highway
Bakersfield, CA 93309



5407 Stockdale Highway



Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,481	116,770	351,073
Total Households	6,854	42,726	115,790
Average Household Income	\$78,905	\$85,399	\$92,858
Employees	1,097	6,295	13,266
Business	11,622	63,043	126,185

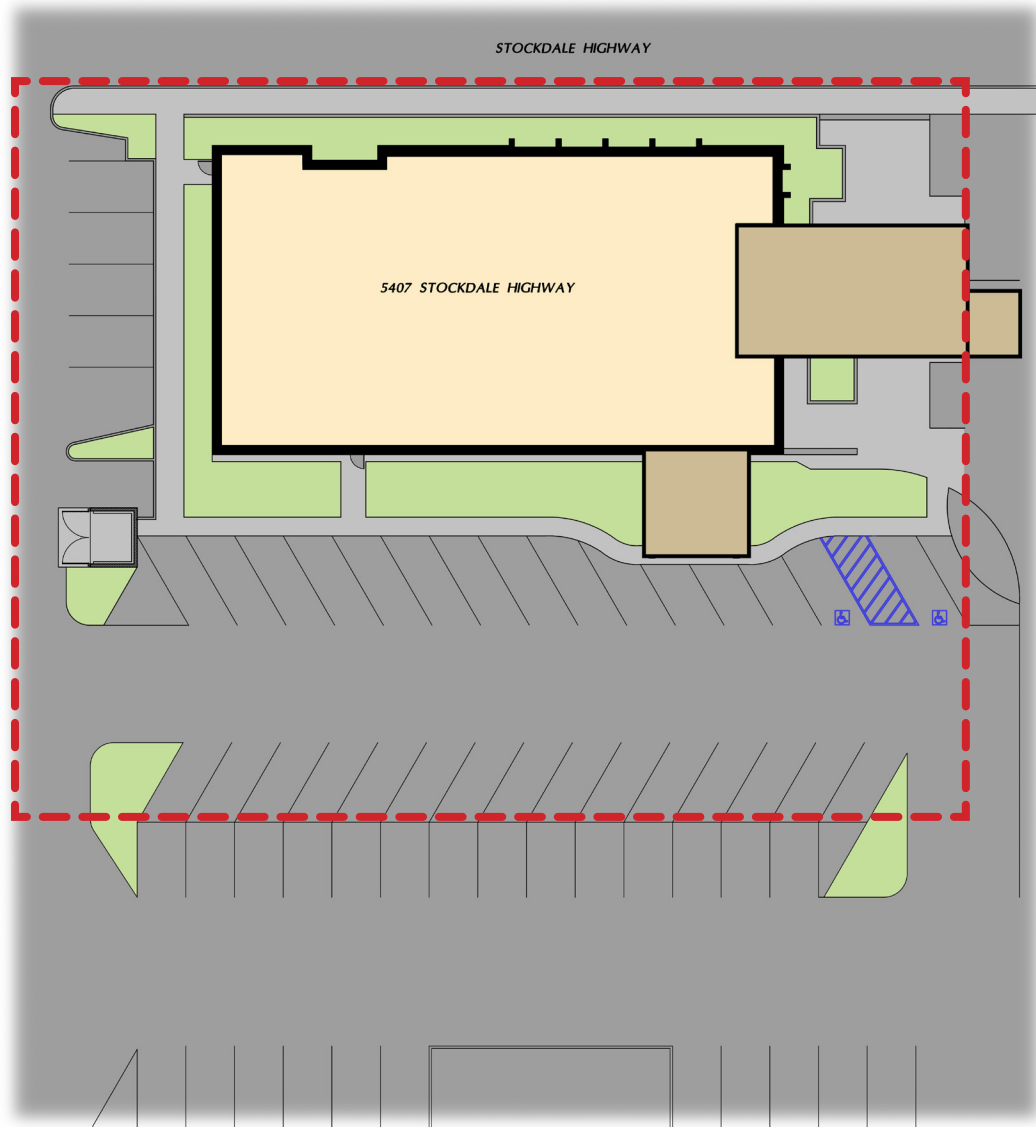


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Site Map

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Aerial Photos

5407 Stockdale Highway
Bakersfield, CA 93309



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Prominent Freestanding Office Building Available for Sale or Lease

Internal Photos

5407 Stockdale Highway
Bakersfield, CA 93309



Prominent Freestanding Office Building Available for Sale or Lease

Internal Photos

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Bakersfield, CA 93309



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Location Aera Map

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**Prominent Freestanding
Office Building
Available for Sale or Lease
Kern County At A Glance**

5407 Stockdale Highway
Bakersfield, CA 93309

KERN COUNTY
At A
GLANCE

LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#2 in Agricultural
Production
Nationwide



#3 in Economic
Diversity
Nationwide

#4 in STEM
Jobs
Nationwide

OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 Largest
Wind Farm
in the U.S.

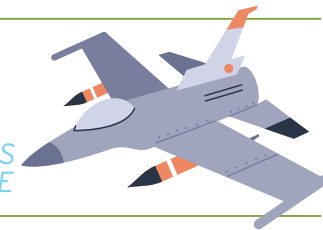


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.

MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING

EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



2700 M Street, Suite 200 | Bakersfield, CA 93301
661-862-5150 | kernedc.com



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