

# For Sublease Commercial Retail Space

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## 3615 Coffee Road, Suite 500 Bakersfield, CA

+/- 3,123 s.f. Commercial Retail Space located in the Shops on Coffee Road in northwest Bakersfield along the Coffee Road corridor.

### Highlights

- +/-3,123 sf Former Salon available for Sublease
- Lease expires April 30, 2026
- Excellent density and traffic
- Zoned C-2, City of Bakersfield
- Traffic Counts: 58,634 (03, 07) [www.kerncog.com](http://www.kerncog.com)
- APN: 451-010-55

# For Sublease

## Available for Sublease

Suite 500: +/-3,123 SF  
Lease Expires: April 30, 2026

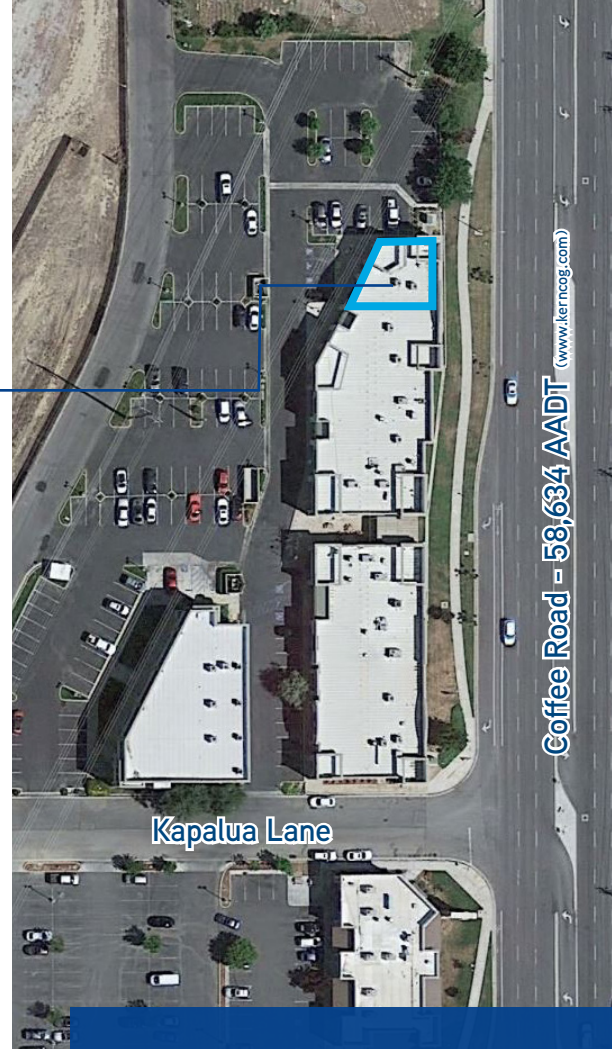
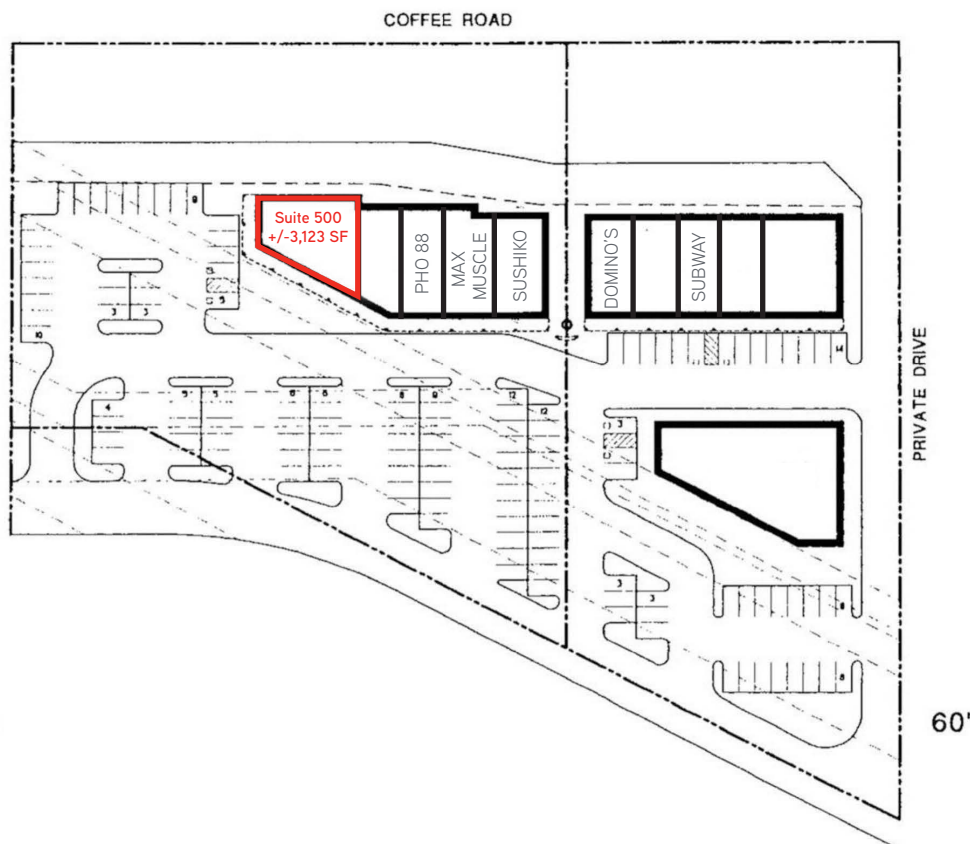
## Sublease Rate

\$2.00/SF NNN

## Demographics

|                            | 1 Mile    | 3 Miles   | 5 Miles  |
|----------------------------|-----------|-----------|----------|
| Total Population:          | 9,927     | 76,838    | 225,330  |
| Total Households:          | 3,623     | 27,066    | 81,796   |
| Average HH Income:         | \$107,636 | \$113,191 | \$98,094 |
| Employees:                 | 9,111     | 38,721    | 91,045   |
| Alteryx.com 2021 Estimates |           |           |          |

## Site Plan



### Contact us:

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# Aerial

