



For Lease | Model Suite

# Riverlakes Office Park

3977 Coffee Rd Suite D | Bakersfield, CA

**Contact Us:**

**Scott Wells**  
Senior Vice President | Principal  
License No. 01126196  
+1 661 631 3822  
scott.wells@colliers.com

**Colliers International**  
Central California  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield

# Property Information

3977 Coffee Road, Suite D is located in the Riverlakes Office park on the Northwest Corner of Coffee Road and Riverlakes Drive.

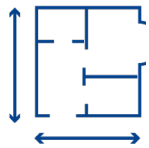
## Lease Rate:

\$1.95/SF Adjusted Gross

## Highlights:

- Class "A" 8,858
- Model Suite: 2,701 SF
- Rare Northwest location
- Beautiful common area entrance

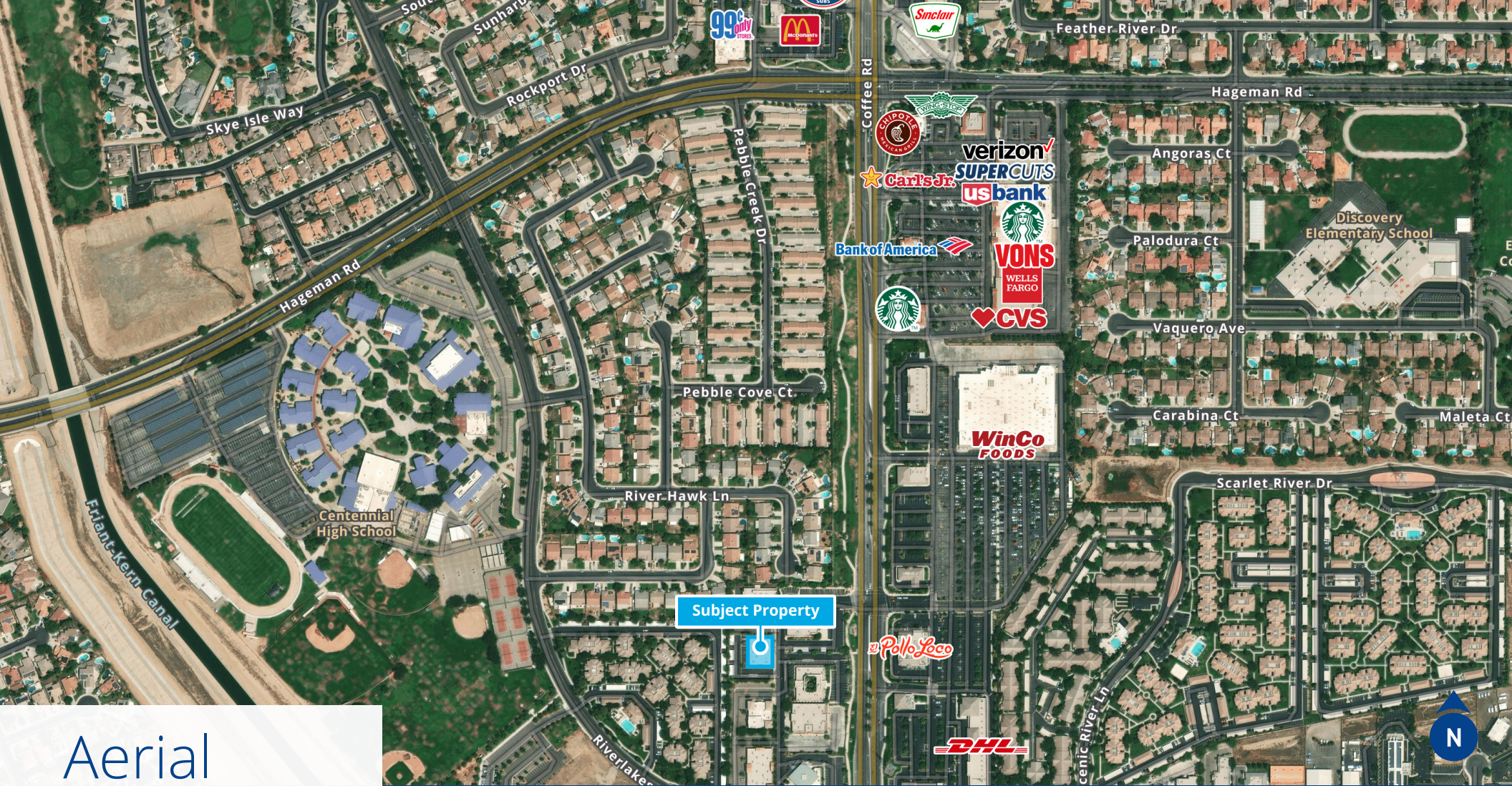
## Availability:



**Available for Lease**

Suite D: ± 2,701 SF





Aerial

## Demographics



### Population

1 Mile: 6  
3 Mile: 46,088  
5 Mile: 114,066



### Daytime Population

1 Mile: 4,165  
3 Mile: 43,563  
5 Mile: 121,810



### Businesses

1 Mile: 300  
3 Mile: 1,272  
5 Mile: 4,689



### Median Age

1 Mile: 67.5  
3 Mile: 35.7  
5 Mile: 34.6



### Households

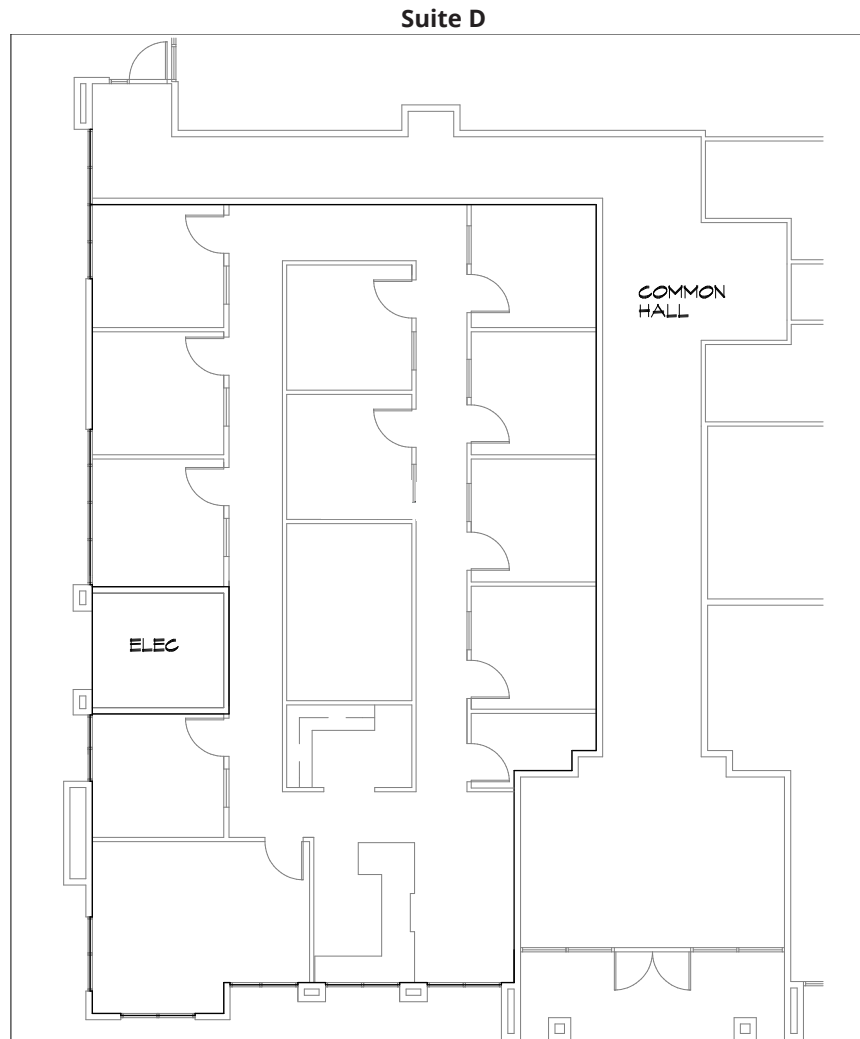
1 Mile: 2  
3 Mile: 15,943  
5 Mile: 38,646



### Average HH Income

1 Mile: \$117,667  
3 Mile: \$109,766  
5 Mile: \$102,677

# Floor Plan



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