

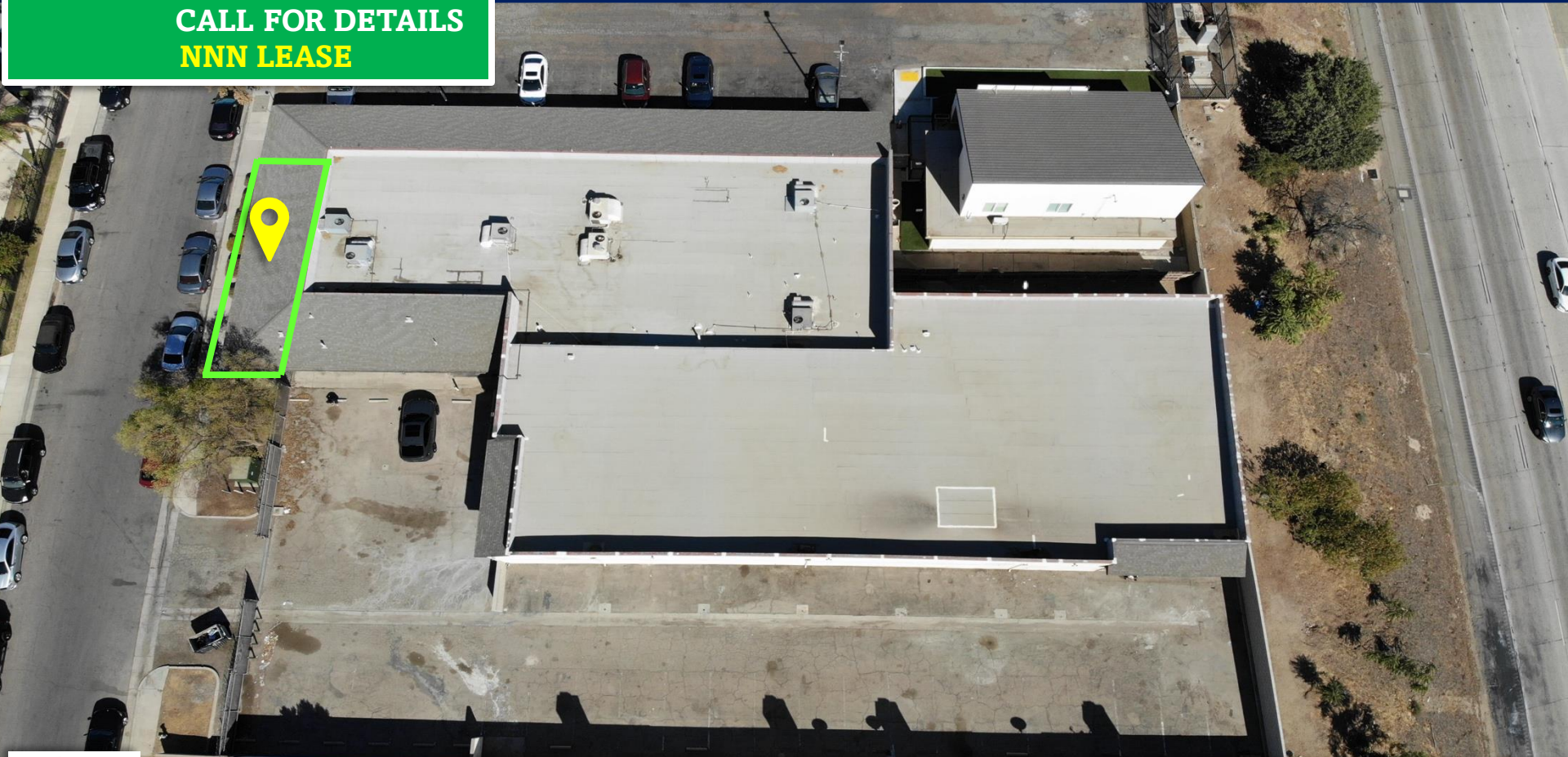
LEASING OPPORTUNITY AT WILSON RD, BAKERSFIELD



AMPLE PARKING SPACES

**UNIT --- 600 SQ FT
CALL FOR DETAILS
NNN LEASE**

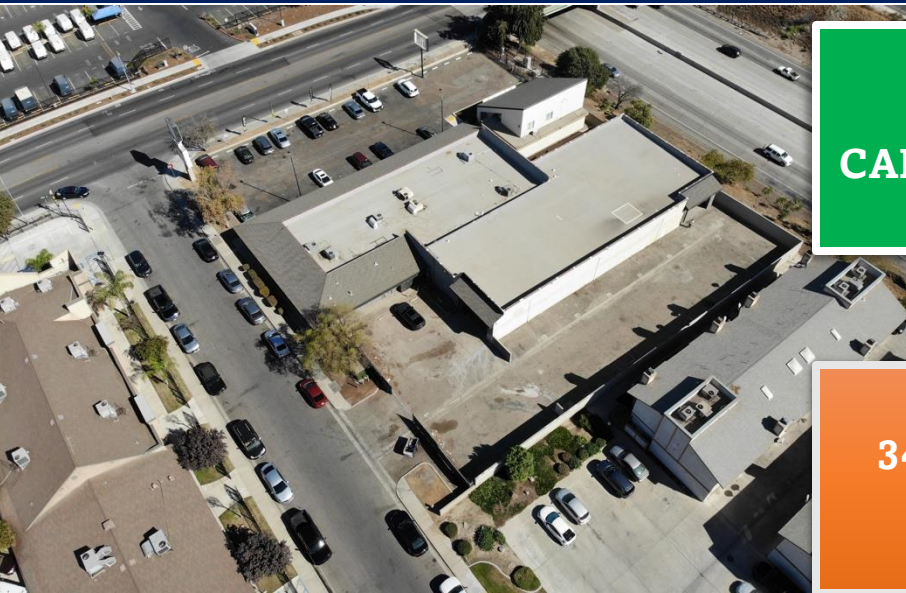
ADDRESS: 3413 WILSON RD, BAKERSFIELD, CA, 93309



ABOUT

LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**



UNIT
600 SQ FT
CALL FOR DETAILS
NNN LEASE

ADDRESS
3413 Wilson Rd,
Bakersfield
CA, 93309



ABDUL JOBAB, CCIM
DRE: #01463742
CELL: 661-200-9499
AJOBAB@JOBABHCRI.COM

MUADH SAED
DRE: #02079370
CELL: 661-200-9499
MSAED@JOBABHCRI.COM

SALAH JOBAB
DRE: #01920825
CELL: 661-200-9499
SJOBAB@JOBABHCRI.COM



**COMMERCIAL
CATEGORY**



**159,025
3 Mile**



**KERN
COUNTY**



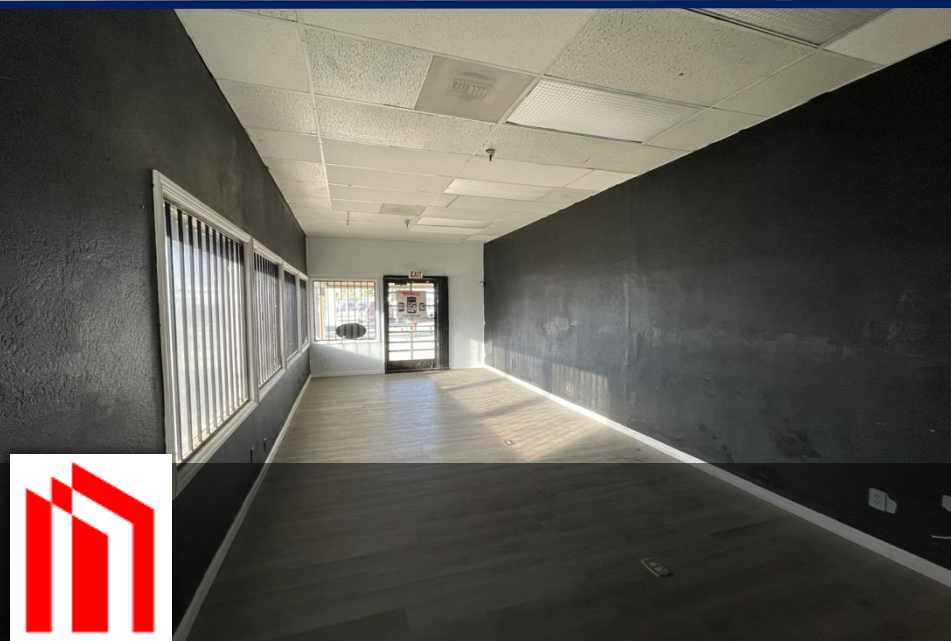
**12,741
ADTV**



PICTURES

LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**



DESCRIPTION

LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**

Prime Leasing Opportunity at 3413 Wilson Rd, Bakersfield, CA 93309

Unit

Details: Call for more information

Area: 600 Sq Ft

Unit B is also available for lease, providing an excellent opportunity to tailor a space to your business needs. Contact us today for more details on this unit.

Lease Type: NNN Lease (Triple Net)

Take advantage of this prime location in Bakersfield and secure your business's next home. For further details or to schedule a tour, please reach out!



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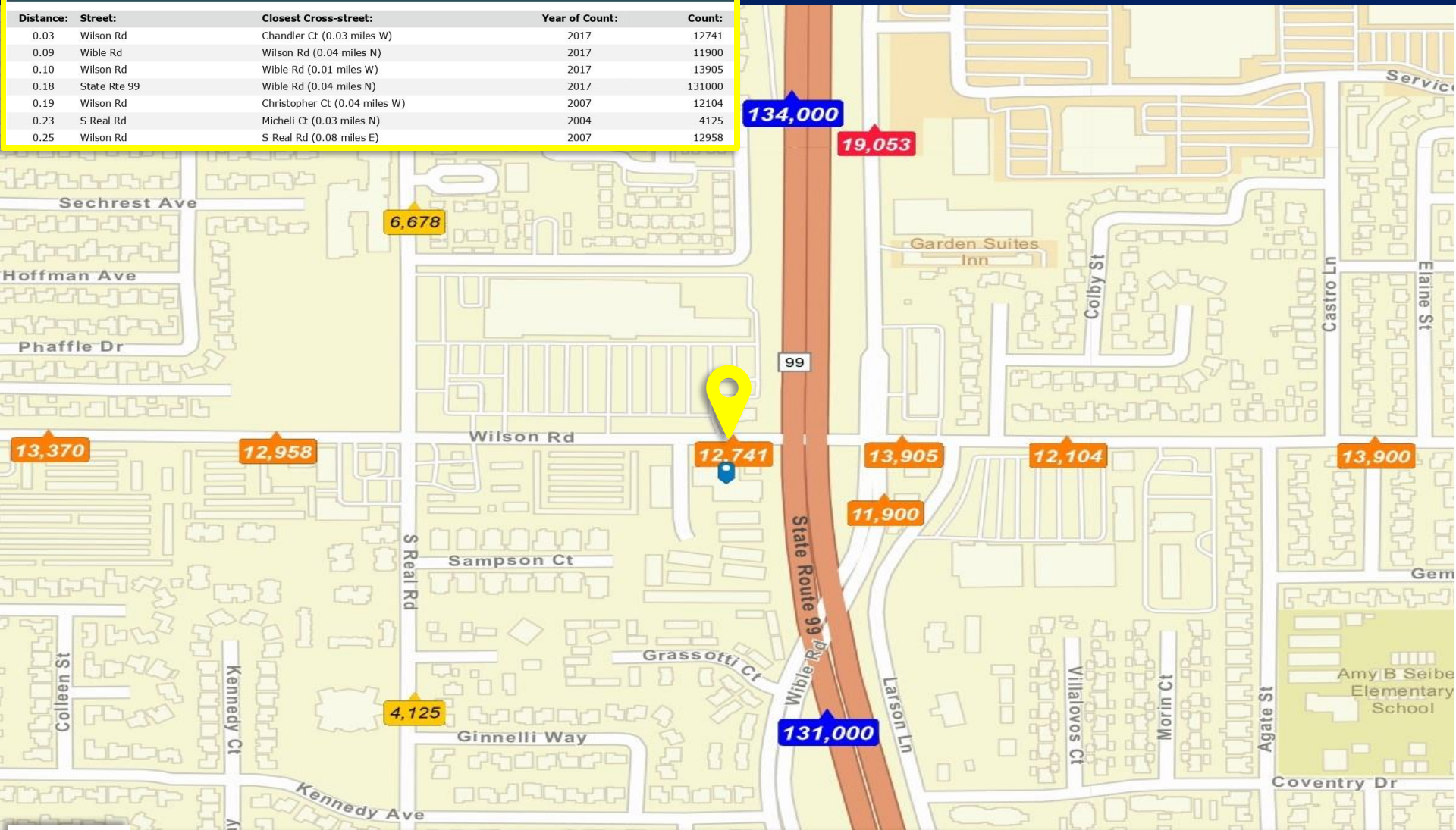


TRAFFIC COUNT

LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Wilson Rd	Chandler Ct (0.03 miles W)	2017	12741
0.09	Wible Rd	Wilson Rd (0.04 miles N)	2017	11900
0.10	Wilson Rd	Wible Rd (0.01 miles W)	2017	13905
0.18	State Rte 99	Wible Rd (0.04 miles N)	2017	131000
0.19	Wilson Rd	Christopher Ct (0.04 miles W)	2007	12104
0.23	S Real Rd	Micheli Ct (0.03 miles N)	2004	4125
0.25	Wilson Rd	S Real Rd (0.08 miles E)	2007	12958



OPEN STREET MAP

LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**

ADDRESS
3413 Wilson Rd,
Bakersfield
CA, 93309



DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

5 MILE

22,192

159,025

315,852

MEDIAN HH INCOME

\$53,044

\$57,700

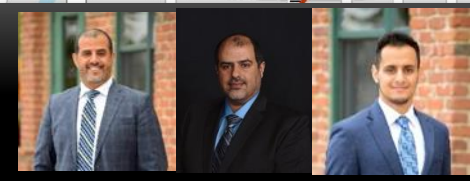
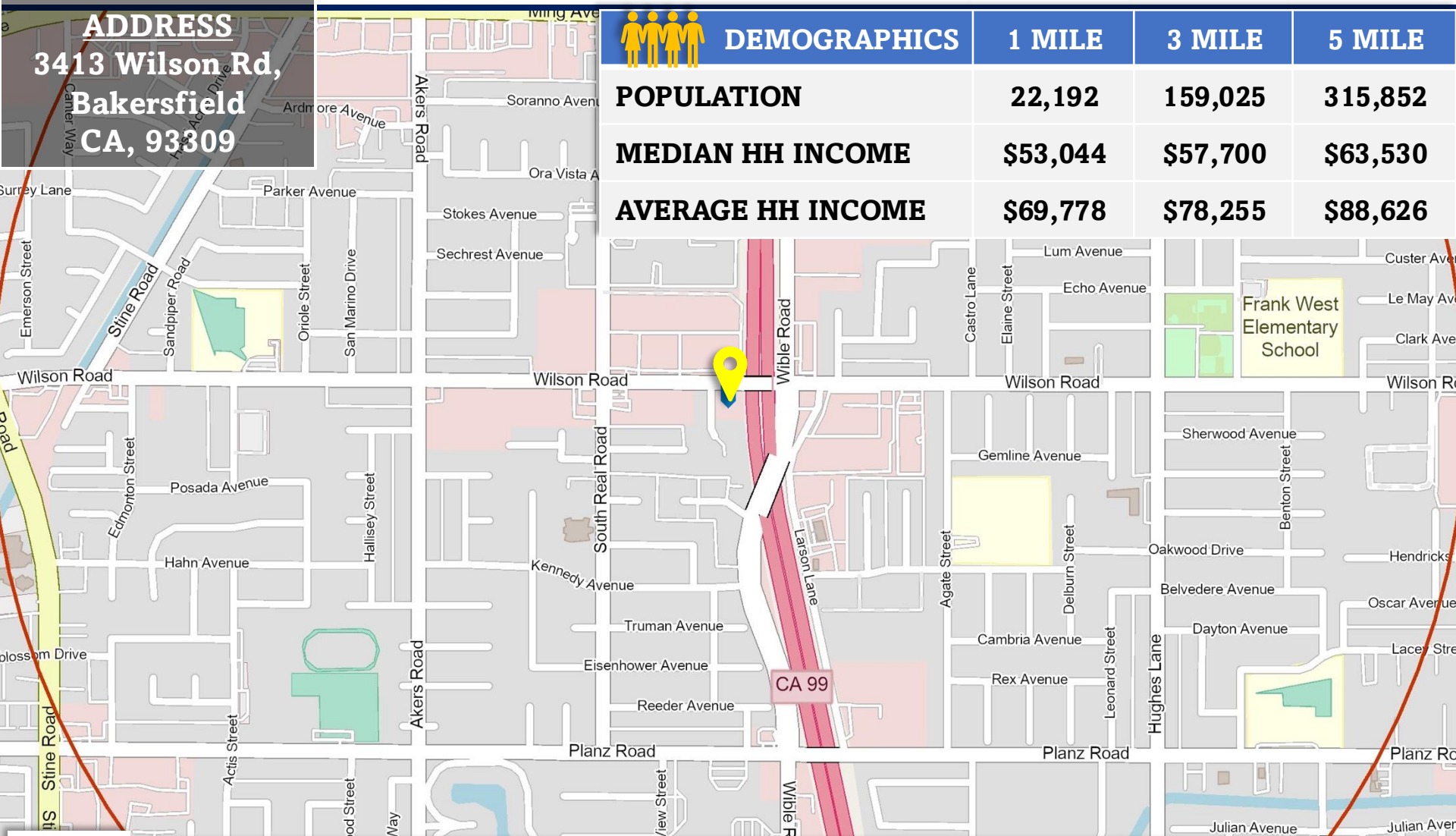
\$63,530

AVERAGE HH INCOME

\$69,778

\$78,255

\$88,626

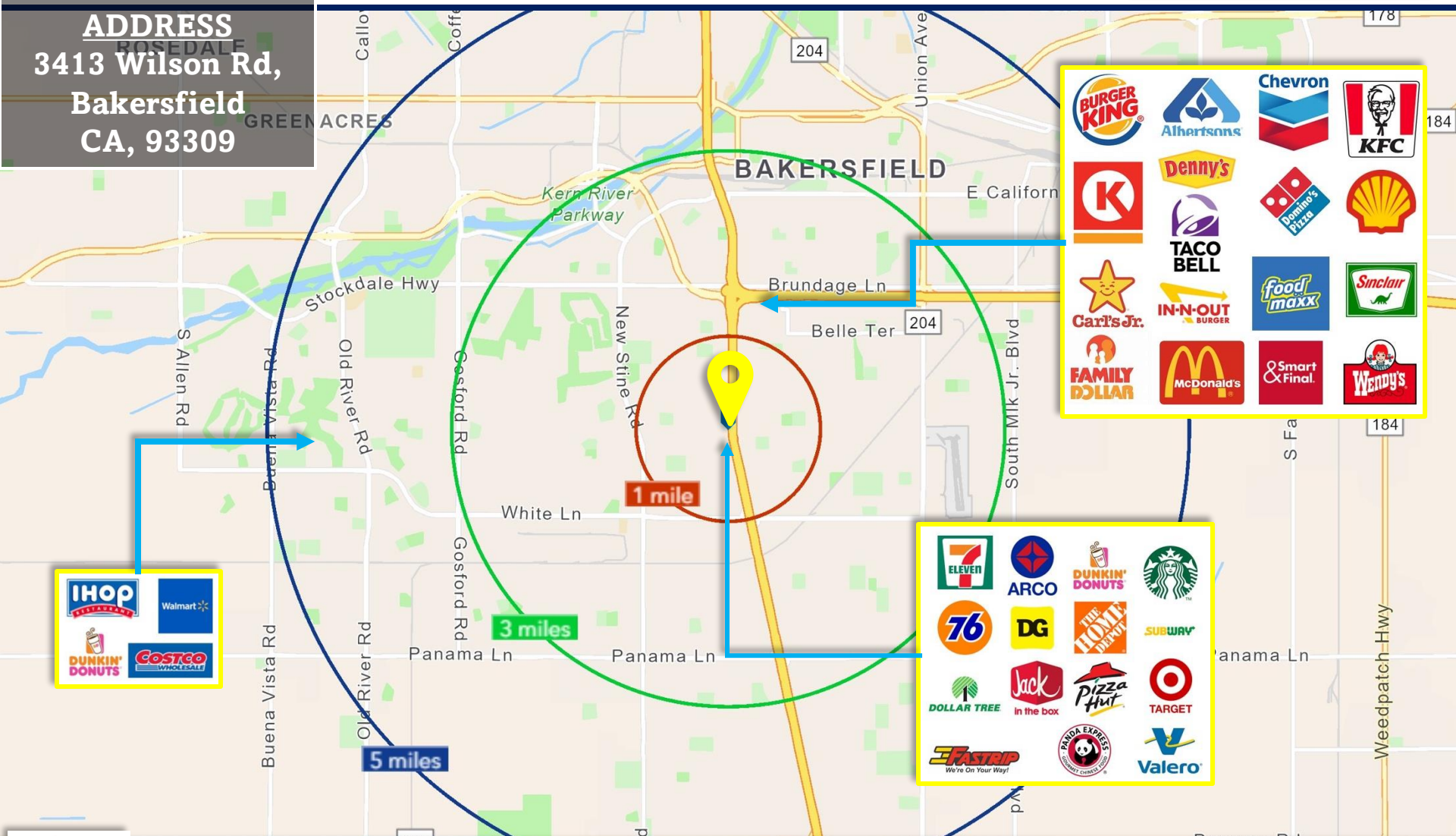


AERIAL

LEASING OPPORTUNITY @ BAKERSFIELD

AMAZING LEASING OPPORTUNITY

ADDRESS
3413 Wilson Rd,
Bakersfield
CA, 93309



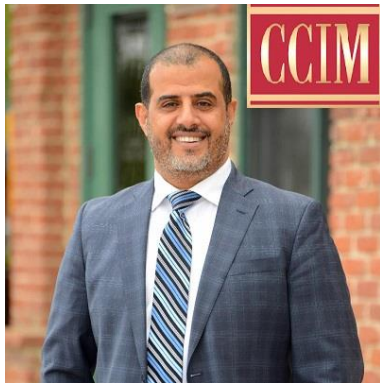
OUR TEAM

LEASING OPPORTUNITY @ BAKERSFIELD

**AMAZING
LEASING
OPPORTUNITY**



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DRE: # 02213635
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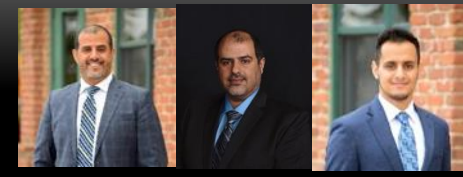


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LEASING OPPORTUNITY @ BAKERSFIELD

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OPPORTUNITY

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