



# Office Space Available FOR LEASE

8302 Espresso Drive • Bakersfield, Ca

## Property Features

- Efficient private office floor plan in ready to occupy condition
- Excellent location in the Northwest submarket off of Coffee Road
- Proximity to restaurants, banks, shopping, Highway 58 and the Westside Parkway



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## Aerial Map

DEMOGRAPHICS	1 MILE	2 MILE	5 MILE
Total Population	8,048	33,640	233,139
Total Households	2,886	11,744	82,323
Average Household Income	\$94,039	\$102,531	\$88,681
Median Household Income	\$77,959	\$83,278	\$62,670
Per Capita Income	\$33,301	\$36,162	\$31,529
Employees	9,002	16,877	111,568



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