

1415 18TH STREET
BAKERSFIELD, CA 93301



CUSHMAN &
WAKEFIELD

PACIFIC
COMMERCIAL REALTY ADVISORS

FOR LEASE
±1,000 SF - ±50,000 SF



For more information, please contact:

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PACCOM REALTY ADVISORS, INC..
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The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

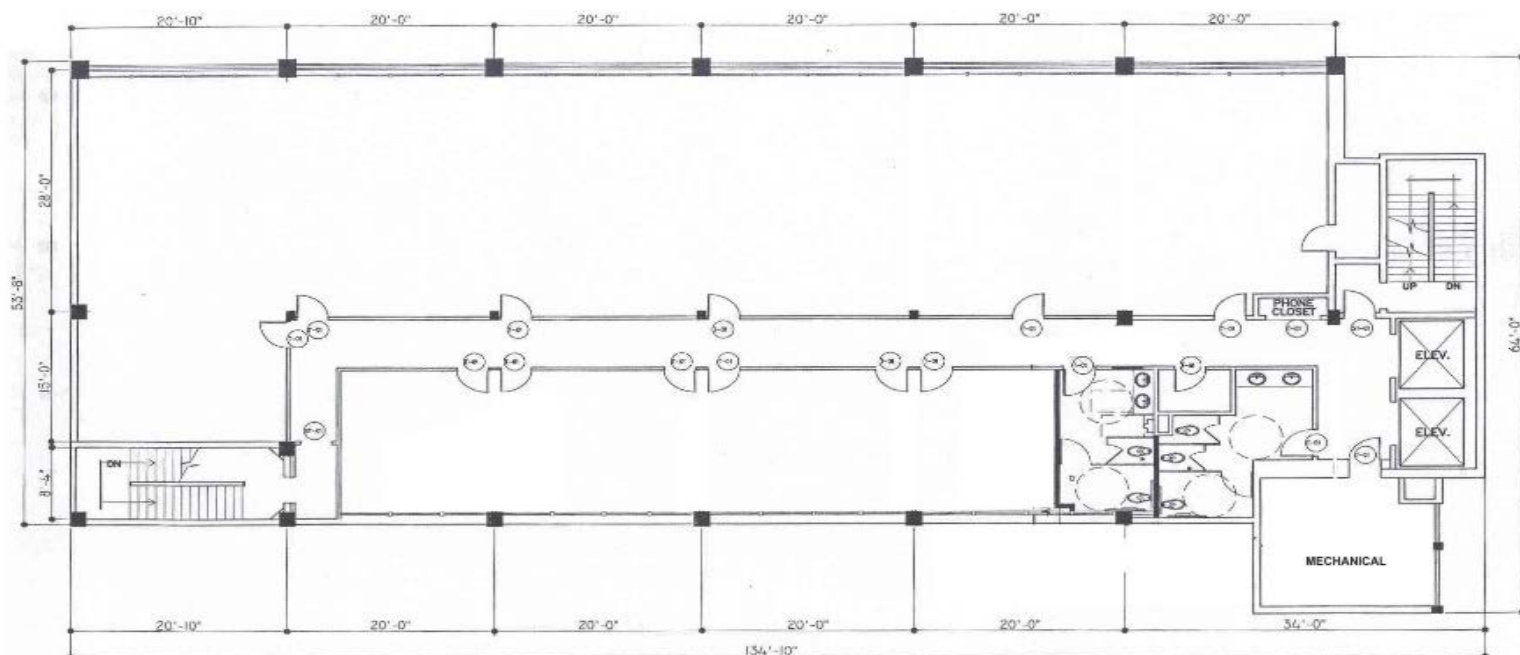
1415 18TH STREET

±1,000 SF - ±50,000 SF
AVAILABLE

Building Features

BUILDING FEATURES

ADDRESS	1415 18 th Street
LOCATION	SEC Chester Avenue & 18 th Street
PROPERTY TYPE	7- Story Office Building With 3 Story Parking Garage
TOTAL SQUARE FEET AVAILABLE	±1,000 SF - ±50,000 sf
ZONING	C-B Central Business
AVAILABLE SUITES	Ground Floor Retail, Basement Storage, Second Floor ±9,500 SF, & Floors 3-7 ±7,400 SF
ASKING PRICE	\$1.25/SF/Month
LEASE TYPE	Modified Gross
T.I.'S	Build to Suit
BUILDING SIGNAGE	Available Depending on Size of Tenant
PARKING	139 Spaces Available in Adjacent Parking Garage



3RD FLOOR TO 7TH FLOOR PLAN

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SUMMARY PROFILE**2000-2010 Census, 2013 Estimates with 2018 Projections**

Calculated using Proportional Block Groups

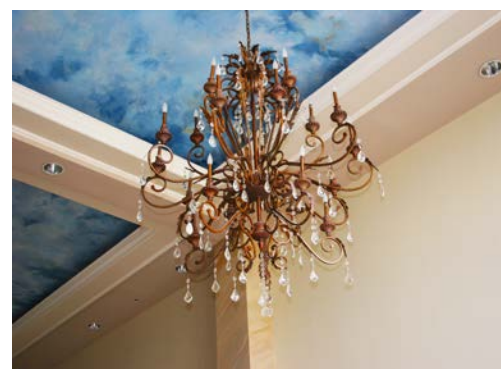
Lat/Lon: 35.3750/-119.0178


PACIFIC
 COMMERCIAL REALTY ADVISORS
INDEPENDENTLY OWNED AND OPERATED

RS1

1415 18th St Bakersfield, CA 93301		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	11,756	134,260	308,446
	2018 Projected Population	12,255	140,059	321,866
	2010 Census Population	11,105	126,767	291,079
	2000 Census Population	10,929	118,998	266,744
	Projected Annual Growth 2013 to 2018	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2013	0.6%	1.0%	1.2%
	2013 Median Age	30.4	28.1	29.5
HOUSEHOLDS	2013 Estimated Households	4,395	41,678	97,110
	2018 Projected Households	4,590	43,525	101,412
	2010 Census Households	4,260	40,398	94,127
	2000 Census Households	3,898	39,293	89,843
	Projected Annual Growth 2013 to 2018	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2013	1.0%	0.5%	0.6%
INCOME	2013 Estimated Average Household Income	\$48,890	\$45,119	\$54,756
	2013 Estimated Median Household Income	\$31,921	\$36,042	\$45,811
	2013 Estimated Per Capita Income	\$18,635	\$14,218	\$17,363
BUSINESS	2013 Estimated Total Businesses	2,506	8,028	12,839
	2013 Estimated Total Employees	23,982	77,154	131,274
	2013 Estimated Employee Population per Business	9.6	9.6	10.2
	2013 Estimated Residential Population per Business	4.7	16.7	24.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

**DEMOGRAPHICS**

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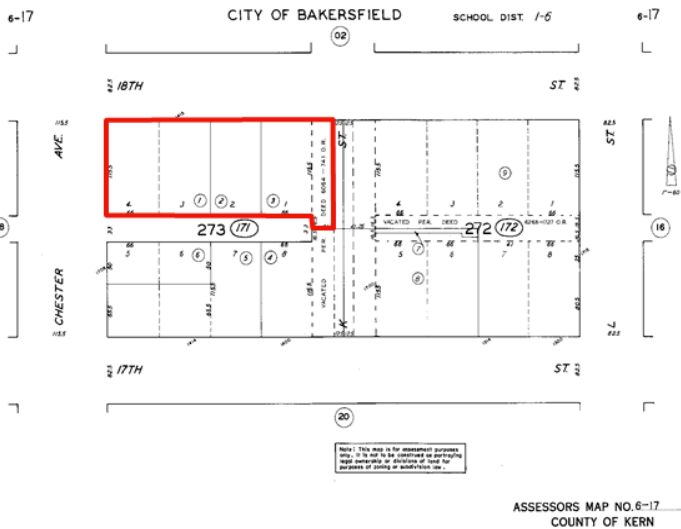
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Maps

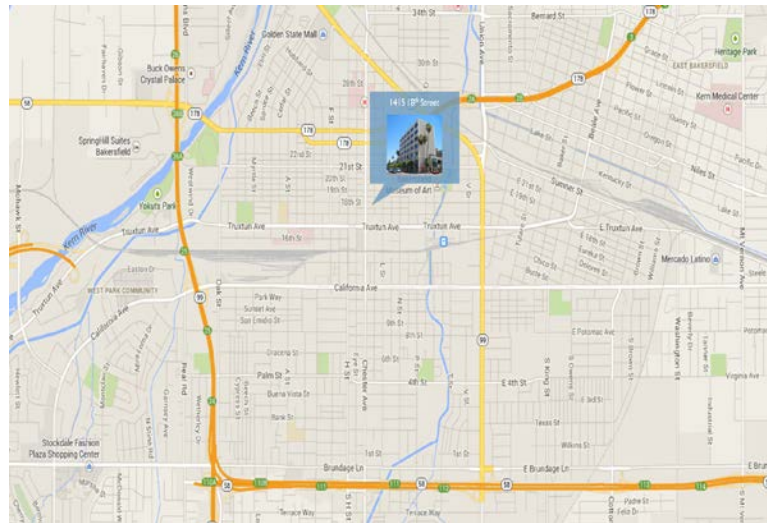
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AERIAL



PARCEL MAP



LOCAL MAP

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