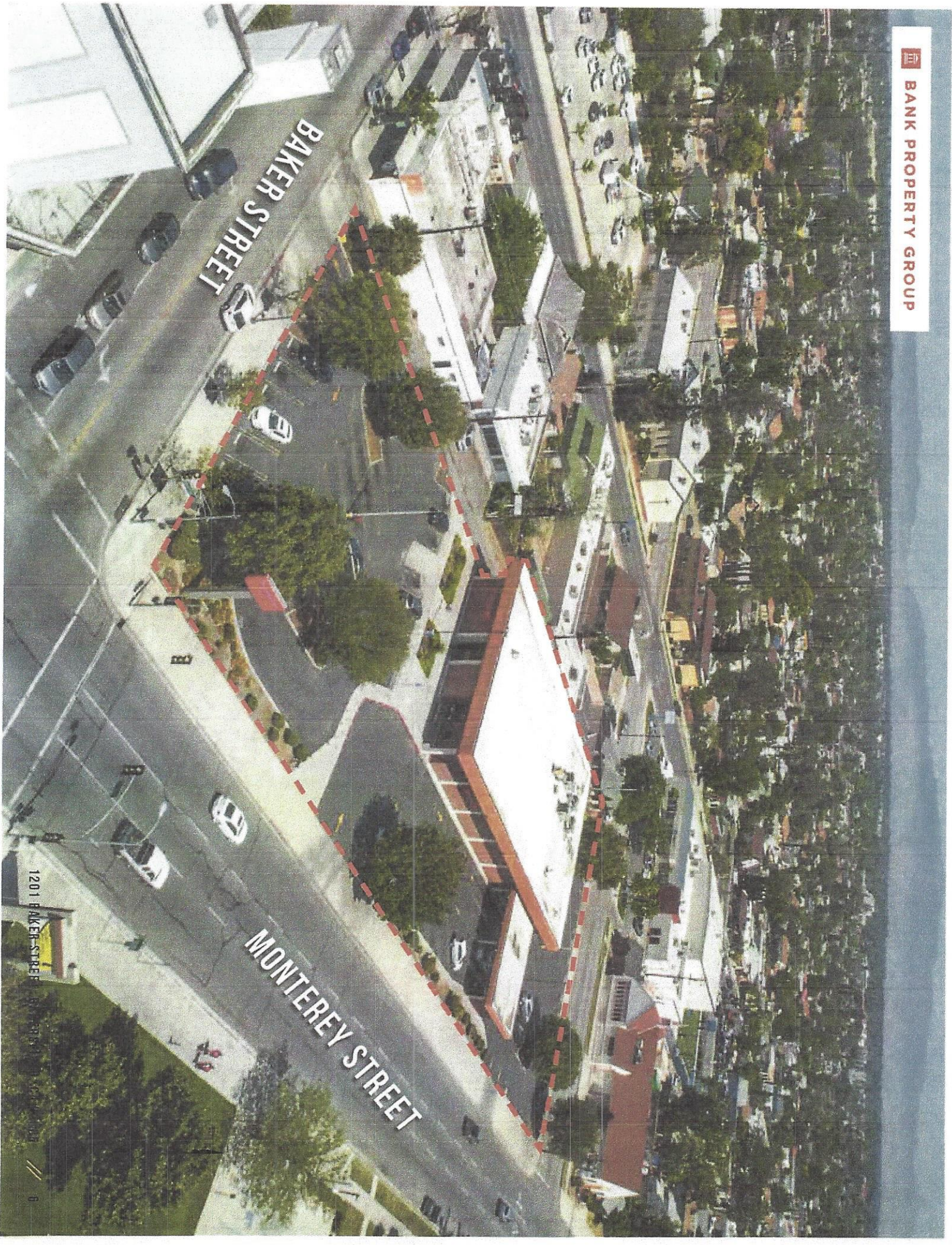
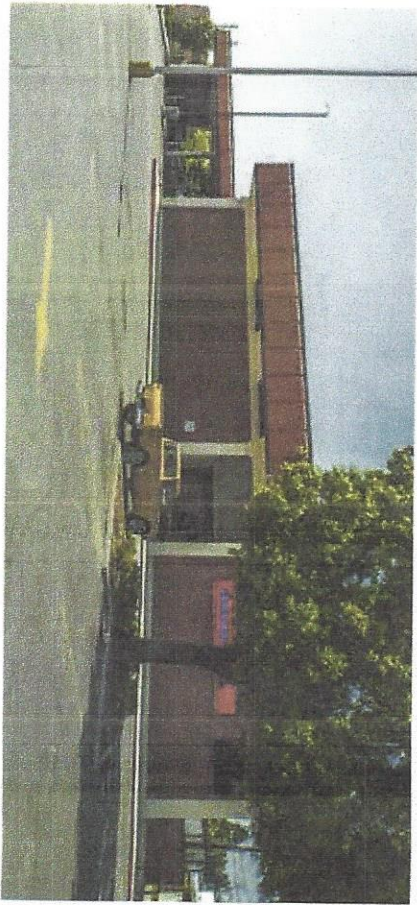
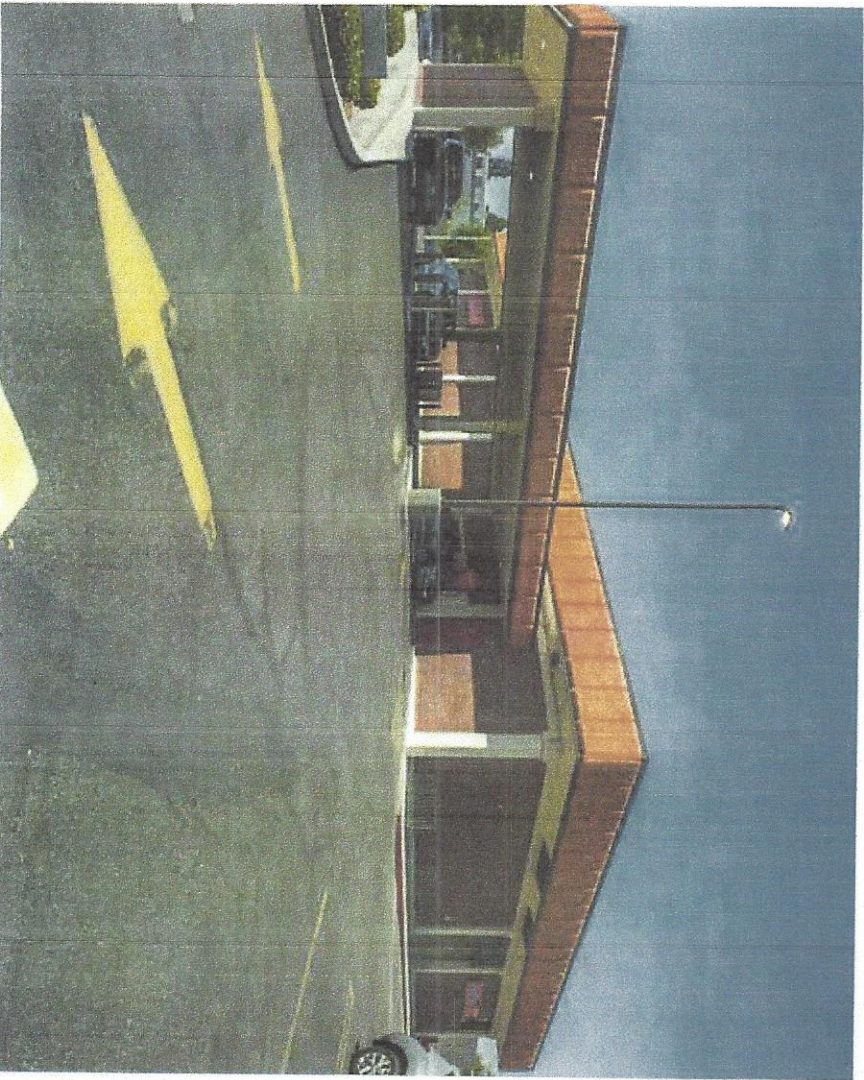
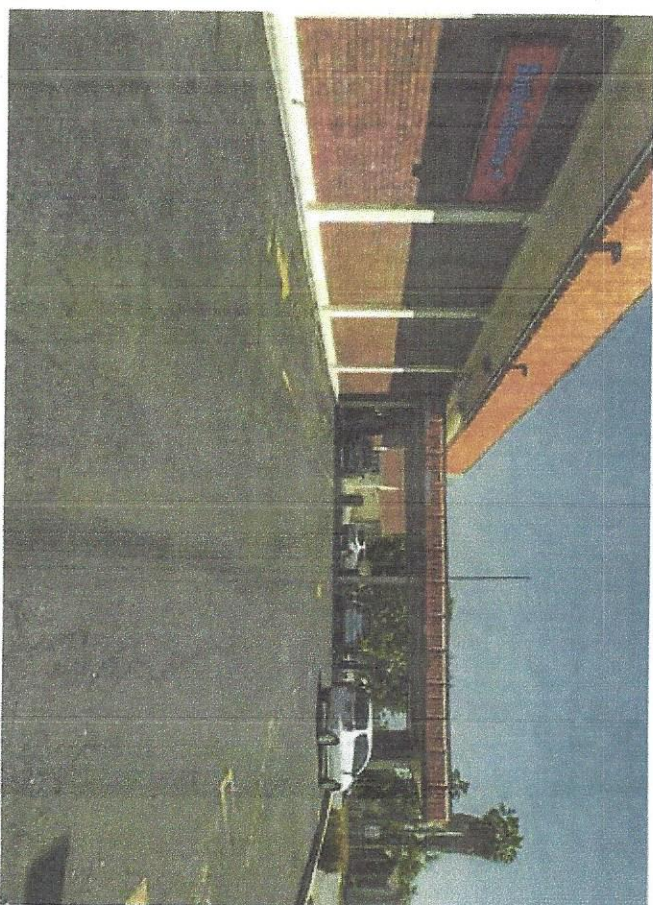


1201 Baker St

Bakersfield, CA 93305 · Retail For Sale



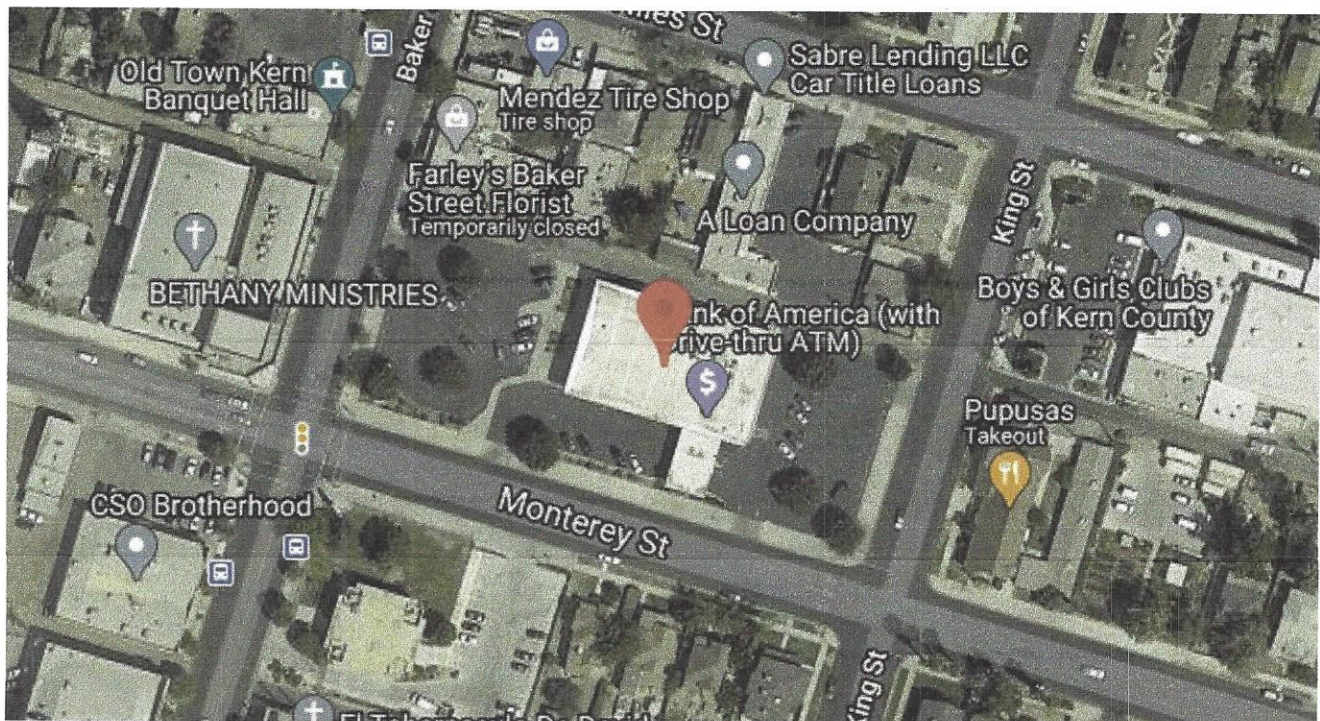
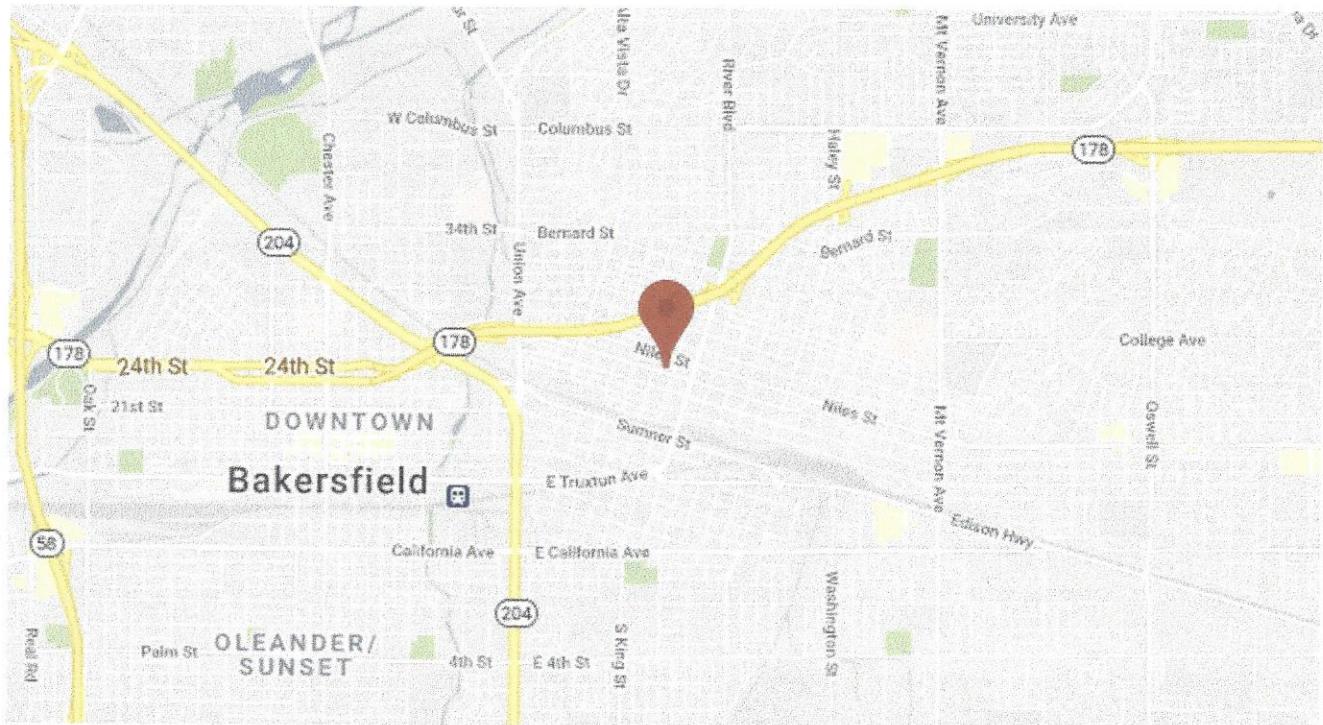




LOCATION

1201 BAKER STREET, BAKERSFIELD, CA 93305

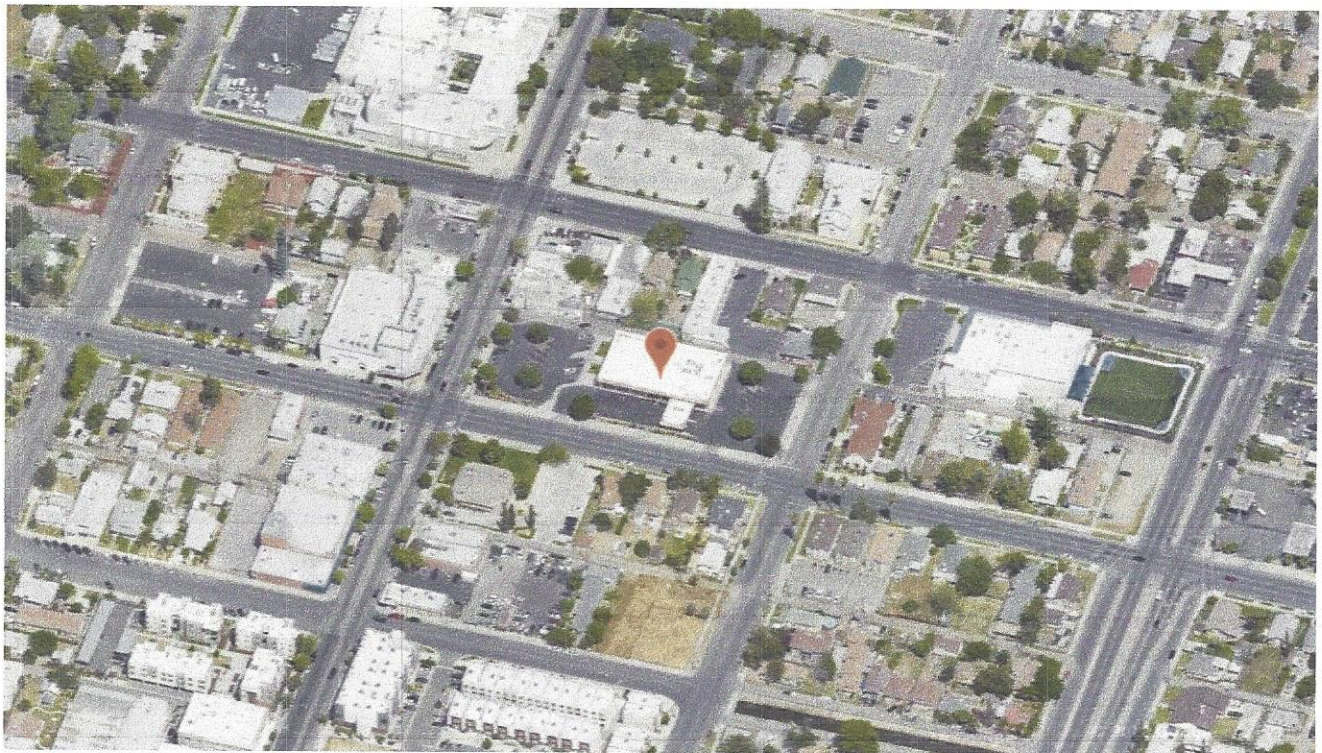
[VISIT WEBSITE](#)



PHOTOS

1201 BAKER STREET, BAKERSFIELD, CA 93305

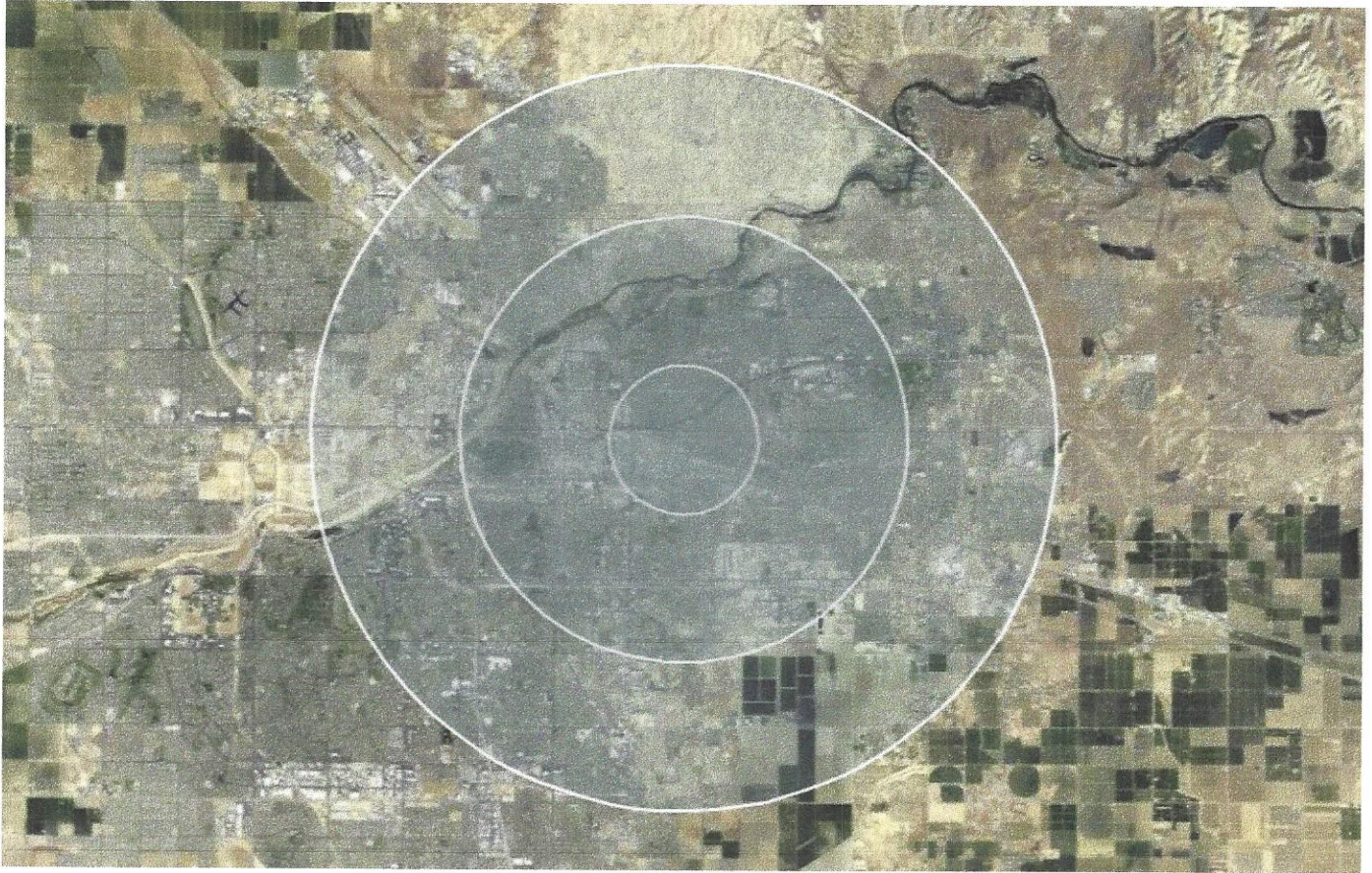
[VISIT WEBSITE](#)



DEMOGRAPHICS

1201 BAKER STREET, BAKERSFIELD, CA 93305

[VISIT WEBSITE](#)



	1 Mile	3 Mile	5 Mile
Total Population	22,454	76,481	134,384
Total Households	6,130	22,504	41,004
Average Household Size	3.53	3.32	3.23
Male Population	11,571	38,293	66,685
Female Population	10,882	38,188	67,699

INVESTMENT HIGHLIGHTS

- * Prime Retail Bank Location with drive-thru facility.
- * Current annual income of \$121,185 NNN.
- * Considerably below market rent.
- * Rent increases at every option period.
- * No Landlord responsibilities.
- * Densely-populated area with 89,000 households & 128000 total employees within a 5-mile radius.
- * Huge street-to-street parcel of land sits on a signalized corner, with great accessibility from both ends.
- * Tremendous redevelopment potential.

INVESTMENT OVERVIEW

The investment offering is for a single-tenant retail bank building with drive-thru facility. The property is currently leased to one of the top banks in the United States, Bank of America ("Tenant"), with investment grade credit rating (Moody's: A1).

PROPERTY FACTS

Building Size: 11,426 SF *

Land Size: 1.38 AC * APN: 014-100-16-00-7 *

Year Built: 1972 * * Per Public Records

Ownership: Fee simple.

Tenancy: Single tenant.

Parking: 55 Spaces.

Current Lease: Amended January 1, 2005 Master Lease,
assigned to current Landlord on May 22, 2018, is due to expire
on May 31, 2023.

Options: 6 X 5-year options ending June 30, 2053, with rent
Increases at every option period.

Asking Price: \$2,495,000

Cap Rate: 4.86

Presented by Exclusive Sales Agent:

KRIS ARMAND

(818) 343-3300

krisarmand@sbcglobal.net

Foresight Investments

CADRE: 00775942

Information provided herein is obtained from sources deemed
reliable, however, no representation or guarantees of any
kind, expressed or implied, is hereby made as to its accuracy.
Prospective Buyers are advised to perform their own
“independent” investigation of all aspects of the property and
rely “solely” on its results prior to proceeding with the sale.