



For Lease

Office / Showroom / Warehouse

Patton Way

3807 Patton Way | Bakersfield, CA

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Property Overview

The subject site is located near the northwest corner of Meany Avenue and Patton Way in the Rosedale “oil patch” Industrial Corridor, just north of Rosedale Highway and west of Fruitvale Avenue. This location offers easy access to Freeway 99 or Interstate 5 via Rosedale Highway.

Available:

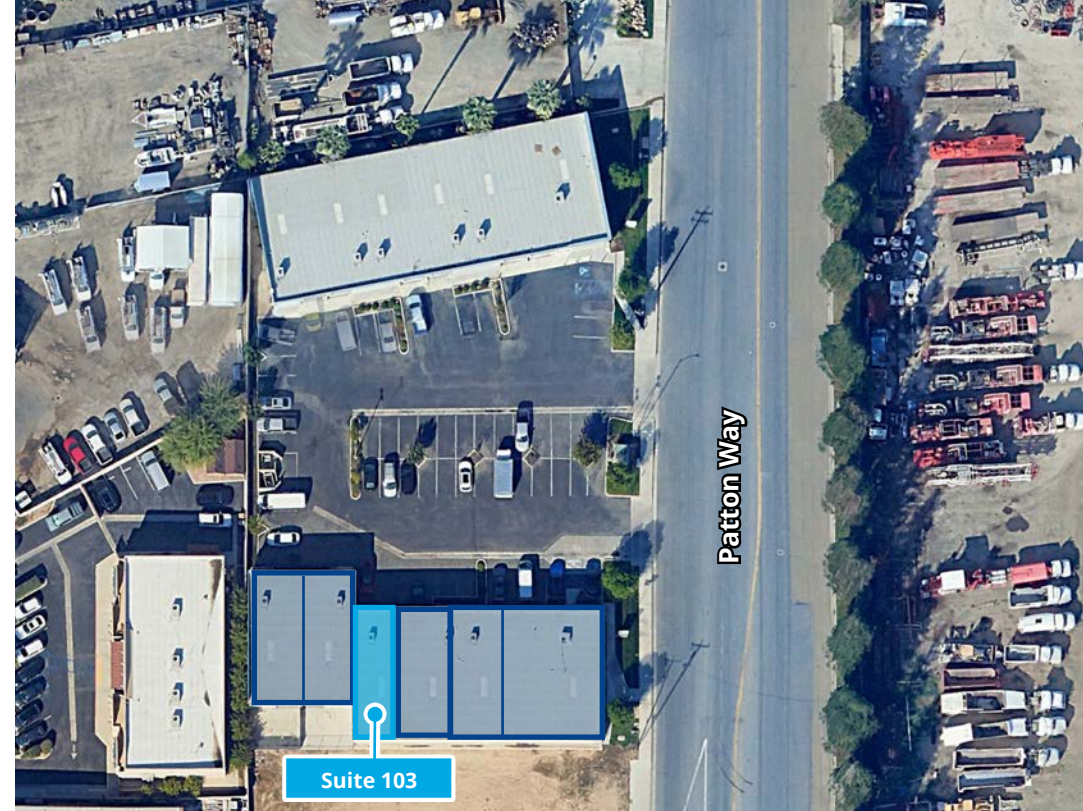
3807 Patton Way

Suite 103 1,500 SF \$1.10/SF per month + \$0.10/sf CAM Fee

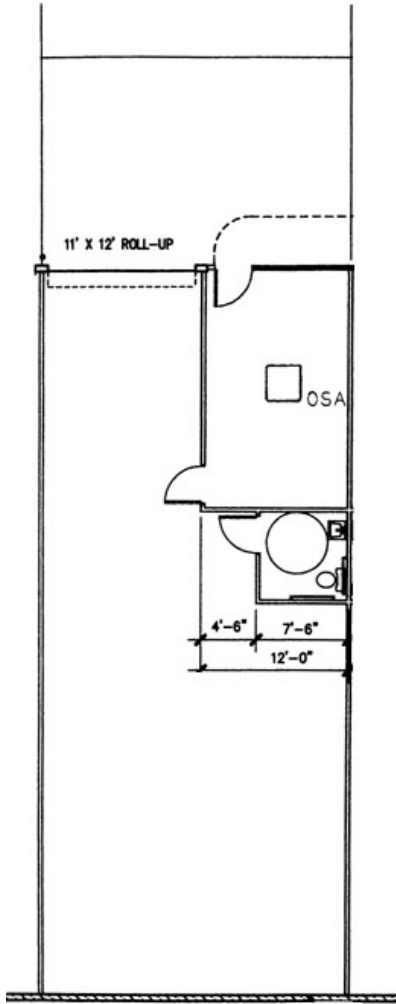
Property Highlights:

- 10' x 20' office/showroom
- One (1) restroom per suite
- Electric: 208 volt, 100 amp, 3 phase
- One (1) 11' x 12' roll up door
- Roof mounted central heating and air conditioning
- Fluorescent warehouse lighting plus skylights
- Excellent parking
- Zoning: M-1, City of Bakersfield
- Monument Signage Available

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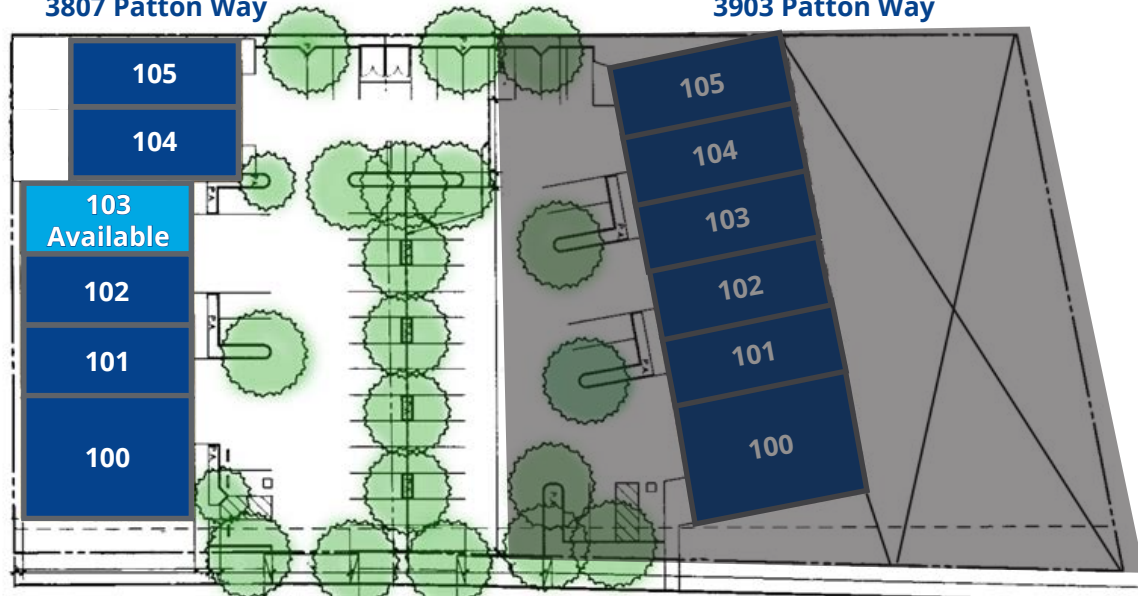
Suite 103



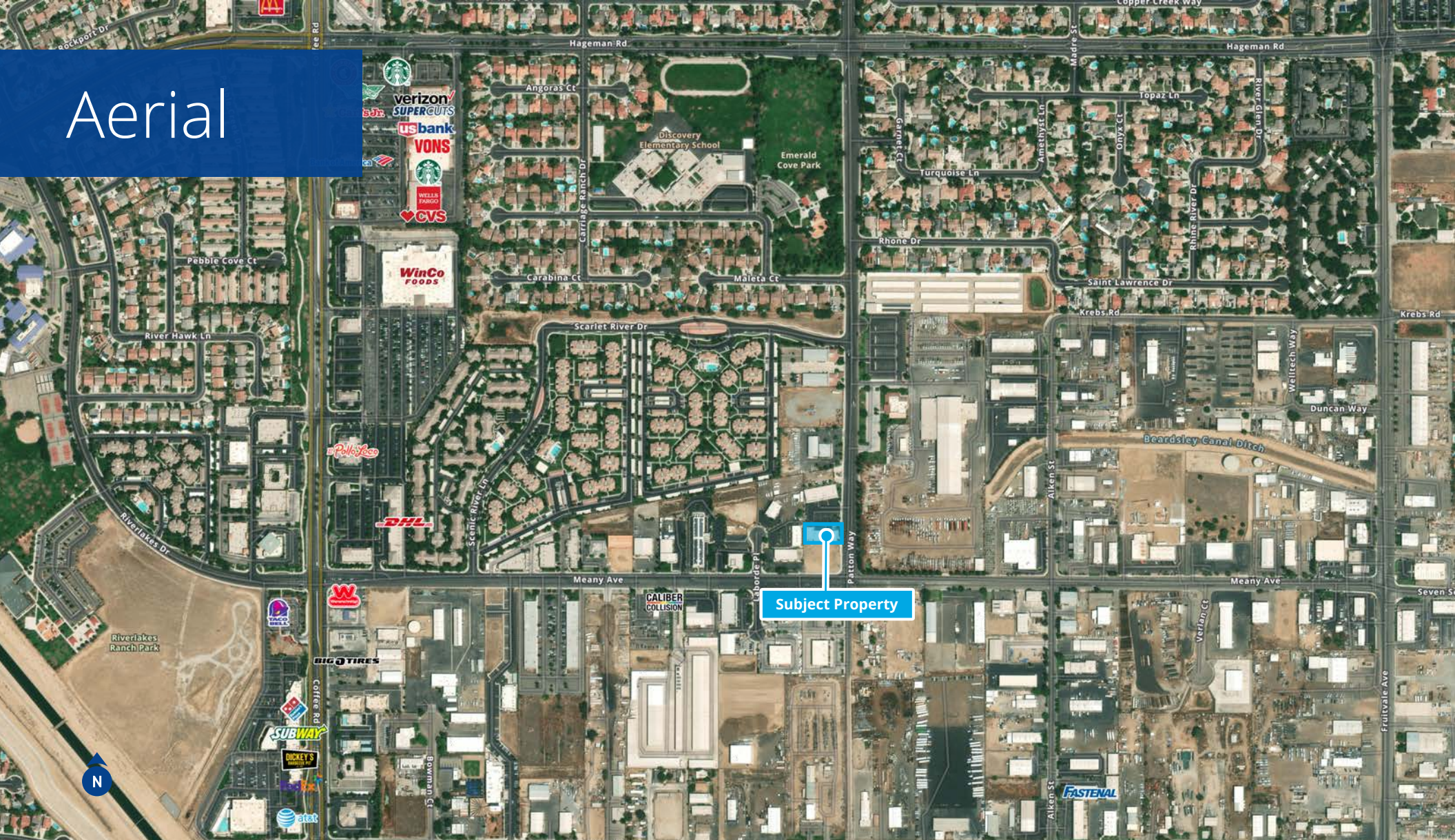
Suite	Type	Size	Price
100	Office/Showroom	2,400 SF	Leased
101	Office/Warehouse	1,500 SF	Leased
102	Office/Warehouse	1,500 SF	Leased
103	Office/Warehouse	1,500 SF	\$1.10/SF per mo.
104	Office/Warehouse	1,440 SF	Leased
105	Office/Warehouse	1,440 SF	Leased

3807 Patton Way

3903 Patton Way



Aerial



Population

1 Mile: 8,666
3 Mile: 73,508
5 Mile: 235,579



Daytime Population

1 Mile: 13,385
3 Mile: 101,632
5 Mile: 275,287



Businesses

1 Mile: 737
3 Mile: 5,355
5 Mile: 12,233



Median Age

1 Mile: 37.2
3 Mile: 36.5
5 Mile: 34.7



Average HH Income

1 Mile: \$115,018
3 Mile: \$113,021
5 Mile: \$102,786



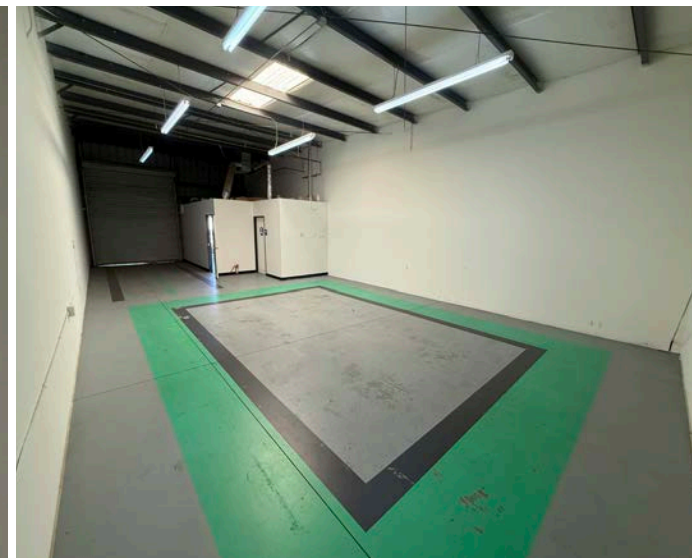
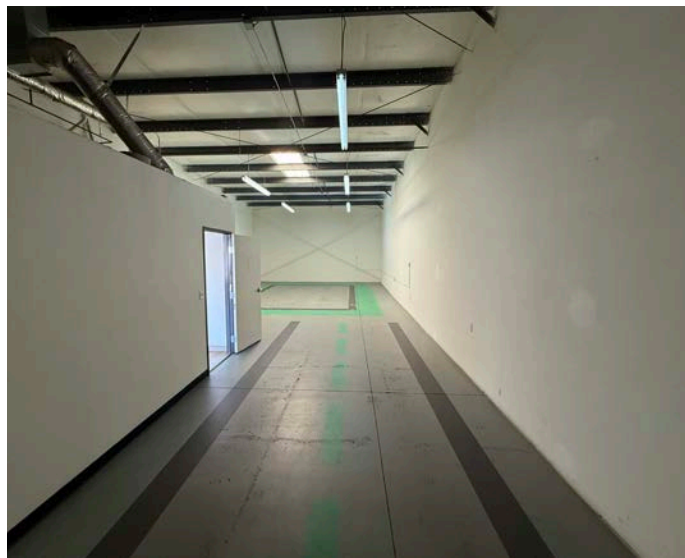
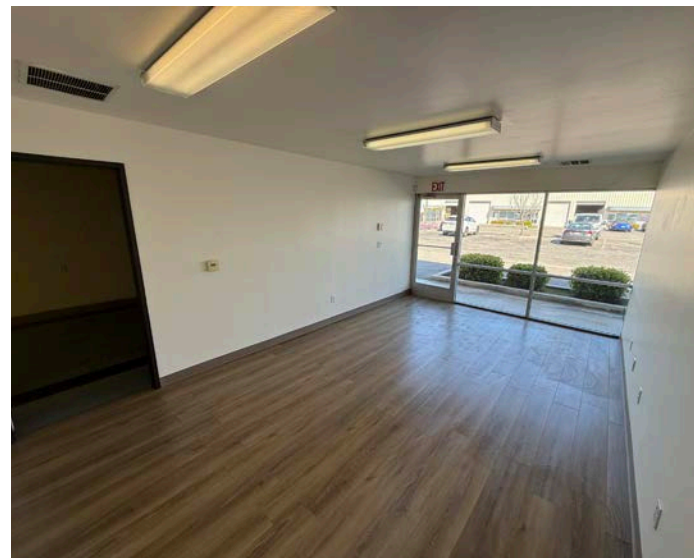
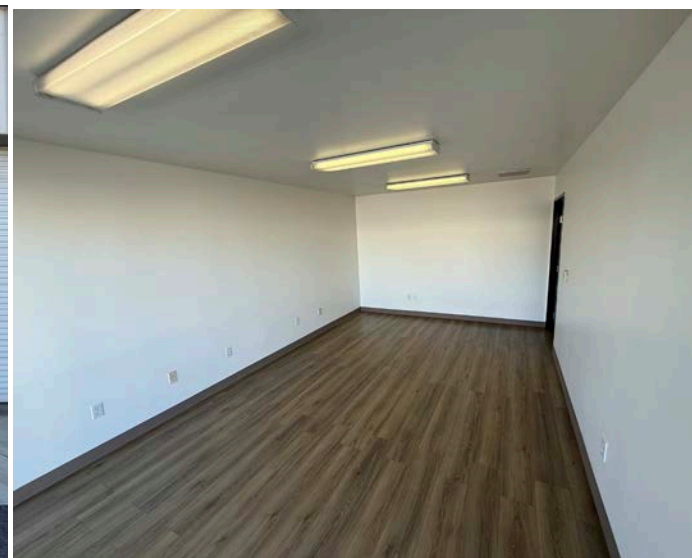
Households

1 Mile: 3,368
3 Mile: 25,777
5 Mile: 83,386

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Photos

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