



Investment Property Sales

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November 5, 2018

Mrs. Kay Meek, President
Mr. Tom Burke, Chancellor
Kern Community College District (KCCD)
Dr. Sonya Christian, President
Bakersfield Junior College (BC)
2100 Chester Ave.
Bakersfield, CA. 93301

Re: Potential Temporary Classroom Space

Dear Mrs. Meek, Dr. Christian and Mr. Burke:

Please find attached a survey of potential available properties for temporary classroom space for Bakersfield College if the current space subleased from Fresno Pacific isn't extended by the Landlord Castle & Cooke.

The first property is 1201 24th St. This is the former University of Lavern space and it is built out into classrooms. The space is on the second floor of a quasi-retail/office development and consists of approximately 14,000 square feet. The ground floor of the development has retail uses and many are food oriented so they have heavy traffic and parking requirements especially around 12:00 pm. University of Lavern primarily used the space for night classes, so they didn't worry much about parking during the day. They felt there was adequate parking in the evening as most of the retail businesses were closed by 7:00-8:00 pm. I believe parking was a major issue in their decision to relocate out of the location. The property has OK visibility and access. Their broker representative states they are working with a potential tenant to take all the space. However, they have been working on the transaction for many months and it appears to have stalled. They would consider an 18-24-month lease. This is not located near South West Bakersfield.

The second property is 1901 Chester Ave. It is located at the north west corner of Chester Ave. and 19th streets. The space was previously occupied by a nursing school and is built out into classrooms. There is approximately 12,000 square feet of classroom space. The entire building has recently been vacated and there is up to 60,000 square feet available. The current classroom space is on the second floor. There is an elevator for the property. The building has very few (approximately 12) parking spaces that are located about 1 ½ blocks from the building. There is street parking and a City parking structure about 4 blocks away. The property has good visibility and adequate street access. This property is not located in southwest Bakersfield.

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The third property is located at 3000 Ming Ave. It is located on Ming Ave. directly across the street from the Valley Plaza Mall. This is the former DeVry University space and it is built out into classrooms. This is a free-standing building that appears to have good parking. The building is 16,400 square feet. The property has good visibility and fairly good access. It is being offered for sublease from DeVry. It is all ground level space. This location is considered south west although it would be at the east and west border for southwest Bakersfield.

The fourth property is the 7500 District Blvd. building. It is located on District Blvd. between Ashe and Stine roads. This is a former call center space and has 22,000 square feet available. The building has great parking, but it is not currently built out as classroom space. It is mostly wide open with a few conference rooms. Improvements would need to be made to create class rooms. This is all ground level space. The visibility and access to the building is good. This property is considered to be in Southwest Bakersfield.

The fifth property is 4560 California Ave. This is the former National University space and is built out into classrooms. This is a three-story building and the classroom space is built out on the 2nd and 3rd floors. There is 12,153 square feet of classroom space. There is additional office space on the ground floor. This property was used primarily for night school so there was not an issue with the shared parking for the adjacent office/medical users. There was plenty of parking in the evenings after the office uses closed by 6:00 pm. The access is fairly good, but the visibility is not great as it sits back off California Ave. and is actually accessed and fronts on Easton Drive. There may be some congestion and noise at the location for the next two years as the Westside Freeway alignment is about 300 yards from the building but most of that noise will occur during normal business hours. This property is considered to be in southwest Bakersfield.

I hope this helps to clarify the options that may be available for temporary classroom space if needed. All of the options are currently available on the market but may not be for long as the owners are actively marketing the spaces for lease. The real issue is to determine what the shortest lease term commitment these landlords will consider. Most likely that would be 18 months to 2 years.

Let me know if you have additional questions after reviewing this information. I am available to schedule tours of all or some of these spaces this week if that will help get a better feel for the options on the table.

Sincerely,

Cushman & Wakefield Pacific

A handwritten signature in blue ink, appearing to read 'Jaffrey T. Andrew', written in a cursive style.

Jaffrey T. Andrew
Senior Director/Principal