



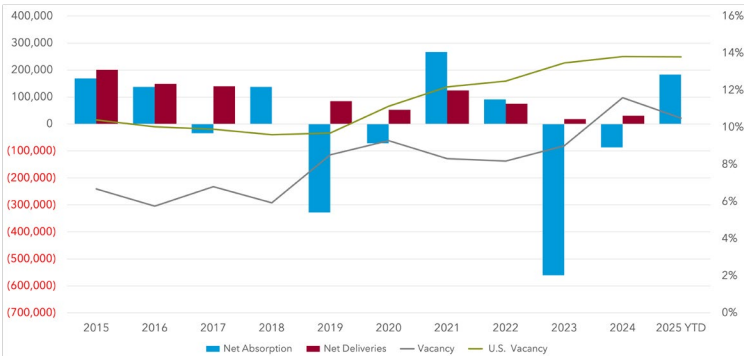
OFFICE MARKET OVERVIEW

ROSS PUSKARICH, Associate

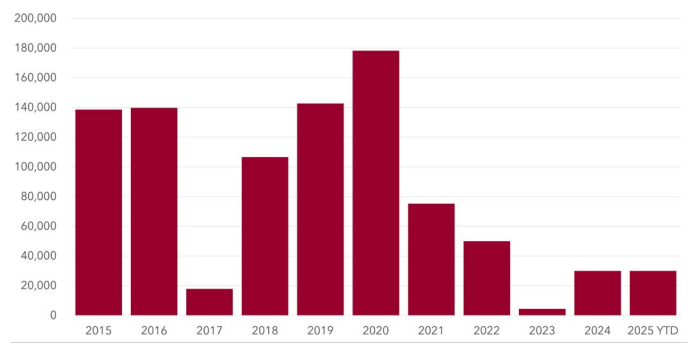
Bakersfield's office market has shown signs of recovery, with 180,000 SF of net absorption bringing vacancy down to 10.6% from a high of 12.1% in Q2 2024. Rents remain affordable at \$23.00/SF, with asking rates up 1.2% over the past year. Development has been modest, adding 260,000 SF in five years, mostly in medical offices. Currently only one project is under construction, a 30,000 SF Charter Spectrum leased building. Sales volume reached \$92.1 million over the past year, with a strong finish in late 2024 marking the most active quarter in years. Bakersfield's low occupancy costs continue to attract steady tenant interest.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ 12 Mo. Net Absorption SF	183,223	(86,934)	(600,000)	(606,000)	(472,898)
▼ Vacancy Rate	10.5%	11.6%	12.0%	12.4%	11.2%
▼ Avg NNN Asking Rent PSF	\$23.28	\$23.81	\$24.07	\$23.48	\$23.44
▲ Sale Price PSF	\$151	\$149	\$154	\$154	\$154
▲ Cap Rate	10.31%	10.60%	9.99%	10.00%	9.99%
◀ ▶ Under Construction	30,000	30,000	50,000	20,000	20,000
▲ Inventory	18,288,490	16,268,805	16,274,488	16,232,479	16,232,479

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1201 23rd Street Bakersfield, CA	5,263 SF	\$1,250,000 \$237.51 PSF	Kern Community College District James Glinn	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4900 California Avenue Bakersfield, CA	18,332 SF	Blumer Construction	Undisclosed	Undisclosed
10800 Stockdale Highway Bakersfield, CA	15,612 SF	Russel E Norgon	Young Woolridge LLP	Legal Services
5001 E. Commercenter Drive Bakersfield, CA	14,372 SF	Western Financial Planning Corporation	Kern Regional Center	Health Care & Social Services

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