

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white, serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.The sign for Studio Movie Grill is mounted on a large, rectangular wall of green living plants. The words "STUDIO" and "MOVIE GRILL" are written in large, white, three-dimensional block letters. "STUDIO" is on the top line, and "MOVIE GRILL" is on the bottom line.

For Lease Rosedale Village

2649-2733 Calloway Drive,
Bakersfield, CA

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	9,330	87,309	202,486
Total Households:	3,284	29,897	72,883
Average HH Income:	\$90,815	\$118,908	\$103,140
Employees:	4,567	30,641	77,547
Population Median Age:	35.3	35.9	35.2

Alteryx.com 2020 Estimates

Property Information

Rosedale Village is a community shopping center located in the heart of the Northwest Bakersfield trade area. It is situated at the highly-traveled, signalized intersection of Rosedale Hwy and Calloway Drive with a combined average daily traffic count of 58,735 vehicles. Rosedale Village is one of only two community centers that services the entire Northwest trade area. It is also in proximity to power center, The Northwest Promenade.

Per the REA, approved, shared parking is available at the north end of the property next to Firehouse Restaurant.

- Best Jr Box Space available in the trade area
- Primary Retail corridor in the Northwest
- Come join these tenants!!



Availability

Suite 400

2,800 SF

Lease Rate

Contact listing agent.

Site Plan

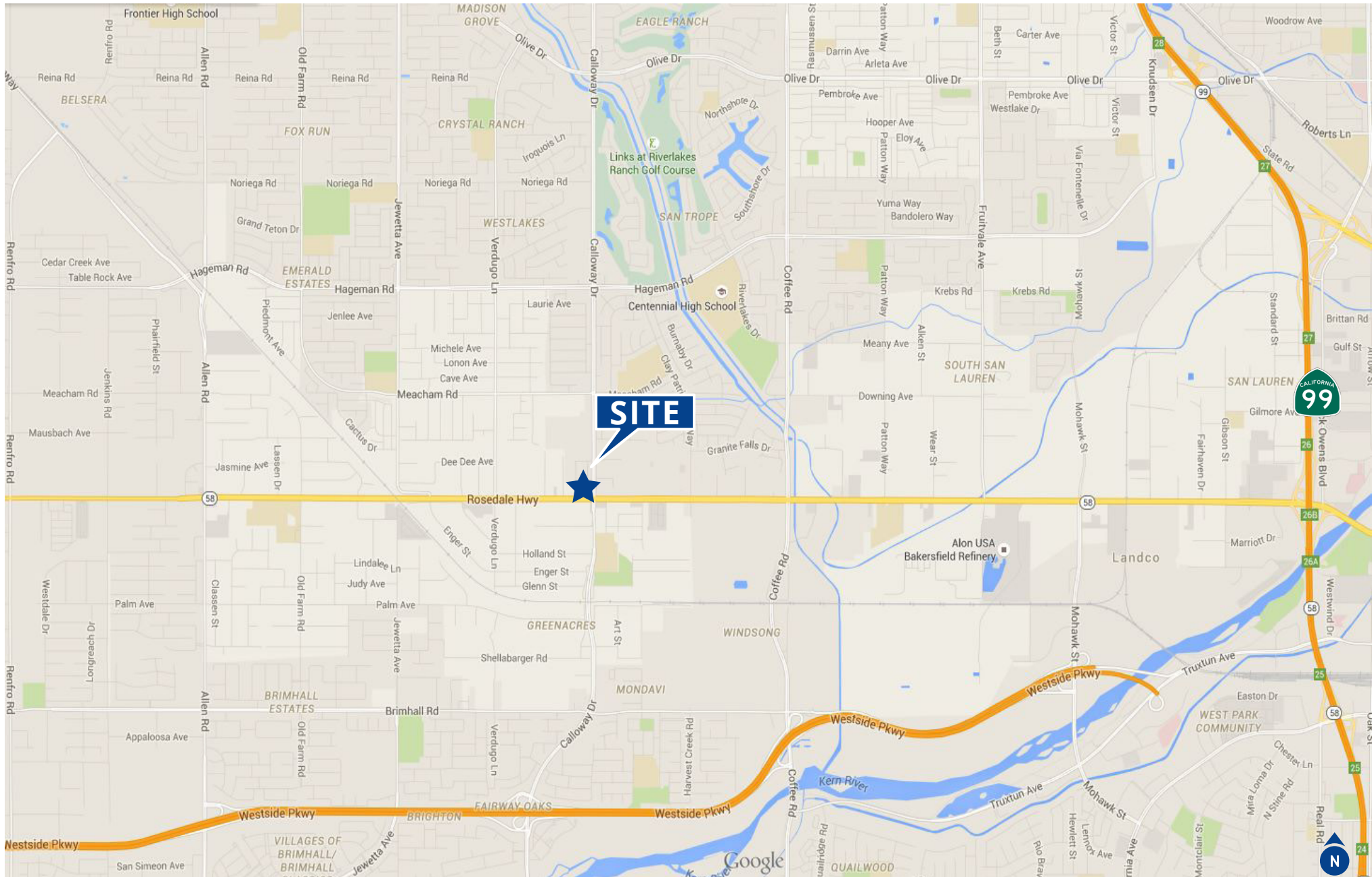


Suite	Tenant	SQ FT	Suite	Tenant	SQ FT	Suite	Tenant	SQ FT	Suite	Tenant	SQ FT
400	Available	2,800	2733-B	Baskin Robbins	1,160	206	Feng Cha Boba	855	110	See's Candies	3,375
402	Ryan Chiropractic	1,540	300	J's Place	4,150	208	Ono Hawaiian BBQ	2,250	A1	Round Table Pizza	3,206
410	Ruben's Mariscos & Seafood	4,410	306	Salad Sensations	1,050	210	KSFCU ATM	450	A2	T-World	2,294
412	Rosedale Dental	1,866	308	Rosedale Donut	975	212	Ahi Sushi	2,200	A3	TMobile	3,000
414	Crown Royal	1,866	310	Sport Clips	975	214	UBREAKIFIX	800	500	Smart N Final	29,442
416	H & R Block	1,866	312	Cigarette World	975	216	Little Ceasar's	1,200	530	Urner's	31,025
2717	Dollar Tree	13,454	314	City Brow	975	100	Angry Chickz	3,000	560	Tractor Supply	30,400
2717-B	Five Below	14,016	316-318	Fire Wings	2,925	104	Rush Cycle	2,250			
2733	Studio Movie Grill	44,870	204	Sally Beauty	2,450	106	GNC	1,500			

Competition Aerial



Location Map



Bakersfield, California

The "Southern Gateway to the Central Valley", Bakersfield is the 9th largest city in California with a population of 523,164 and is one of the fastest growing regions in the nation. Bakersfield is the focal point of the larger Bakersfield-Delano, CA Metropolitan Statistical Area, which is coextensive with Kern County. In 2014, it had a population of 869,887 making it the 62nd largest metropolitan area in the United States.

- The total land area of the city is 143.6 square miles
- Bakersfield is situated roughly equidistant between Fresno and Los Angeles; 110 miles to the north and south.

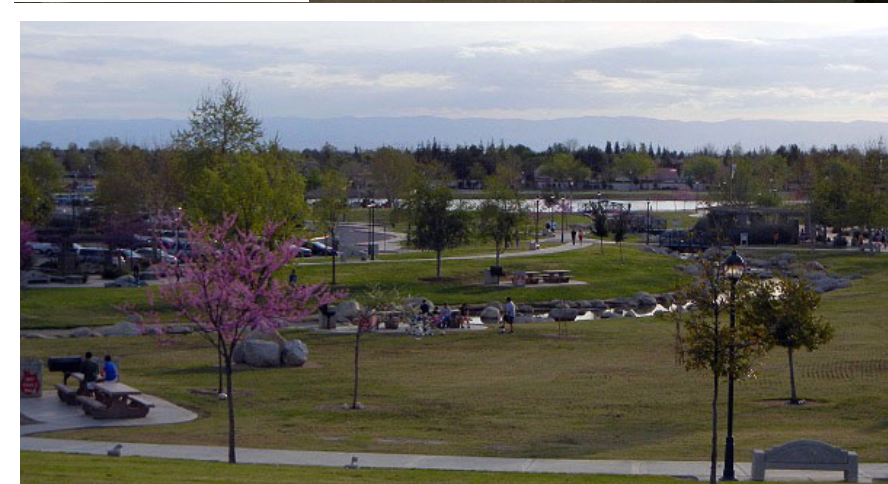
Economy

Bakersfield is the seat of the most productive oil producing county with approximately 10% of the nation's domestic production and the fourth most productive agricultural county (by value) in the United States. Other industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and the city serves as the home for both corporate and regional headquarters of companies engaged in these industries.

- Bakersfield is the largest city with the lowest sales tax in California (7.25%, the state minimum).
- Boasts business friendly policies, such as having no local utility or inventory taxes.



FOX THEATRE



RIVERWALK PARK

