

Single-Tenant Showroom ▪
Warehouse ▪

FOR SALE OR LEASE



7405
Rosedale Highway
Bakersfield, CA

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Property Information

7405 Rosedale Highway ▪ Bakersfield, CA

Property Detail

- **Total Available Space** 13,710 SF
- **Showroom Space** 5,860 SF
- **Office Space** 280 SF
- **Warehouse Space** 7,850 SF
- **Parcel Size** 0.97 Acres
- **Assessor Parcel Number** 368-060-14
- **Zoning** M-1 PD (Light Industrial with Precise Development), City of Bakersfield
- **Ground Level Doors** Two (2) 12'x12'
- **Clear Height** 13'7 1/4" - 15'
- **Parking Stalls** 20
- **Fire Sprinklers** .2 GPM/1,500 SF
- **Construction** Metal with stucco facade including Roman columns and a glass storefront
- **Paid in Full Solar** Property has enough solar panels to cover all electricity costs

Property Highlights

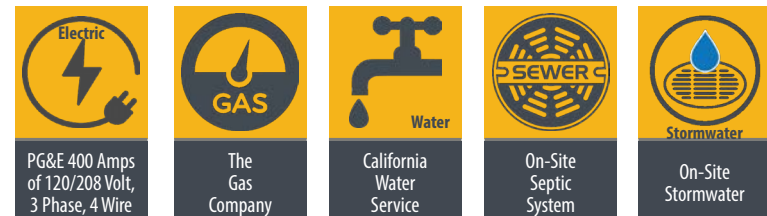
- Monument signage on Rosedale Highway
- Yard Area is Fully Paved with Concrete
- Three (3) Evaporative Coolers in Warehouse
- Two (2) Reznor Space Heaters in Warehouse
- Two (2) 14' Diameter Skyblade Fans in Warehouse
- Four (4) HVAC units for Showroom
- Concrete Block Wall on western parcel line
- 2018 Construction

Area Description

The Subject property is in the highly accessible and rapidly growing commercial corridor of Bakersfield along Rosedale Highway, one of the city's primary east-west thoroughfares. This location offers exceptional proximity to major transportation routes (Hwy 99, Hwy 58, and the recently completed Westside Parkway), enjoys direct access to key arterial roads, amenities, and a robust local business environment while being situated in the highly desirable Northwest submarket.

The surrounding area is characterized by a blend of established and emerging businesses, including the Northwest Promenade, which is the most desirable retail shopping center in town. The Promenade is home to a variety of national, regional, and local tenants, further enhancing the appeal for businesses seeking to operate in a well-established commercial hub. With a wide range of affluent residential communities nearby, this location benefits from both high visibility and a strong local customer base.

Utilities



Sale Price

- \$3,200,000 or \$233.40 PSF

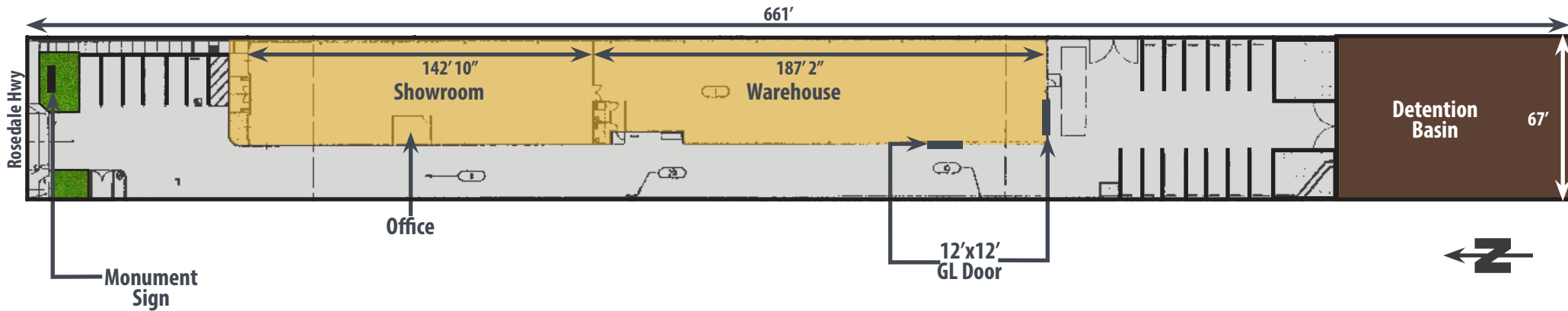
Lease Rate

- \$20,565/Month Industrial Gross or \$1.50 PSF

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Site Plan

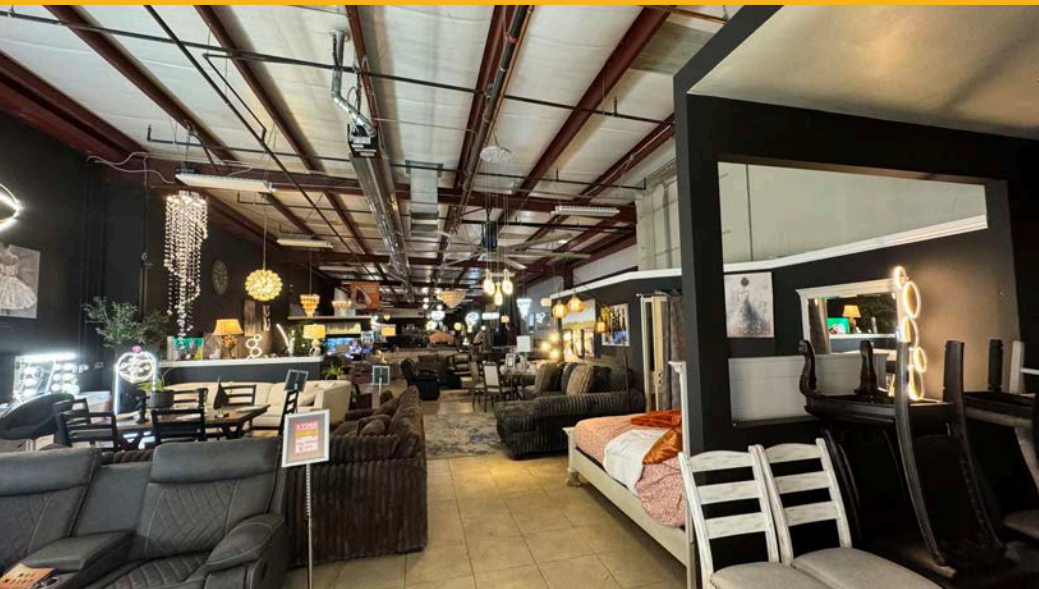
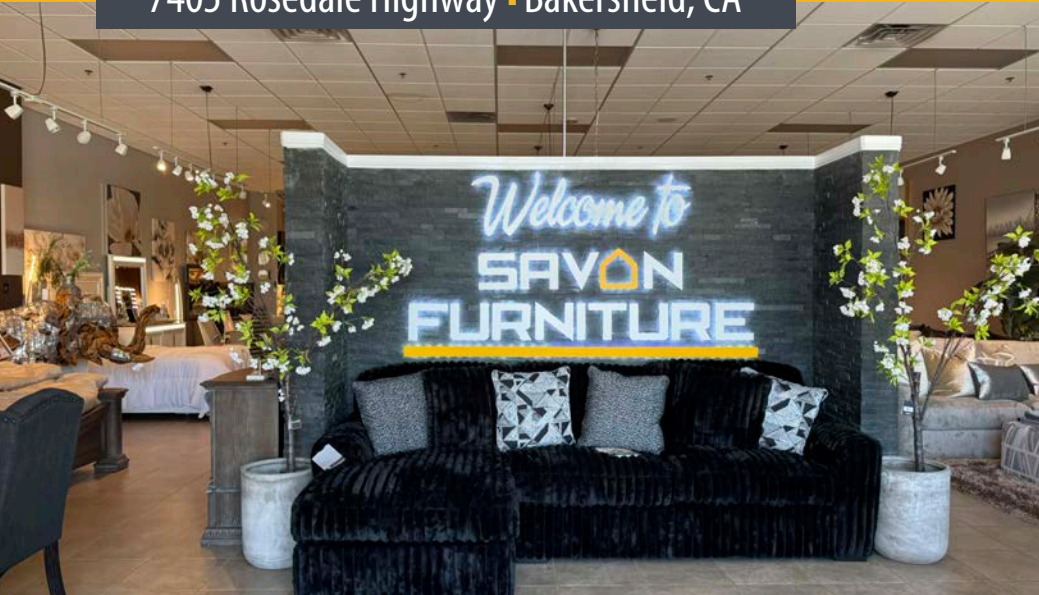
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Property Photos

7405 Rosedale Highway • Bakersfield, CA



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Neighborhood Aerial

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7405 Rosedale Highway



Demographics	1 Mile	2 Mile	3 Mile
Total Population	1,984	27,114	77,095
Total Households	820	10,012	28,091
Average Household Income	\$79,897	\$90,359	\$89,010
Median Household Income	\$101,060	\$113,939	\$113,829
Total Businesses	611	2,604	5,359
Employees	6,867	28,353	63,710