

AVAILABLE

New Commercial Development

NWC
**Rosedale Highway
& Renfro Road**
Bakersfield, CA 93314



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*Rendering Not Final, Subject To Change.



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Property Details

NWC - Rosedale Hwy & Renfro Rd
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Bldg	Building Area	SF Size
1	Retail	±25,000
2	Retail	±7,150
3	Retails	±22,000
4	Fast Food	±10,000
5	Fast Food/Drive Through	±6,000
6	Fast Food/Drive Through	±2,600
7	Fast Food/Drive Through	±2,100
8	Gas Station	±6,000
9	Car Wash	±5,400
10	Retails	±815

PROPERTY HIGHLIGHTS

- Rare opportunity for Northwest neighborhood commercial
- Within dynamically developing residential neighborhoods
- Commercially zoned hard corner
- Zoned C-2 PD, General Commercial
- Excellent demographics
- Double section line roads
- Close proximity to future Westside Beltway alignment

AVAILABLE

For Ground Lease, Build-to-Suit, or Sale



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Nearby Trade

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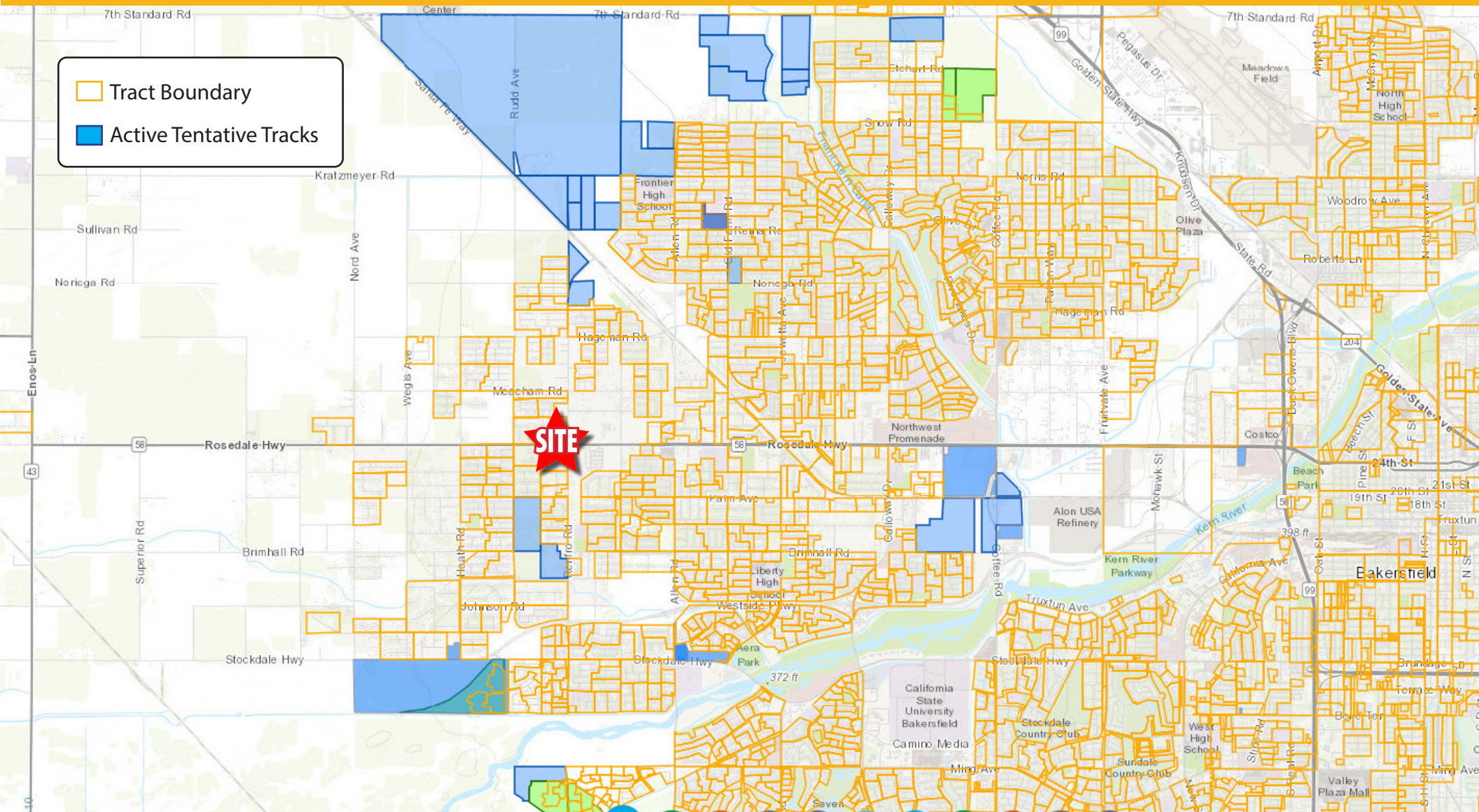


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Area Tract Activity Map

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Available New Commercial Development

Bakersfield Area Roadways

NWC - Rosedale Hwy & Renfro Rd
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Rosedale Hwy & Renfro Rd

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,846	48,781	140,856
Total Households	3,115	16,194	46,777
Average Household Income	\$151,055	\$160,481	\$130,171
Employees	703	9,312	34,411
Business	141	1,182	3,884

