

An aerial photograph of a large commercial center. The main building is a long, single-story structure with a flat roof and several large roll-up doors. A sign on the building reads "SWEET MARY". To the right of the main building is a smaller, two-story building. A large parking lot filled with cars is situated between the buildings. In the foreground, a multi-lane highway runs horizontally. A white truck is visible on the highway. The background shows a residential neighborhood with houses and trees.

**Colliers**

For Lease | 9440-9680 Hageman Road

# The Plaza at Riverlakes

Retail/Restaurant Space Available

Proposed Drive Thru Pad Available for  
Ground Lease/BTS

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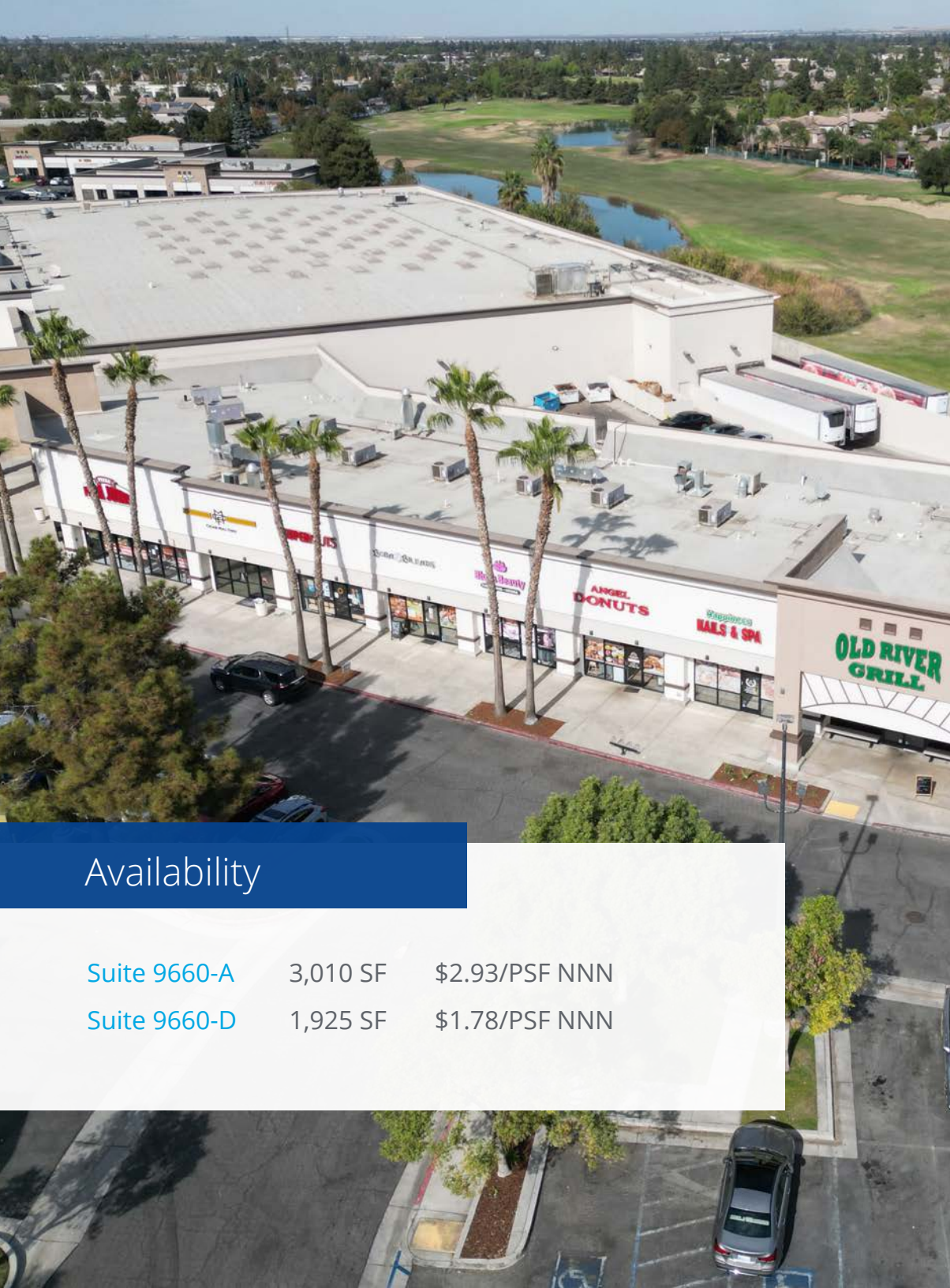
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## Property Information

The Plaza at Riverlakes is a high-performing, grocery- and drug-anchored neighborhood center strategically positioned at the heavily traveled, signalized intersection of Calloway Drive and Hageman Road in Northwest Bakersfield. Anchored by a 58,000 SF Save Mart and supported by a dynamic mix of daily-needs retailers, services, and restaurants, the center benefits from exceptional visibility, strong vehicular traffic, and convenient ingress/egress in all directions. With over 24,500 employees within a 3-mile radius, household incomes exceeding \$100,000, and dense residential neighborhoods surrounding the site, The Plaza at Riverlakes serves as a primary retail hub for the surrounding master-planned communities, including The Links at Riverlakes Golf Course and Centennial High School. The property offers a rare opportunity for tenants to join an established, well-anchored trade area with a robust daytime population, stable customer base, and proven retail performance, including the availability of high-demand restaurant, shop space, and a proposed drive-thru pad.

### Availability

|              |          |                |
|--------------|----------|----------------|
| Suite 9660-A | 3,010 SF | \$2.93/PSF NNN |
| Suite 9660-D | 1,925 SF | \$1.78/PSF NNN |

- Grocery-Drug anchored shopping center
- High daytime population
- Over \$100,000 average income in a 3 mile radius
- Convenient Ingress/Egress
- Come join these tenants!!



## Site Plan

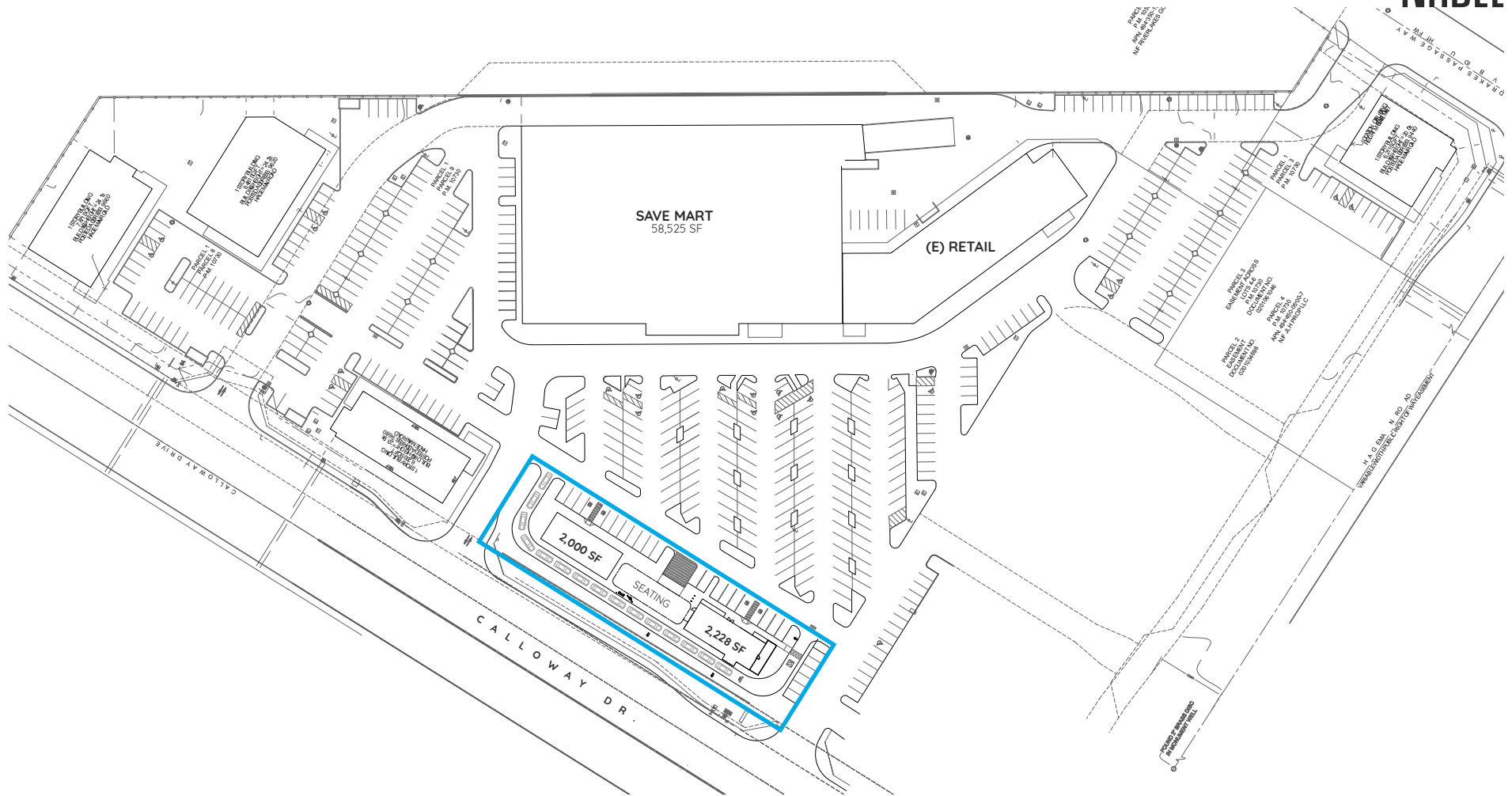


| Address | Tenant             | SF     | Address | Tenant              | SF    |
|---------|--------------------|--------|---------|---------------------|-------|
| 9660-A  | Available          | 3,010  | 9530-C  | Papa John's Pizza   | 1,495 |
| 9660-B  | Hi Sushi           | 1,490  | 9530-D  | Cigars & Tobacco    | 1,360 |
| 9660-C  | Salon              | 1,275  | 9530-E  | Supercuts           | 1,202 |
| 9660-D  | Available          | 1,925  | 9530-F  | Boba Tea            | 1,170 |
| 9620-B  | Straw Hat Pizza    | 7,200  | 9530-G  | Star Salon          | 1,170 |
| 9620-A  | Ryong Martial Arts | 2,260  | 9530-I  | Angel Food Donuts   | 1,268 |
| 9680-A  | Dunn Edwards       | 4,800  | 9530-J  | Happiness Nails     | 1,463 |
| 9680-D  | One Main Financial | 1,200  | 9530-K  | Old River Grill     | 2,885 |
| 9600    | Save Mart          | 58,000 | 9440-A  | RL Pediatric Dental | 2,000 |
| 9530-A  | PetWants           | 1,885  | 9440-B  | Leased              | 1,500 |
| 9530-B  | The UPS Store      | 1,778  | 9440-C  | Social House        | 2,500 |



# Proposed Pad

NADEL



## PROPOSED NEW PAD(S) SITE PLAN

09 | 20 | 2024

PLAZA AT RIVERLAKES | Bakersfield, CA



# Photos



## Population

1 Mile: 12,458  
3 Mile: 84,176  
5 Mile: 189,189



## Daytime Population

1 Mile: 6,204  
3 Mile: 62,812  
5 Mile: 163,320



## Average HH Income

1 Mile: \$132,597  
3 Mile: \$134,119  
5 Mile: \$120,997



## Median Age

1 Mile: 37.0  
3 Mile: 37.5  
5 Mile: 37.1



## Households

1 Mile: 4,435  
3 Mile: 28,666  
5 Mile: 67,913

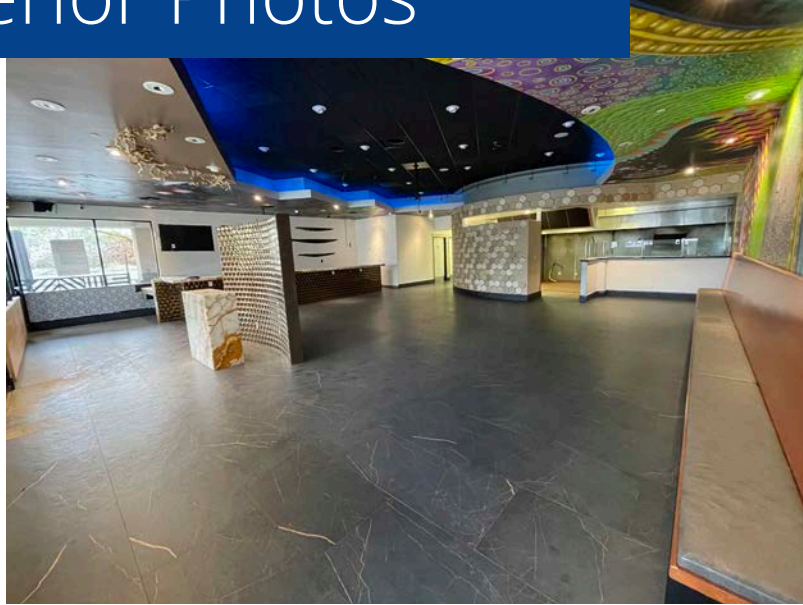


## Businesses

1 Mile: 765  
3 Mile: 3,114  
5 Mile: 8,443



# Restaurant Space Interior Photos



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# Competition Aerial



 Centennial High School

 The Links at Riverlakes Golf