



For Ground Lease or Build-to-Suit Premiere Northwest Bakersfield Opportunity

SWC Rosedale Hwy & Calloway Dr | Bakersfield, CA

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Property Overview

The subject property comprises approximately 35,897± square feet of land located at the prominent southwest corner of Rosedale Highway and Calloway Drive in Bakersfield, California. Positioned along one of the city's most established retail corridors, the site benefits from strong visibility and traffic counts and is conveniently located near the Northwest Promenade and Rosedale Village shopping centers

Pricing:

Contact agent for details

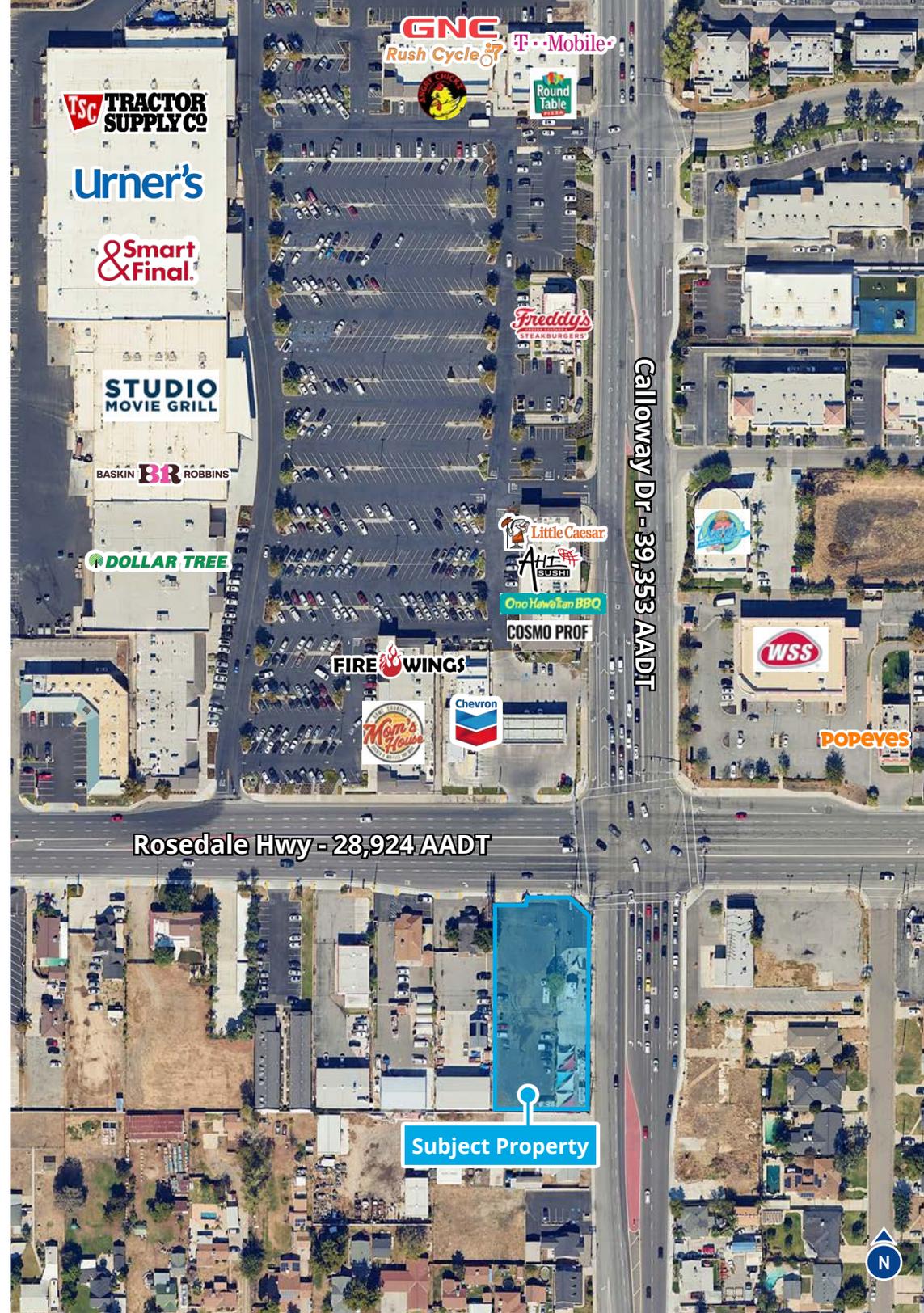
Available:

Land Size: +/- 35,987 SF (+/- 0.82 AC)

Property Highlights:

- Prime Central/Regional Location
- Quick access to Rosedale Hwy and Westside Parkway
- Adjacent to highly visited retail shopping center.
- Approx. 68,277 ADDT (Calloway Dr & Rosedale Hwy)

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TSC TRACTOR SUPPLY CO

Urner's

Smart & Final

STUDIO MOVIE GRILL

BASKIN ROBBINS

DOLLAR TREE

FIRE WINGS

Mom's House

Chevron

GNC
Rush Cycle

T-Mobile

Round Table

Freddy's

Little Caesar

AHI SUSHI

Ono Hawaiian BBQ

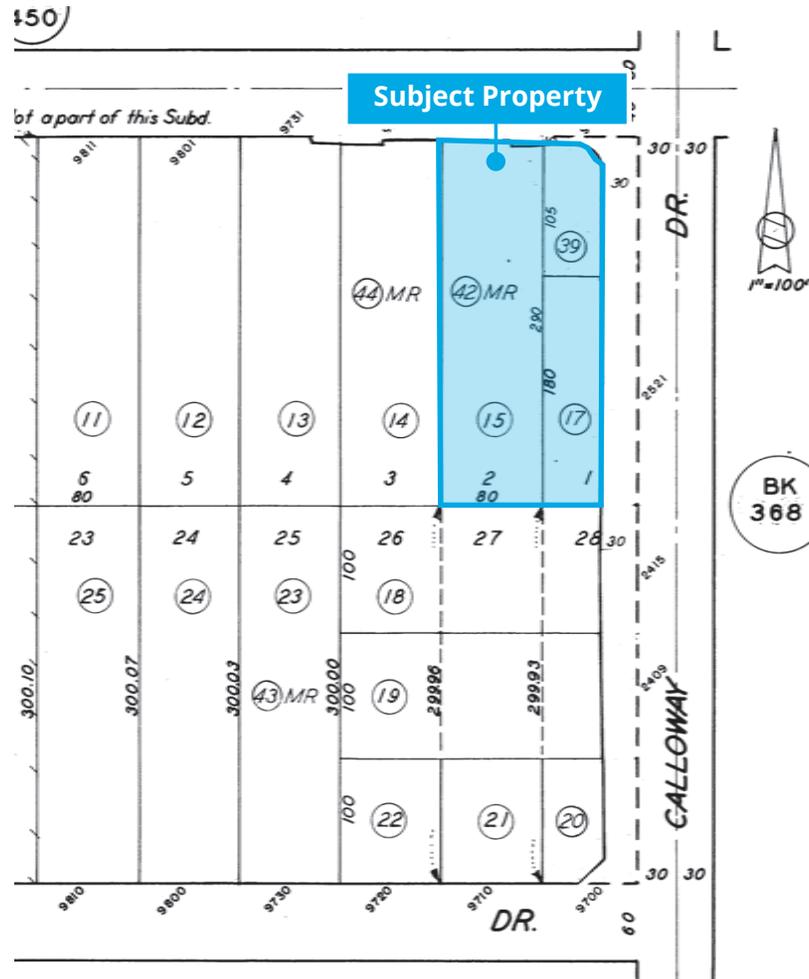
COSMO PROF

WSS

POPEYES

Subject Property

APN Map



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Aerial



Population

1 Mile: 9,446
3 Mile: 84,915
5 Mile: 221,223



Daytime Population

1 Mile: 11,829
3 Mile: 87,598
5 Mile: 237,056



Businesses

1 Mile: 708
3 Mile: 3,576
5 Mile: 9,237



Median Age

1 Mile: 37.3
3 Mile: 38.1
5 Mile: 36.7



Average HH Income

1 Mile: \$113,199
3 Mile: \$135,401
5 Mile: \$124,783



Households

1 Mile: 3,366
3 Mile: 29,525
5 Mile: 78,561