

GROUND LEASE OPPORTUNITY

SEQ ROSEDALE HWY &
CALLOWAY DRIVE
BAKERSFIELD, CALIFORNIA



PACIFIC
COMMERCIAL REALTY ADVISORS

PREMIER INTERSECTION - NORTHWEST BAKERSFIELD

Up to 25,100sf* Available for Ground Lease
\$85,000.00/annual rent



*25,100sf to be left after widening of Calloway Drive

CONTACT

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PROPERTY FEATURES

Ground lease opportunity just south of one of Bakersfield's highest trafficked intersections, surrounded by one of the most dynamic tenant mixes in Bakersfield including Kohl's, Dick's Sporting Goods, Walmart, Target, Best Buy, Michael's, World Market, Ross Dress for Less, Famous Footwear and Home Depot

Rosedale Highway is one of the primary East/West arterials connecting Northwest Bakersfield to Central and Northeast Bakersfield and Calloway Drive is one of the primary North/South arterials connecting Northwest and Southwest Bakersfield

Regional location with easy access to Highway 99 via eastbound Rosedale Highway, Interstate 5 via westbound Rosedale Highway and the Westside Parkway via southbound Calloway Drive



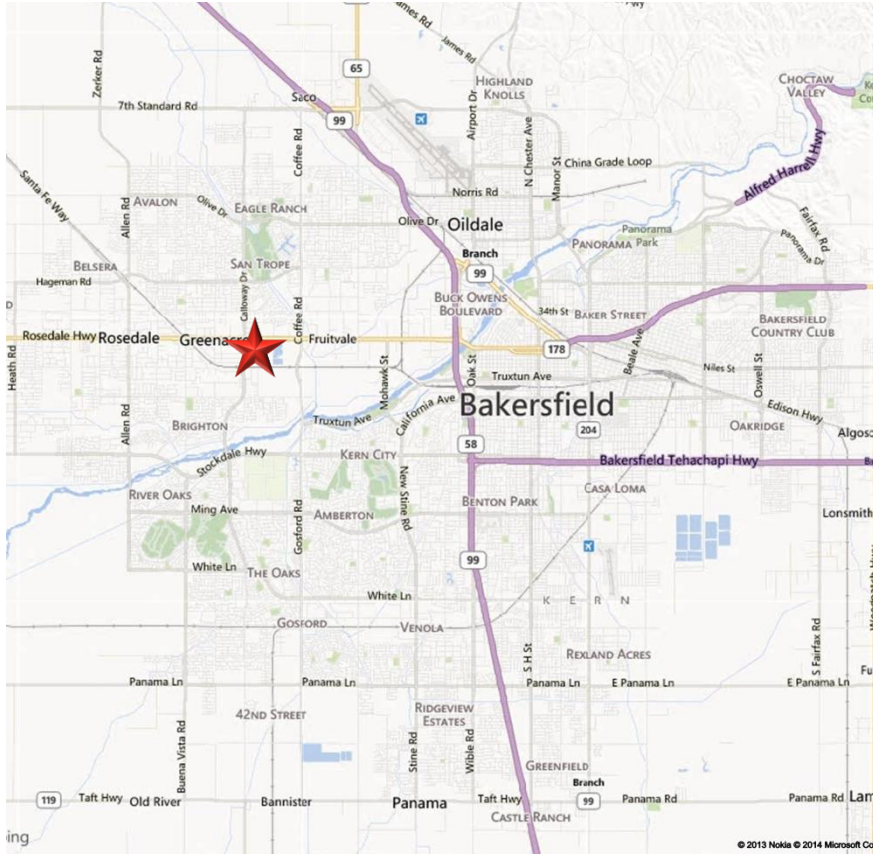
DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 8,663 | 86,135 | 206,070 |
| HOUSEHOLDS | 3,125 | 30,484 | 75,398 |
| AVERAGE HOUSEHOLD INCOME | \$106,099 | \$122,113 | \$105,571 |
| DAYTIME POPULATION | 4,936 | 30,269 | 87,796 |



TRAFFIC COUNTS

| | |
|---|--|
| 29,985 cpd - Calloway north of Rosedale | 30,145 cpd - Rosedale east of Calloway |
| 31,568 cpd - Calloway south of Rosedale | 33,160 cpd - Rosedale west of Calloway |



LOCATION MAP

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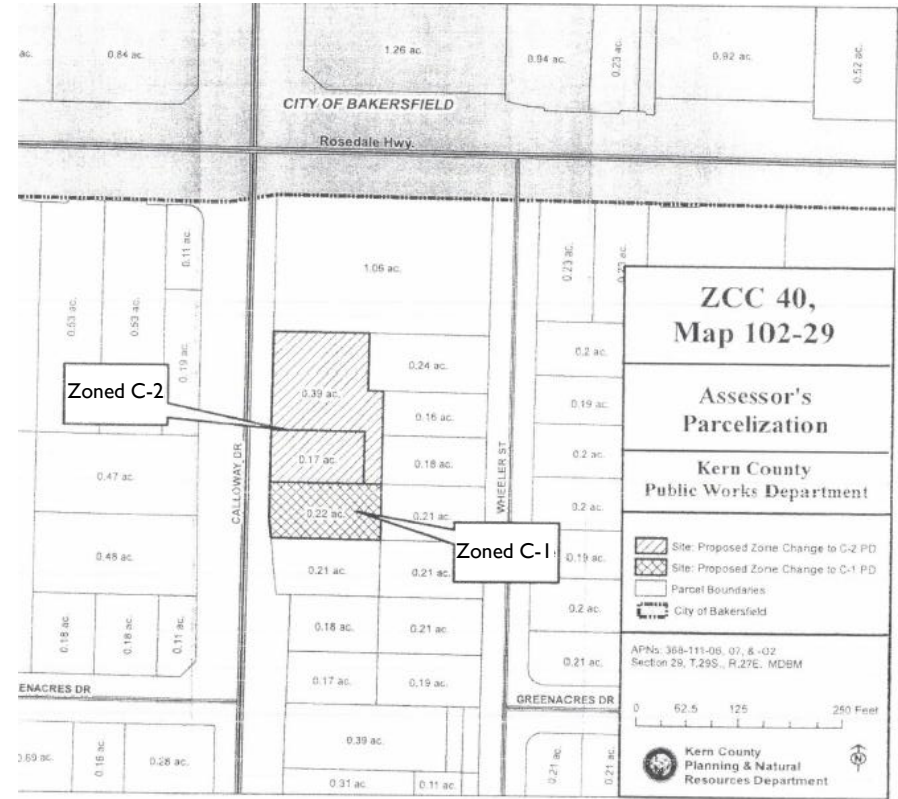
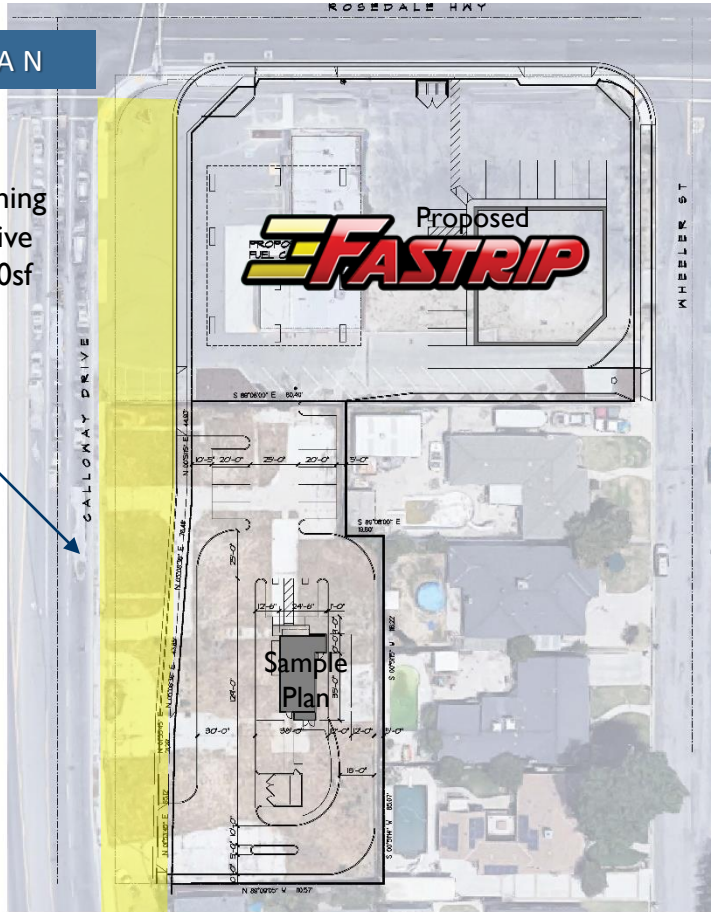
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GROUND
LEASE
OPPORTUNITY

SITE PLAN

Proposed widening of Calloway Drive will leave 25,100sf available



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