

# 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



CONTACT

JOSH SHERLEY  
Director  
(661) 633 3840  
josh.sherley@paccra.com  
Lic. #01876855

KARI STURGEON  
Sales Associate  
(661) 633 3820  
kari.sturgeon@paccra.com  
Lic. #01463739



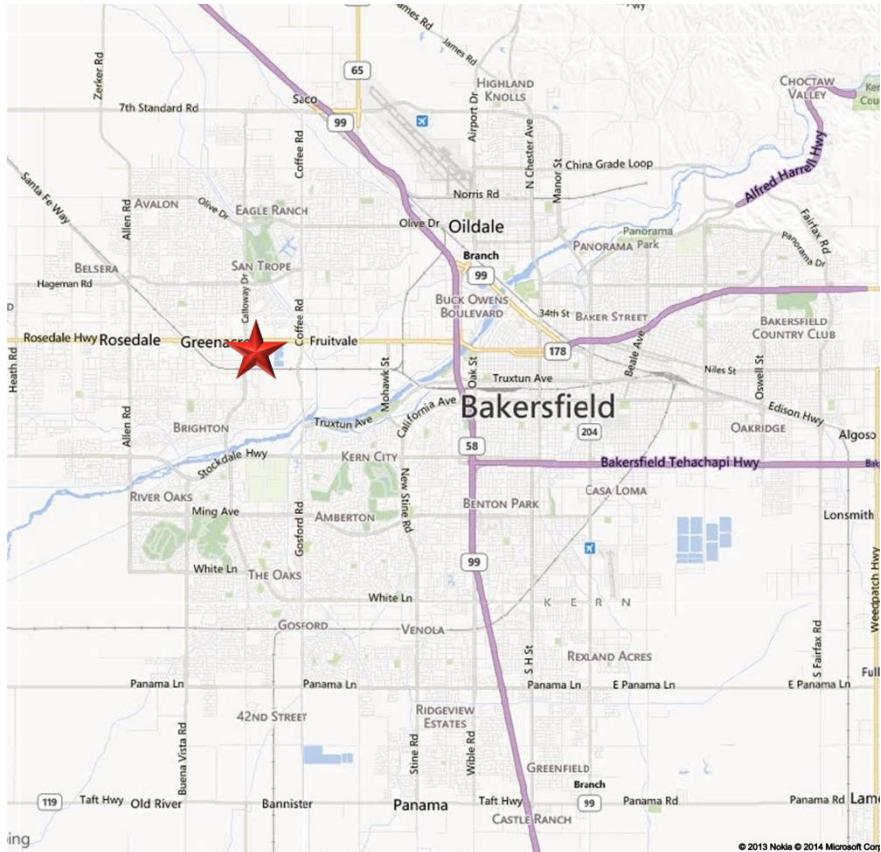
PACIFIC COMMERCIAL REALTY ADVISORS  
Lic. #01919464  
5060 California Avenue, Suite 1000  
Bakersfield, CA 93309  
www.paccra.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

# GROUND LEASE OPPORTUNITY

## SEQ Rosedale Highway & Calloway Drive

### PROPERTY FEATURES



LOCATION MAP

### CONTACT

JOSH SHERLEY  
Director  
(661) 633 3840  
josh.sherley@paccra.com  
Lic. #01876855

KARI STURGEON  
Sales Associate  
(661) 633 3820  
kari.sturgeon@paccra.com  
Lic. #01463739



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

PACIFIC COMMERCIAL REALTY ADVISORS  
Lic. #01919464  
5060 California Avenue, Suite 1000  
Bakersfield, CA 93309  
www.paccra.com

# GROUND LEASE OPPORTUNITY

## SEQ Rosedale Highway & Calloway Drive



### CONTACT

JOSH SHERLEY  
Director  
(661) 633 3840  
[josh.sherley@paccra.com](mailto:josh.sherley@paccra.com)  
Lic. #01876855

KARI STURGEON  
Sales Associate  
(661) 633 3820  
[kari.sturgeon@paccra.com](mailto:kari.sturgeon@paccra.com)  
Lic. #01463739



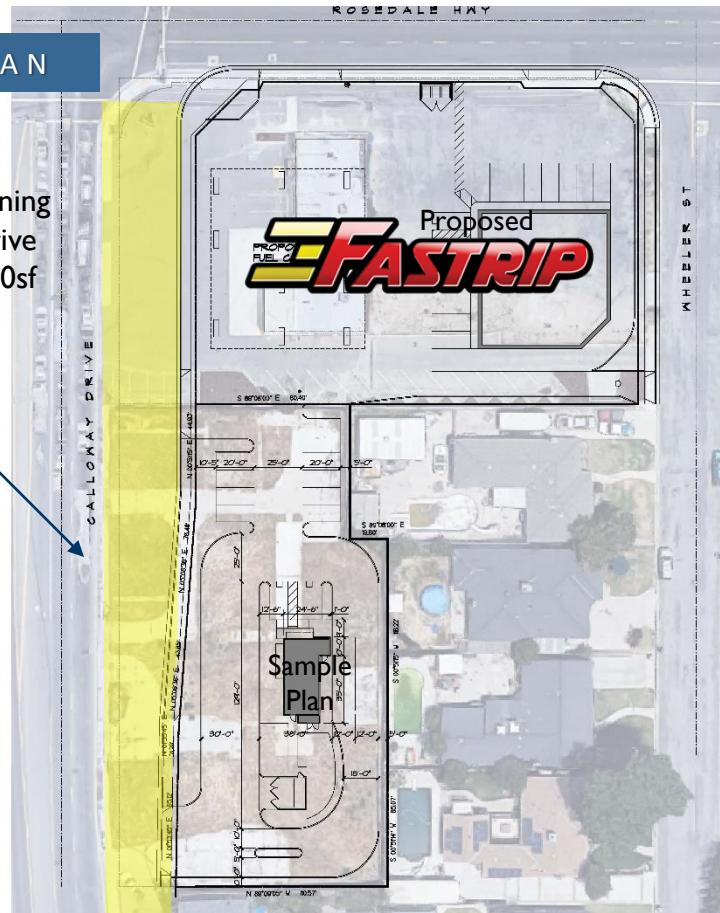
PACIFIC COMMERCIAL REALTY ADVISORS  
Lic. #01919464  
5060 California Avenue, Suite 1000  
Bakersfield, CA 93309  
[www.paccra.com](http://www.paccra.com)

## GROUND LEASE OPPORTUNITY

## SEQ Rosedale Highway & Calloway Drive

## SITE PLAN

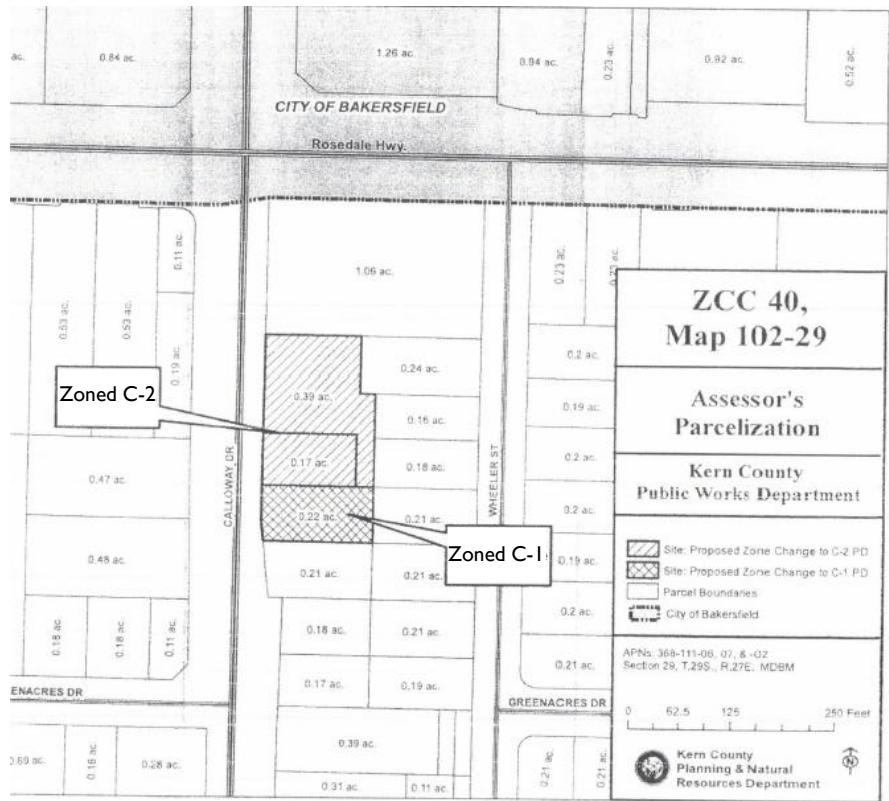
Proposed widening of Calloway Drive will leave 25,100sf available



CONTACT

**JOSH SHERLEY**  
Director  
(661) 633 3840  
[josh.sherley@paccra.com](mailto:josh.sherley@paccra.com)  
Lic. #01876855

**KARI STURGEON**  
Sales Associate  
(661) 633 3820  
[kari.sturgeon@paccra.com](mailto:kari.sturgeon@paccra.com)  
Lic. #01463739



PACIFIC COMMERCIAL REALTY ADVISORS  
Lic. #01919464  
5060 California Avenue, Suite 1000  
Bakersfield, CA 93309  
[www.pacra.com](http://www.pacra.com)