



Subject Property

Rosedale Hwy - 165,000 AADT

For Lease | +/- 1,100 SF - 4,950 SF
**New Retail Building
with Frontage on
Rosedale Hwy**

4066-4068 Rosedale Hwy | Bakersfield, CA 93308



Contact Us:

Oscar Baltazar
Senior Vice President | Principal
License No. 01263421
+1 661 631 3819
oscar.baltazar@colliers.com

Logan Blanton
Associate
License No. 02167852
+1 661 631 3820
logan.blanton@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Property Information

4066 Rosedale Hwy is a newly constructed retail plaza located on the north side of Rosedale Highway just west of the Highway 99 Freeway, one of the major North/South arterials in Kern County.

Highlights:

- High Visibility on Rosedale Hwy
- Central Location with easy access to the freeway.
- Heavy traffic throughout the day (165,000 AADT)

Available:

4066 Rosedale Hwy

Suite 1:	± 2,200 SF*	\$1.50/SF NNN
Suite 2:	± 1,100 SF*	\$1.50/SF NNN

**Can be combined into ± 3,300 SF*

4068 Rosedale Hwy

Suite 1	± 2,475 SF**	\$2.15/SF NNN
Suite 2	± 2,475 SF**	\$2.15/SF NNN

***Can be combined to + 4,950 SF*

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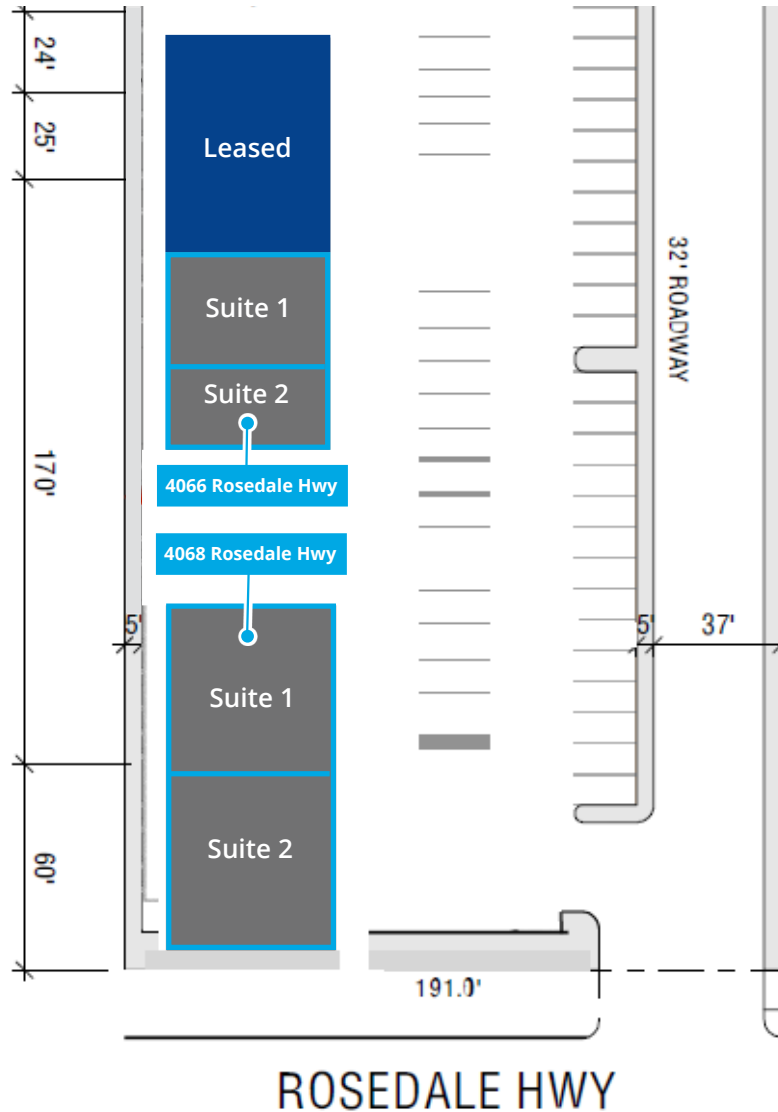
Site Plan

4066 Rosedale Hwy	
Suite 1*	± 2,200 SF
Suite 2*	± 1,100 SF

*Can be combined into ± 3,300 SF

4068 Rosedale Hwy	
Suite 1**	± 2,475 SF
Suite 2**	± 2,475 SF

**Can be combined into ± 4,950 SF



Demographics



Population
 1 Mile: 656
 3 Mile: 95,477
 5 Mile: 297,349



Daytime Population
 1 Mile: 13,345
 3 Mile: 155,759
 5 Mile: 345,670



Businesses
 1 Mile: 1,071
 3 Mile: 8,085
 5 Mile: 14,543



Median Age
 1 Mile: 37.2
 3 Mile: 34.6
 5 Mile: 33.8



Households
 1 Mile: 220
 3 Mile: 35,858
 5 Mile: 101,664



Average HH Income
 1 Mile: \$105,635
 3 Mile: \$77,059
 5 Mile: \$87,856

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Aerial



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