



For Lease
**Premiere Retail
 Development**

Rosedale Hwy & Coffee Rd | Bakersfield, CA

Developed by **SI SAGE INVESTCO**

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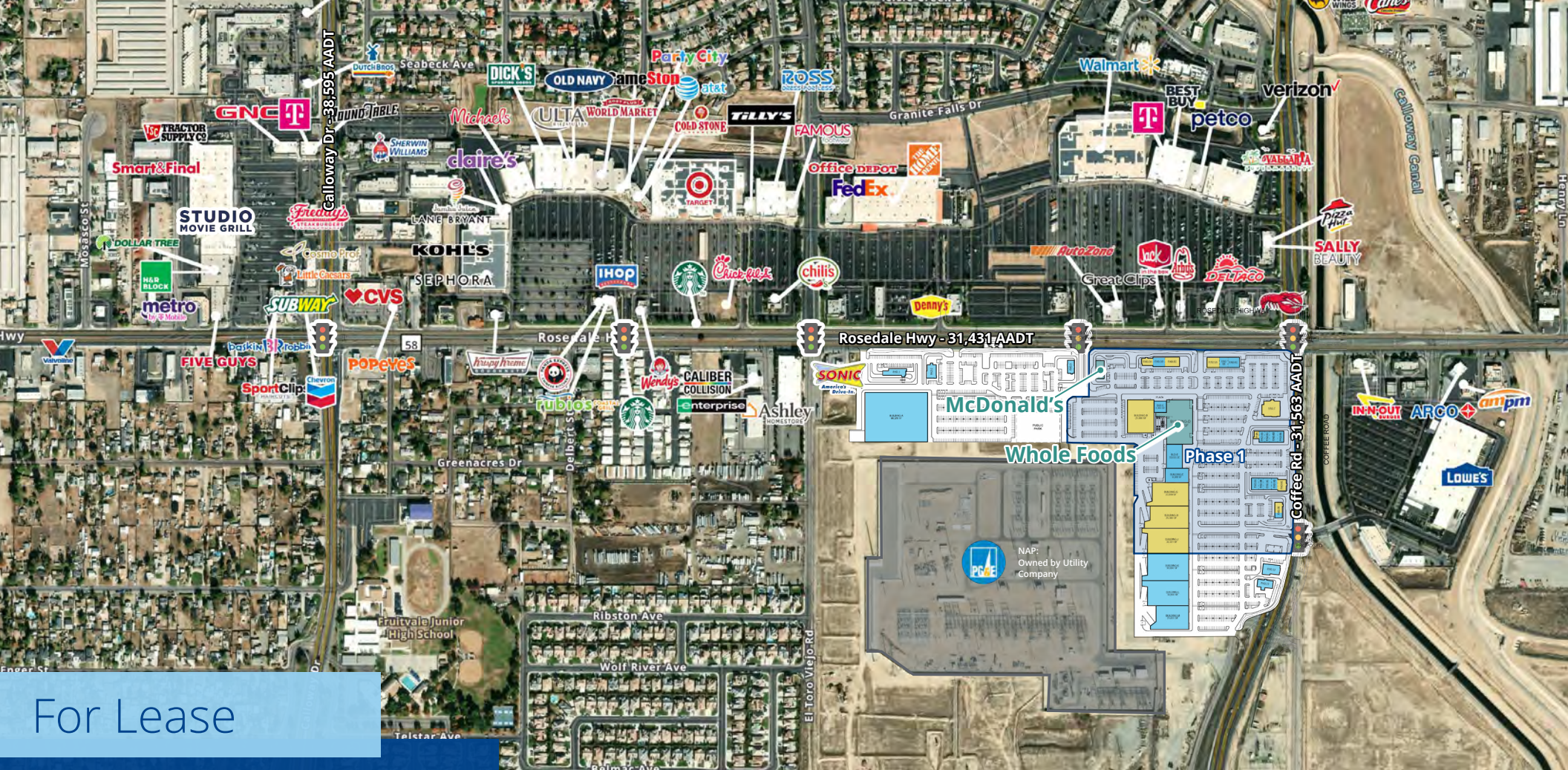
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For Lease

Rosedale Hwy & Coffee Rd

Premiere retail development located at Rosedale Hwy & Coffee Rd in Bakersfield, CA. Wholefoods and Mcdonald's have signed leases with several others in negotiation. The project is a planned 46+ acre development that will include +/- 375,194 square feet of retail and food services, offering anchor boxes, junior anchor space, retail pads, shops, drive through buildings and multi-tenant drive through pads.

- Premiere New Retail/Lifestyle Development
- Prime Central/Regional Location
- Convenient access to Rosedale Hwy & Westside Pkwy
- Adjacent to existing Power Center

This premier retail development at Rosedale & Coffee will be a phased development encompassing +/- 375,194 square feet of general retail, food service, grocery, soft goods, QSR, and sit-down dining. The planned project is located at one of the busiest intersections in Bakersfield and is ideally located next to the city's largest power center creating a one-of-a-kind regional retail shopping experience for Bakersfield and Kern County. Whole Foods and McDonald's have signed leases with several others in negotiation.

The neighboring retail tenants include:

7-Eleven	CVS	GameStop	Michaels	Red Lobster	Target
Ace Hardware	Del Taco	Great Clips	Office Depot	Residence Inn by Marriott	The Home Depot
Arby's	Denny's	Grocery Outlet	Old Navy	Rite Aid	Tilly's
Ashley Furniture	Dickey's BBQ	IHOP	O'Reilly Auto	Ross Dress for Less	T-Mobile
AutoZone	Dick's Sporting	In-N-Out Burger	Panda Express	Round Table Pizza	Tractor Supply Co.
Baskin Robbins	Dollar Tree	Jack in the Box	Party City	Rubio's	Tuesday Morning
Best Buy	Domino's Pizza	Jamba Juice	Pep Boys	Sally Beauty Supply	ULTA Beauty
Buffalo Wild Wings	Dutch Bros	KFC	Petco	Smart & Final	Walmart
Carl's Jr.	Famous Dave's	Kohl's	Pizza Hut	Sonic Drive-In	Wendy's
Chili's Grill & Bar	Famous Footwear	Lowe's	Popeyes	Sport Clips	World Market
Cold Stone	Five Guys	Macaroni Grill	Raising Cane's	Starbucks	

Rosedale Hwy - 31,431 AADT

ROSEDALE HIGHWAY

Coffee Rd - 31,563 AADT

COFFEE ROAD

McDonald's

Whole Foods Phase 1



NAP:
Owned by Utility
Company

By the Numbers

46.84 acres
That's well over 2 million
square feet of total land area.

± 375,194 SF
Well over a quarter-million
SF of retail and food service
opportunities.

± 1,750 spaces
Parked well above Bakers-
field city parking require-
ments.

25+ retail suites
A breadth of suite options for
commercial tenants

SITE DEVELOPMENT
SUMMARY

GROCERY: BUILDING-D	35,000 SF
RETAIL:	
PAD-5C	3,900 SF
PAD-6C	3,300 SF
PAD-8B	2,605 SF
PAD-8C	1,520 SF
PAD-9B	2,083 SF
PAD-9C	2,712 SF
PAD-9D	1,586 SF
BUILDING-A	88,220 SF
BUILDING-C	3,960 SF
BUILDING-E	10,830 SF
BUILDING-F	9,500 SF
BUILDING-G	25,000 SF
BUILDING-H	25,000 SF
BUILDING-J	30,381 SF
BUILDING-K	33,000 SF
BUILDING-L	30,000 SF
BUILDING-M	23,000 SF

QSR / RESTAURANT:	
PAD-2 (DRIVE-THRU)	3,600 SF
PAD-3 (DRIVE-THRU)	2,500 SF
PAD-4 (DRIVE-THRU)	4,456 SF
PAD-5A (DRIVE-THRU)	2,322 SF
PAD-7	7,805 SF
PAD-8A	1,935 SF
PAD-8D	1,850 SF
PAD-8E (DRIVE-THRU)	1,125 SF
PAD-9A (DRIVE-THRU)	2,820 SF
PAD-9E	2,370 SF
PAD-10 (DRIVE-THRU)	3,400 SF
PAD-12	3,400 SF

FITNESS: BUILDING-B	25,000 SF
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MEDICAL OFFICE:	
PAD-5B	3,200 SF
PAD-6A	3,500 SF
PAD-6B	2,542 SF

SERVICE:	
PAD-1 (CAR WASH)	4,200 SF
PAD-11 (FUEL/C-STORE)	4,881 SF

TOTAL COMMERCIAL 412,503 SF

PARKING: SURFACE	2,297 STALLS
TOTAL	2,297 STALLS
RATIO	5.56/1000

- Available
- Pending Lease
- Executed Lease

Now Leasing at Coffee and Rosedale



Grocery:

Building-D 35,000 SF

Retail:

Pad-5C 3,900 SF

Pad-6C 3,300 SF

Pad-8B 2,605 SF

Pad-8C 1,520 SF

Pad-9B 2,083 SF

Pad-9C 2,712 SF

Pad-9D 1,586 SF

Building-A 88,220 SF

Building-C 3,960 SF

Building-E 10,830 SF

Building-F 9,500 SF

Building-G 25,000 SF

Building-H 25,000 SF

Building-J 30,381 SF

Building-K 33,000 SF

Building-L 30,000 SF

Building-M 23,000 SF

QSR/Restaurant:

Pad-2 (Drive-Thru) 3,600 SF

Pad-3 (Drive-Thru) 2,500 SF

Pad-4 (Drive-Thru) 4,456 SF

Pad-5A (Drive-Thru) 2,322 FS

Pad-7 7,805 SF

Pad-8A 1,935 SF

Pad-8D 1,850 SF

Pad-8E (Drive-Thru) 1,125 SF

Pad-9A (Drive-Thru) 2,820 SF

Pad-9E 2,370 SF

Pad-10 (Drive-Thru) 3,400 SF

Pad-12 3,400 SF

Fitness:

Building-B 25,000 SF

Medical Office:

Pad-5B 3,200 SF

Pad-6A 3,500 SF

Pad-6B 2,542 SF

Service:

Pad-1 (Car Wash) 4,200 SF

Pad-11 (Fuel/C-Store) 4,881 SF

Don't see your perfect site?

Contact an agent to discuss alternative potential leasing options at the key intersection of Coffee Road and Rosedale Highway

JJ Woods CLS

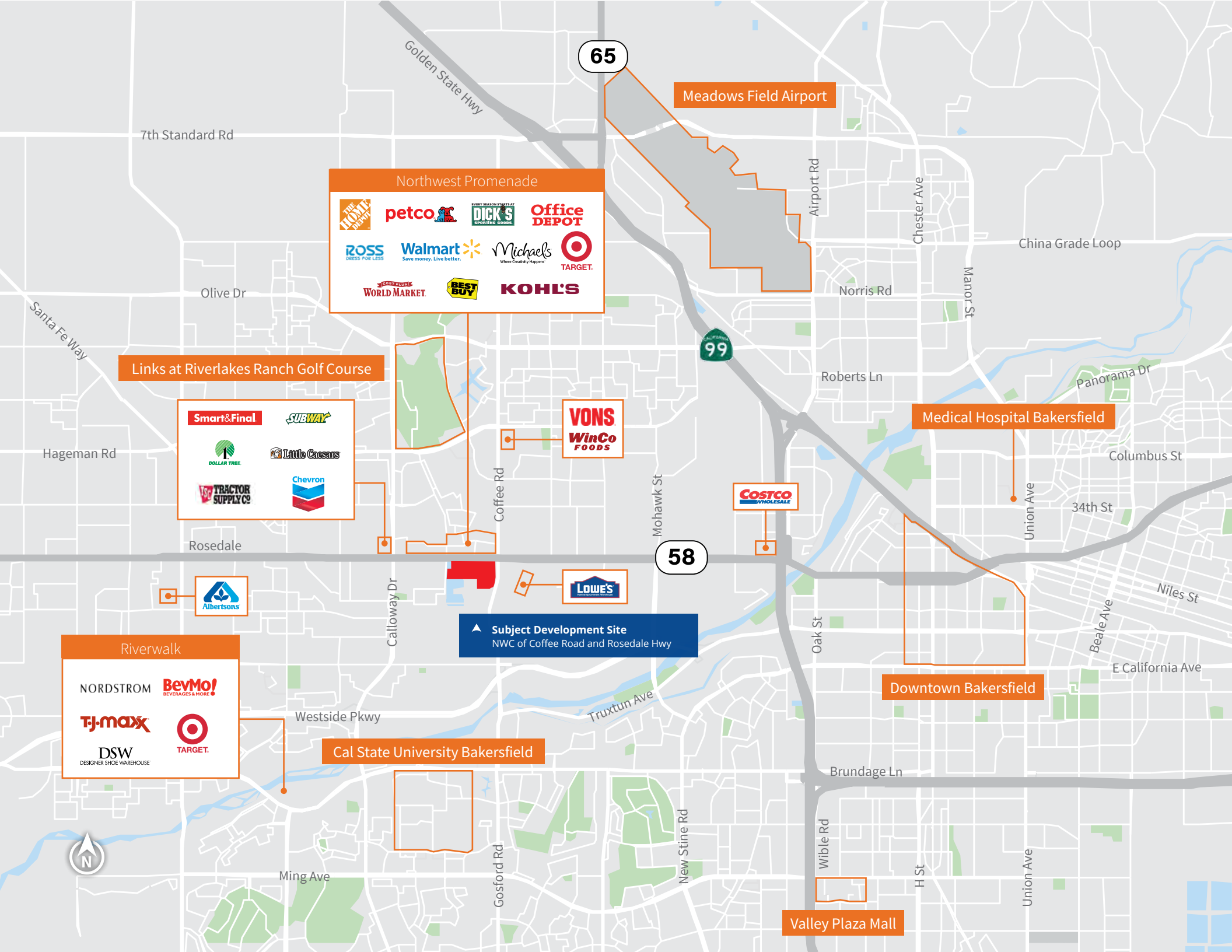
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65

Meadows Field Airport

Northwest Promenade

THE HOME DEPOT petco EVERY SEASON STARTS AT DICK'S SPORTS & OUTDOORS Office DEPOT

ROSS DRESS FOR LESS Walmart Save money. Live better. Michaels Where Creativity Happens. TARGET.

WORLD MARKET BEST BUY KOHL'S

Links at Riverlakes Ranch Golf Course

Smart&Final SUBWAY

DOLLAR TREE Little Caesars

TRACTOR SUPPLY CO Chevron

VONS WinCo FOODS

Medical Hospital Bakersfield

58

COSTCO WHOLESALE

LOWE'S

▲ Subject Development Site
NWC of Coffee Road and Rosedale

Downtown Bakersfield

Riverwalk

NORDSTROM BevMo! BEVERAGES & MORE

T.J. MAXX TARGET.

DSW DESIGNER SHOE WAREHOUSE

Cal State University Bakersfield

Valley Plaza Mall



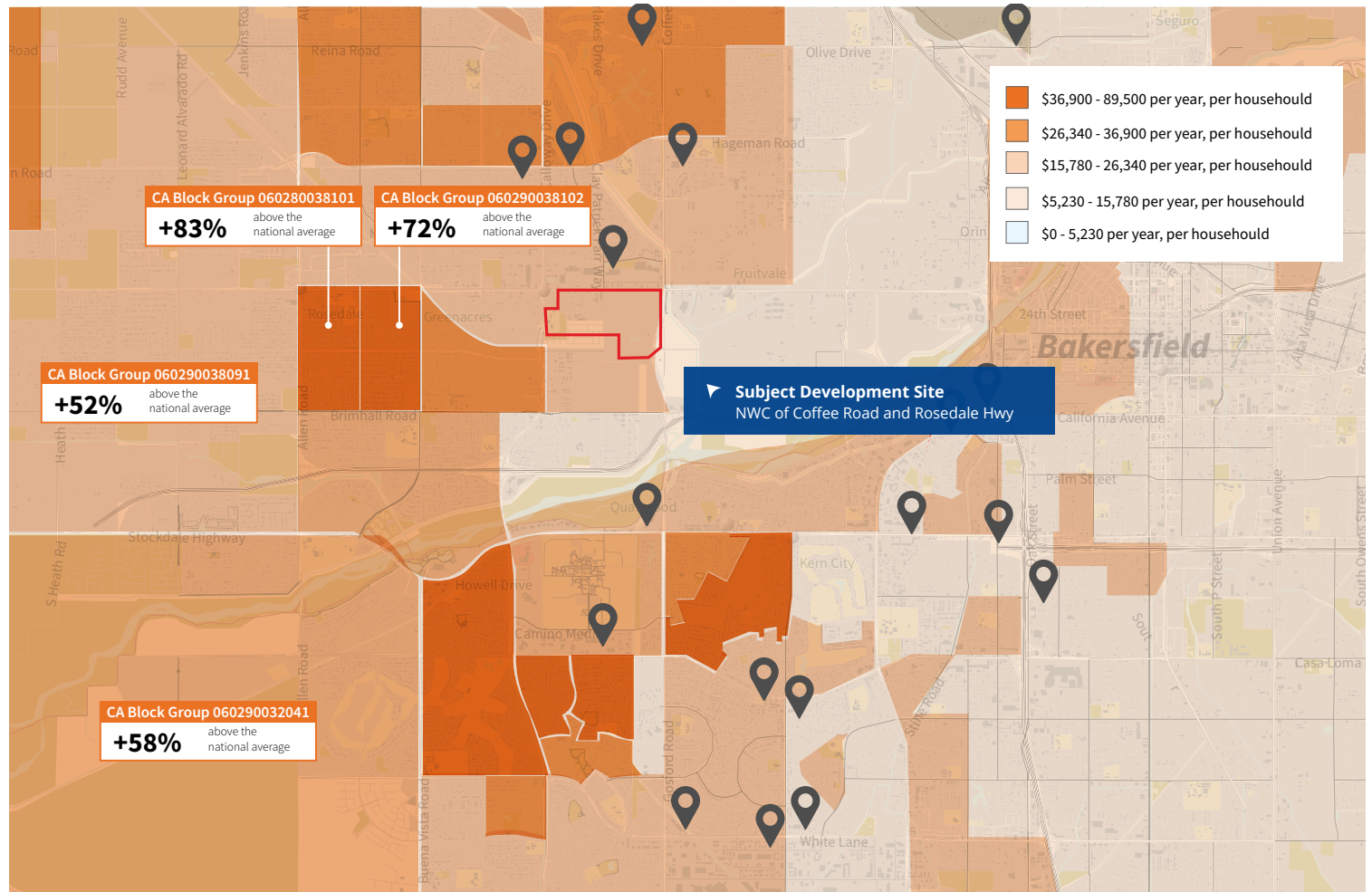


Local Spending Patterns



Data Analysis:

The property at the corner of Rosedale Highway and Coffee Road serves as the gateway to a more affluent demographic landscape to the west. With consistently higher annual household spending compared to overserved regions to the east, this location is primed for premium retail experiences. Positioned strategically, retail centers to the southeast provide a unique chance for businesses along Rosedale Highway to cater to the affluent market to the west. This project not only builds on the triumph of the Northwest Promenade but also acts as a pivotal link, bridging the retail gap between the region and the bustling Shops at Riverwalk/Marketplace to the south.



Local Economy

Farming and energy play a pivotal role in the region's economy, with major commodities like almonds, grapes, citrus, pistachios, and milk. Almonds and pistachios, in particular, boast the highest acreage among local crops. As of July 2021, payrolls were 10% below their non-seasonally adjusted October 2019 peak, coinciding with the period when farm jobs are typically at their highest.

The economic landscape has diversified, witnessing a growing logistics industry. Diminished drayage costs, facilitated by rail connections to the state's major ports in Los Angeles and Oakland, have been a significant factor. Moreover, with over 40 million consumers within a four-hour drive, the region has become a strategic hub.

Demographically, there's a notable presence of younger families and millennials, while the fastest-growing age cohort aligns with baby boomers, resulting in increased demand for healthcare services. Cal State Bakersfield stands as a major economic driver, with over 70% of alumni contributing to the workforce in the San Joaquin Valley region. The university, boasting more than 11,000 students and 1,200 faculty and staff, places a strong emphasis on business administration as the top degree-granting program for undergraduates and graduates. The main campus spans 375 acres on Stockdale Highway.

With a median household income of approximately \$55,000 per year, the region maintains modest housing costs relative to income, rendering home prices and apartment rents generally affordable.

Colliers

THE CLOVER COMPANY
Retail Real Estate Services

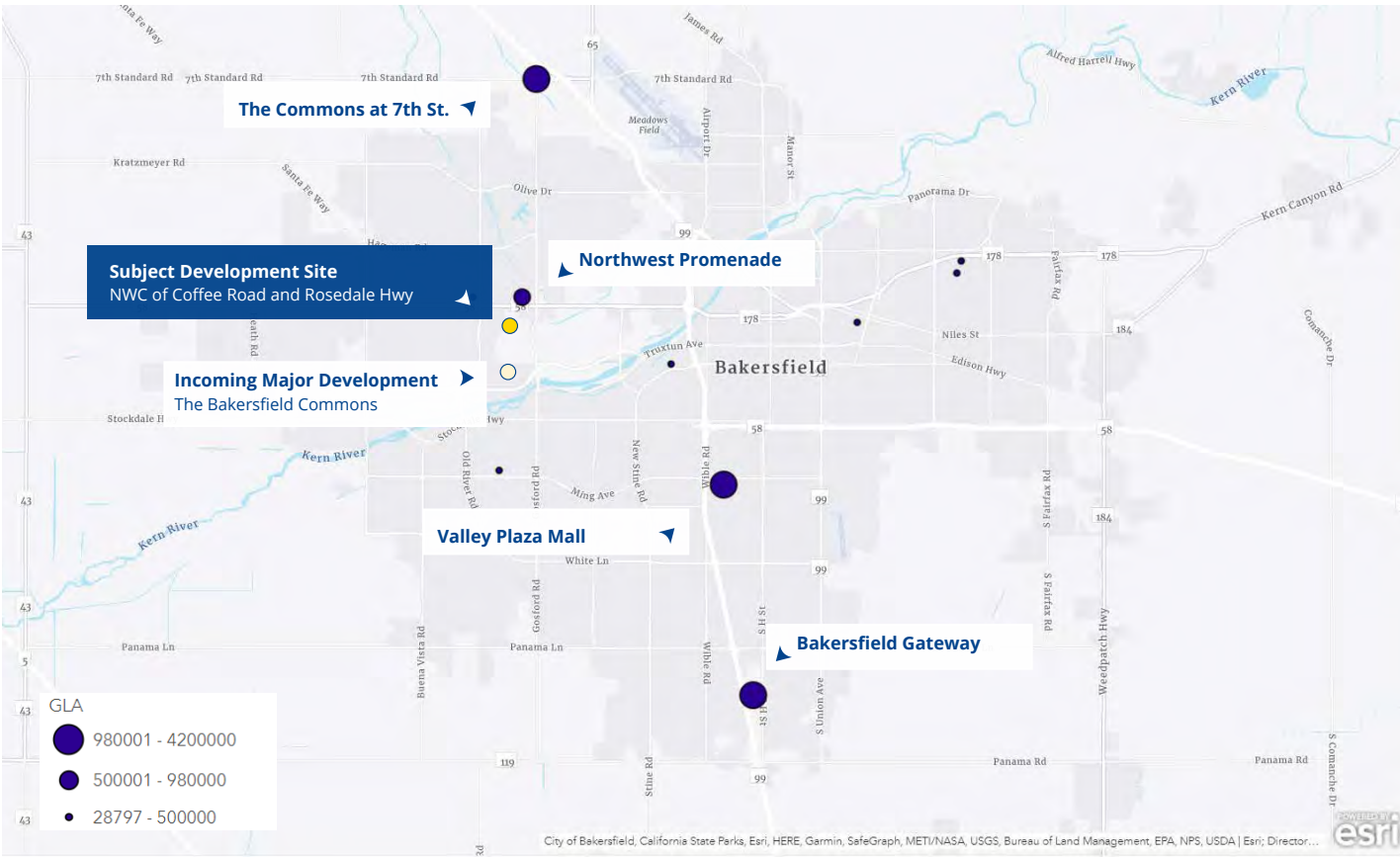
CoStar

NAICS by Industry

Industry	Current Jobs	Current Growth	10 Year Historical	5 Year Forecast
Manufacturing	13K	1.78%	-0.3%	1.2%
Trade, Transport and Utilities	55K	2.37%	2.12%	0.48%
Retail Trade	32K	1.94%	1.57%	0.56%
Financial Activities	7.4K	0%	-0.92%	0.31%
Government	66K	5.43%	1.18%	1.29%
Resources, Mining and Construction	24K	4.47%	-1.1%	0.74%
Education and Health Services	41K	-0.41%	3.12%	2.02%
Professional and Business Services	27K	7.15%	0.24%	1.42%
Information	1.7K	21.30%	-4.24%	2.59%
Leisure and Hospitality	27K	13.54%	2.33%	2.35%
Other Services	8.4K	11.14%	1.67%	1.16%
TOTAL EMPLOYMENT	270K	4.6%	1.23%	1.28%
Dec	Info	Info	Info	Info



Local Retail Points of Interest Centers



Greater Bakersfield in the Rankings:

- California's 9th Most Populous City
- Ranked #1 for housing affordability
- Ranked #1 for local retail growth
- Ranked #2 for fastest-growing millennial population
- Ranked #2 for most-diversified large-metro economy
- Ranked #6 in population and density growth

City of Bakersfield, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA



Incoming Development



The Bakersfield Commons:

West Bakersfield soon welcomes a massive lifestyle development site to the immediate south of the subject property. The Commons are proposed to introduce over 1 Million SF of retail, hospitality, medical, office and residential space to the area.

The addition will only further bolster the location as a hub of commercial activity and draw further growth to the immediate area. To learn more about the Bakersfield Commons and its relationship to the Subject Property, contact an agent.



Segmentation - Tapestry Area Profile

8101-8177 Rosedale Hwy, Bakersfield, California, 93312
15 minute drive time polygon

Prepared by Colliers
Latitude: 35.383044
Longitude: -119.0934540

Rank	Tapestry Segment	2021 Households		2021 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Up and Coming Families (7A)	12.9%	12.9%	2.5%	2.5%	506
2	Soccer Moms (4A)	10.5%	23.4%	3.0%	5.5%	354
3	Boomburbs (1C)	6.5%	29.9%	1.8%	7.3%	364
4	American Dreamers (7C)	6.4%	36.3%	1.5%	8.8%	436
5	Fresh Ambitions (13D)	5.4%	41.7%	0.6%	9.4%	852
Subtotal		41.7%		9.4%		
6	Home Improvement (4B)	5.0%	46.7%	1.7%	11.1%	294
7	Metro Fusion (11C)	4.9%	51.6%	1.4%	12.5%	351
8	Front Porches (8E)	4.9%	56.5%	1.6%	14.1%	309
9	Valley Growers (7E)	4.7%	61.2%	0.2%	14.3%	1,955
10	Barrios Urbanos (7D)	4.6%	65.8%	1.0%	15.3%	439
Subtotal		24.1%		5.9%		
11	Rustbelt Traditions (5D)	3.1%	68.9%	2.2%	17.5%	141
12	Bright Young Professionals (8C)	2.9%	71.8%	2.3%	19.8%	129
13	Hardscrabble Road (8G)	2.5%	74.3%	1.2%	21.0%	208
14	Old and Newcomers (8F)	2.4%	76.7%	2.3%	23.3%	104
15	Set to Impress (11D)	2.2%	78.9%	1.4%	24.7%	159
Subtotal		13.1%		9.4%		

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The following Tapestry Segmentation Groupings make up over a third of the local community. Click the associated photograph to learn more about the lifestyle group.



Soccer Moms (7A)

Median Age: 35
Diversity Index: 79
Median Household Income: \$88,796
Median Disposable Income: \$69,876

Boomburbs (1C)

Median Age: 29
Diversity Index: 76
Median Household Income: \$122,180
Median Disposable Income: \$94,583

Up-and-Coming Families (4A)

Median Age: 31
Diversity Index: 78
Median Household Income: \$80,276
Median Disposable Income: \$62,379

American Dreamers (7C)

Median Age: 30
Diversity Index: 88
Median Household Income: \$42,519
Median Disposable Income: \$37,396

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

	5 minutes	10 minutes	15 minutes
Current Year Summary			
Total Population	30,115	198,552	447,098
Total Households	11,180	70,256	143,694
Total Family Households	8,079	51,330	106,383
Average Household Size	2.68	2.80	3.08
Median Age	37.1	35.5	32.2
Population Age 25+	20,795	132,392	278,513
2010-2021 Population: Annual Growth Rate (CAGR)	0.09%	0.66%	0.84%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	0.28%	0.65%	0.64%
Households	0.25%	0.57%	0.53%
Families	0.20%	0.59%	0.54%
Median Household Income	2.11%	2.58%	2.46%
Current Year Population by Sex			
Male Population	14,669	97,173	220,214
% Male	48.7%	48.9%	49.3%
Female Population	15,446	101,379	226,884
% Female	51.3%	51.1%	50.8%
Current Year Race and Ethnicity			
Total	30,115	198,551	447,100
White Alone	70.3%	65.0%	55.7%
Black Alone	3.3%	5.2%	6.6%
American Indian Alone	1.3%	1.2%	1.5%
Asian Alone	7.4%	7.2%	6.2%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	12.5%	15.9%	24.6%
Two or More Races	5.1%	5.4%	5.3%
Hispanic Origin	29.3%	35.1%	50.1%
Diversity Index	70.7	76.6	84.1
Current Year Educational Attainment			
Total	20,793	132,394	278,512
Less than 9th Grade	1.9%	3.6%	9.3%
9th - 12th Grade, No Diploma	3.6%	5.9%	10.3%
High School Graduate	20.6%	20.9%	23.7%
GED/Alternative Credential	2.5%	2.9%	3.6%
Some College, No Degree	26.3%	25.2%	23.3%
Associate Degree	10.4%	9.8%	8.4%
Bachelor's Degree	22.0%	20.6%	14.3%
Graduate/Professional Degree	12.7%	11.1%	7.3%
Current Year Income and Households Summary			
Median Household Income	\$81,996	\$78,577	\$57,871
Average Household Income	\$103,663	\$104,612	\$82,479
Per Capita Income	\$37,955	\$36,892	\$26,472
Current Year Summary Business Data			
Total Businesses	2,096	10,016	16,660
Total Daytime Population	38,876	229,077	461,516
Daytime Population: Workers	22,535	117,678	191,796
Daytime Population: Residents	16,341	111,399	269,720

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.



Local Demographics

Population Trend

315,172
2000 Total Population

407,101
2010 Total Population

447,054
Current Total Population

461,476
5 Yr Projected Total Population

Median Household Income

\$57,879
Current Median HH Income

\$65,369
5 Yr Projected Median HH Income

Average Household Income

82,491
Current Average HH Income

94,499
5 Yr Projected Avg HH Income

Per Capita Income

\$26,477
Current Per Capita Income

\$30,175
5 Year Projected Per Capita Income

2010 Age Pyramid

The largest group: **2010 Males Age 0-4 (U.S. Census)**

The smallest group: **2010 Males Age 85+ (U.S. Census)**

Dots show comparison to Kern County

2025 Age Pyramid

The largest group: **2026 Female Population Age 30-34 (Esri)**

The smallest group: **2026 Male Population Age 85+ (Esri)**

Dots show comparison to Kern County

Current HH By Income

Dots show comparison to Kern County

5 Yr Projected HH By Income

Dots show comparison to Kern County

Race and Ethnicity

The largest group: White Alone (55.73)

The smallest group: Pacific Islander A lone (0.13)

Indicator	Value	Difference
White Alone	55.73	+0.48
Black Alone	6.60	+1.09
American Indian/Alaska Native Alone	1.46	+0.05
Asian Alone	6.22	+1.33
Pacific Islander Alone	0.13	-0.03
Other Race	24.56	-3.20
Two or More Races	5.30	+0.28
Hispanic Origin (Any Race)	50.14	-5.60

Bars show deviation from Kern County

Current Year Population By Race

Pacific Islander Population	585
American Indian Population	6,549
Population of Two or More Races	23,689
Asian Population	27,801
Black Population	29,492
Other Race Population	109,812
White Population	249,125

Current Annual Household Spending

\$1,926
Apparel & Services

\$155
Computers & Hardware

\$3,478
Eating Out

\$4,874
Groceries

\$5,404
Health Care

Tapestry Segments

7A Up and Coming Families
18,511 households

4A Workday Drive
15,017 households

1C Boomburbs
9,273 households

12.9% of Households

10.5% of Households

6.5% of Households

Current Housing By Ownership

5 Yr Projected Housing By Ownership

Current Year Housing Stats

\$285,434
Median Home Value

\$9,461
Average Spenton Mortgage & Basics

\$856
Median Contract Rent

For Lease

SWC Rosedale Hwy & Coffee Rd

Whole Foods anchored development located at Rosedale Hwy & Coffee Rd in Bakersfield, Ca. The project is a planned 46+ acre development that will include +/- 375,194 square feet of retail and food services, offering anchor boxes, junior anchor space, retail pads, shops, drive through buildings and multi-tenant drive through pads.

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- Adjacent to existing Power Center

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46.84 acres
That's well over 2 million square feet of total land area.

\pm 375,194 SF
Well over a quarter-million SF of retail and food service opportunities.

\pm 1,750 spaces
Parked well above Bakersfield city parking requirements.

25+ retail suites
A breadth of suite options for commercial tenants

Featuring:

- Large-Format Standalone Retail
- In-line Market Grocery Anchor
- Junior Anchor In-line Storefronts
- Flexible in-line retail options
- Drive-Through & Pad Units; including food service, coffee, banking, general retail, casual restaurant and more.

Developed by



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