



PACIFIC
COMMERCIAL REALTY ADVISORS

FOR LEASE

Riverlakes Professional Plaza West

3409 Calloway Drive, Suite 502A
Bakersfield, CA 93312



Property Highlights

- Located in Northwest Bakersfield in Desirable Riverlakes Professional Plaza West
- Close to Shopping and Restaurants
- Ample Parking
- Fully Furnished Space
- Private Restroom
- Call for More Details

Available Space

- ±1,145 RSF
- \$2.00 / RSF Modified Gross (Tenant pays their share of utilities & provides their own janitorial service)



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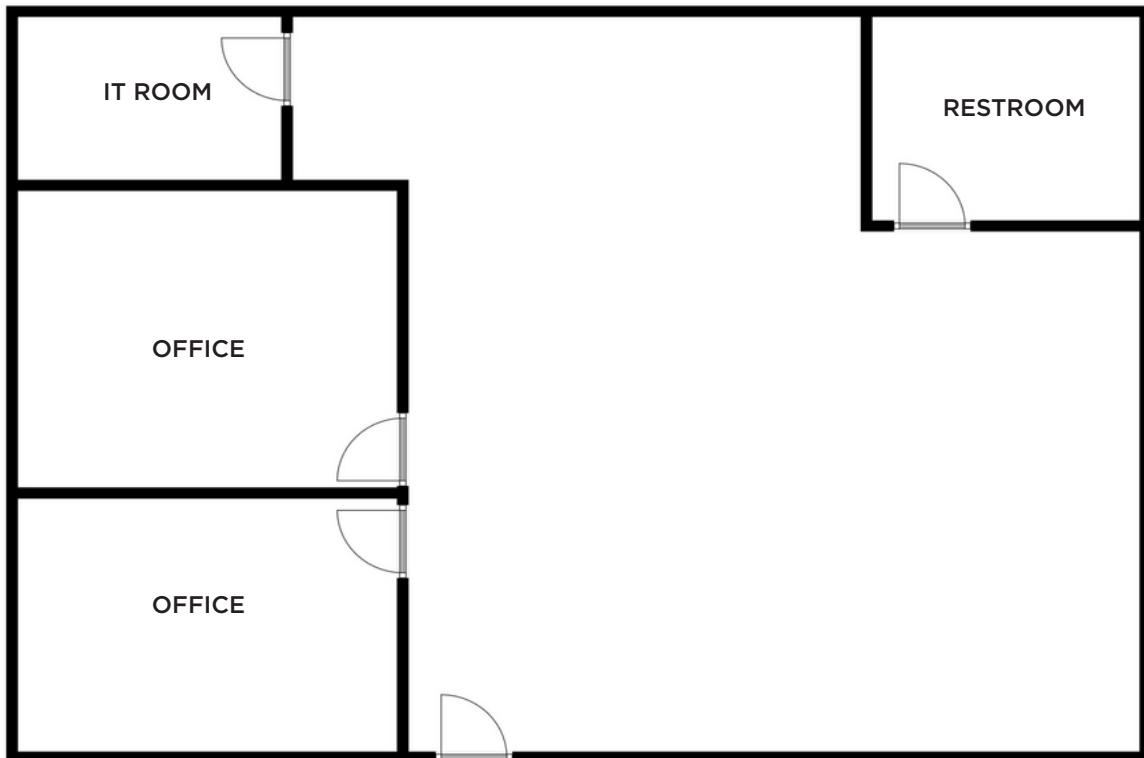


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Floor Plan



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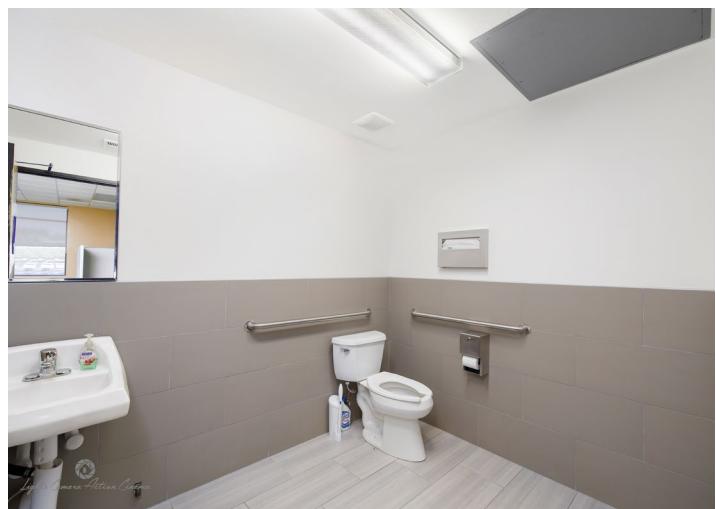


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AMENITIES MAP LEGEND



Site
3409 Calloway Drive

1 THE SHOPS AT THE PROMENADE

- Lengthwise Brewing Company
- Sherwin-Williams Paint Store
- Envy Salon & Tanning
- Heidi's Brooklyn Deli

2 THE SHOPS AT CALLOWAY

- GG Physical Therapy
- Whiskey Barrel
- Self Serve Pet Spa

3 NORTHWEST PROMENADE

- Target
- World Market
- Tillys
- Michaels
- Dress Barn
- Dick's Sporting Goods
- Ross
- Khol's

4 THE GROVE AT BAKERSFIELD

- The French Quarter
- Checkers
- Carniceria La Carreta
- Brix Lounge
- Firehouse Rosedale Station

5 ROSEDALE VILLAGE

- Studio Movie Grill
- Body Xchange
- Tractor Supply
- Smat & Final
- Tuesday Morning

6 OTHER NEARBY RETAILERS

- Dewars
- Geico Insurance
- CVS
- Popeyes Chicken
- Salty's BBQ



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Aerial / Location Map



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