



# For Lease

# Country Plaza

9910 Rosedale Hwy | Bakersfield, CA 93312

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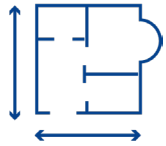
Central California  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
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# Property Information

**Country Plaza** is located on Rosedale Highway, one of the busiest east-west arterials in town, with an average traffic count of 28,605 (2017 AADT) vehicles per day, just west of Calloway Drive in Northwest Bakersfield. It is adjacent to Rosedale Village, one of only two community centers that services the Northwest Bakersfield trade area.

## Highlights:

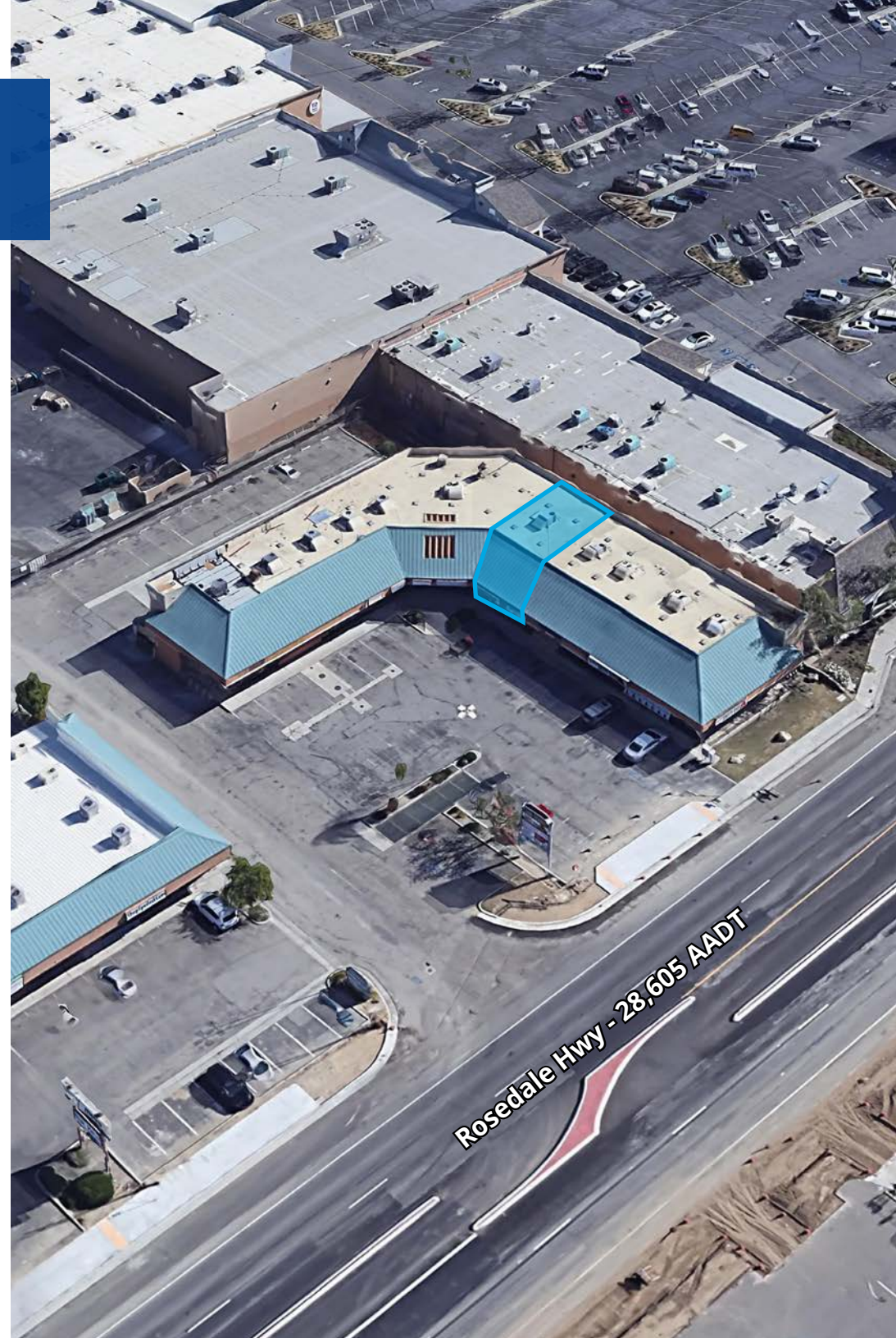
- Excellent location and visibility
- Pylon signage
- Primary retail corridor in the Northwest



**Available for Lease**  
Suite C: 1,425 SF

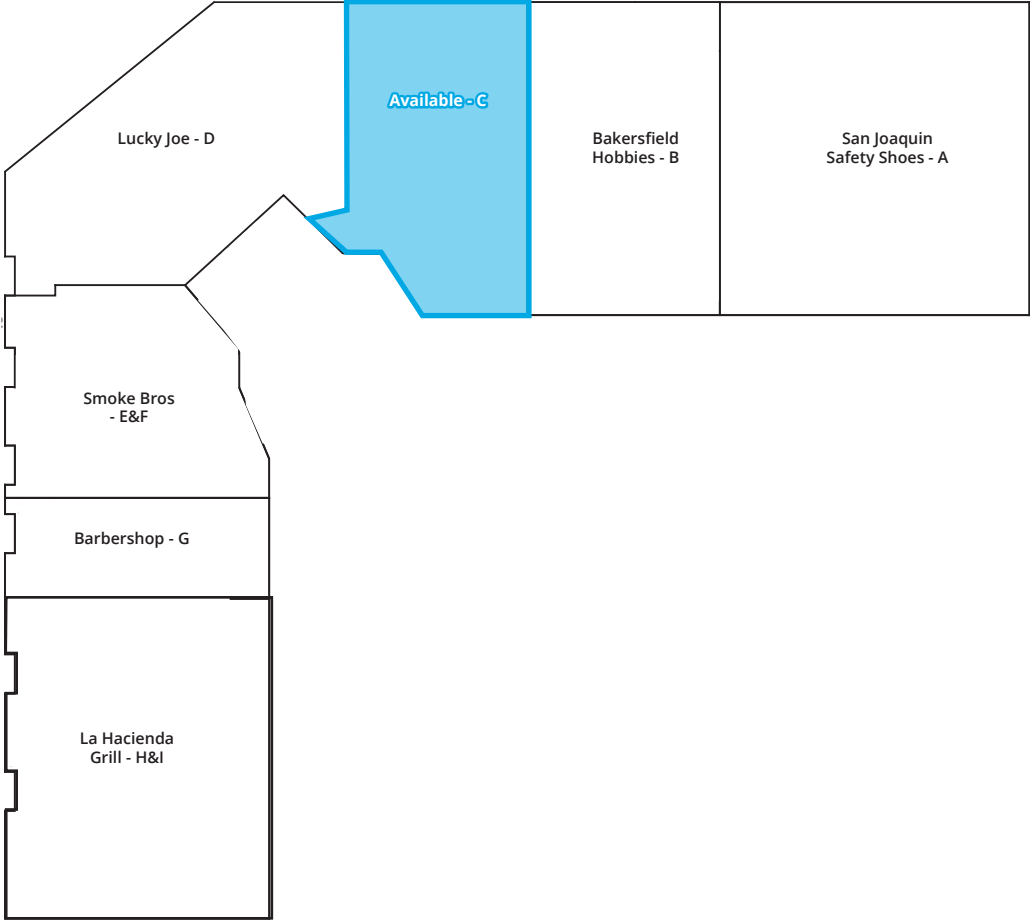


**Zoning**  
Zoning is C-2



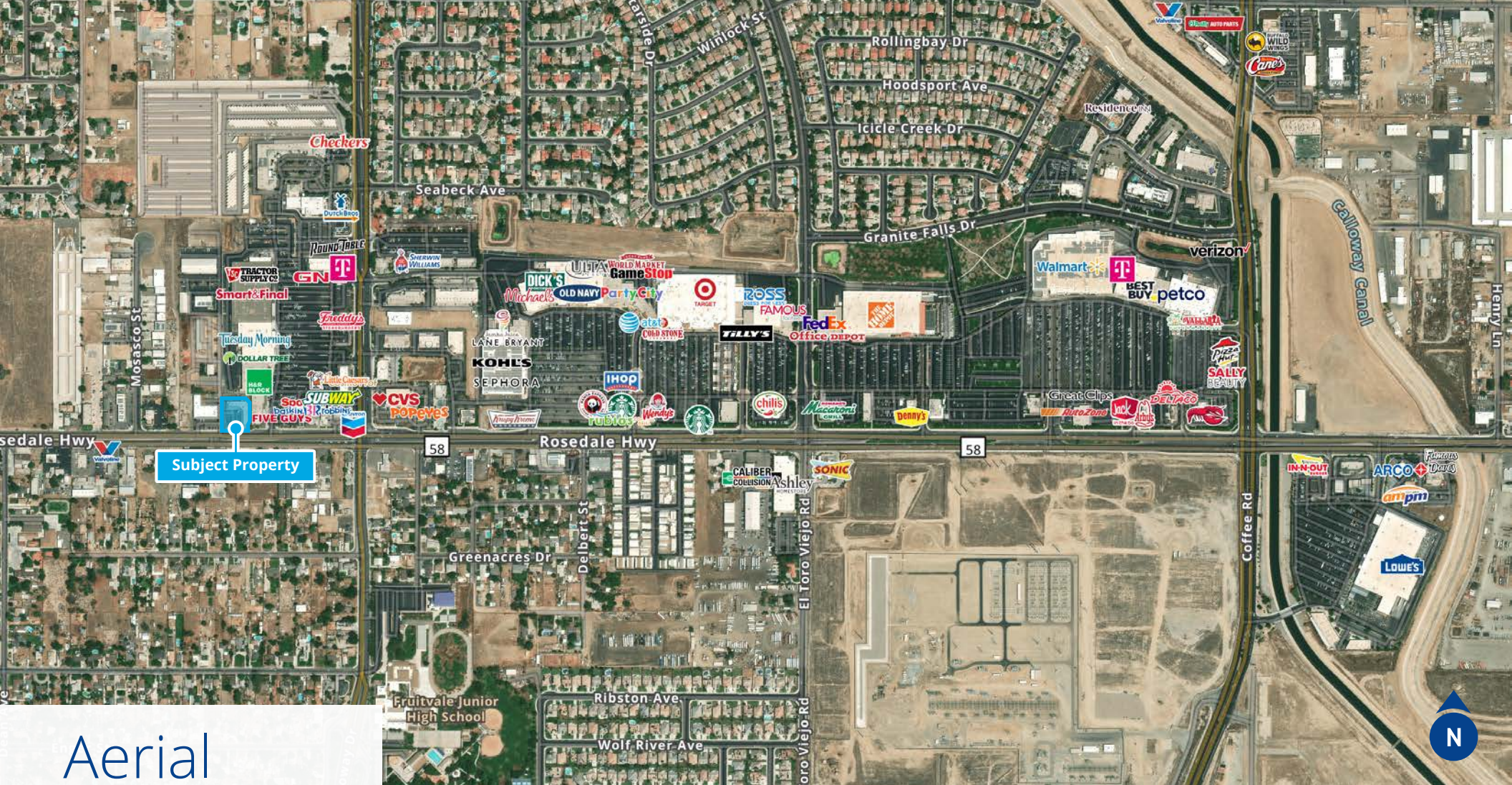
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# Site Plan



Available	SF	Lease Rate
Suite C	1,425	\$1.75/NNN





# Aerial

## Demographics



**Population**  
 1 Mile: 10,112  
 3 Mile: 86,081  
 5 Mile: 210,497



**Daytime Population**  
 1 Mile: 11,893  
 3 Mile: 88,554  
 5 Mile: 221,540



**Businesses**  
 1 Mile: 699  
 3 Mile: 3,486  
 5 Mile: 8,886



**Median Age**  
 1 Mile: 36.4  
 3 Mile: 36.2  
 5 Mile: 35.6



**Households**  
 1 Mile: 3,555  
 3 Mile: 29,269  
 5 Mile: 73,387



**Average HH Income**  
 1 Mile: \$119,358  
 3 Mile: \$139,031  
 5 Mile: \$122,552

# Property Photos



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