

HIGH TRAFFIC COUNTS AND EXCELLENT RETAIL SYNERGY

HARD CORNER LAND FOR GROUND LEASE OR BTS

9711 Rosedale Hwy · Bakersfield, CA 93312 · SWC Rosedale Highway & Calloway Dr



- 117,398± Avg Daily Traffic Intersection
- Avg HH Income \$131,205 in 3-Mile Radius

- 1/4 Mile West of Northwest Promenade
- Power Center on Rosedale Highway

FOR INFORMATION, CONTACT:

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A Division of Pearson Realty

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Property Description:

The subject property consists of 35,897± SF of land at the hard southwest corner of Rosedale & Calloway in Bakersfield, CA. The property is located on one of the most dominant retail corridors in town and is in close proximity to the Northwest Promenade and Rosedale Village shopping centers. This site is available for ground lease or build to suit.

Property Highlights:

National retailers in the area include Walmart Supercenter, Home Depot, Target, Kohls, Smart & Final Extra!, Vallarta, Best Buy, Dick's, Michaels, Ulta, Old Navy, Cost Plus World Market, Ross, Petco, Office Depot, CVS, Dollar Tree, Tractor Supply Co. and many more.

Available Space:

Land Size: 35,897± SF (0.8241± acres)

Pricing:

Please contact broker for details.

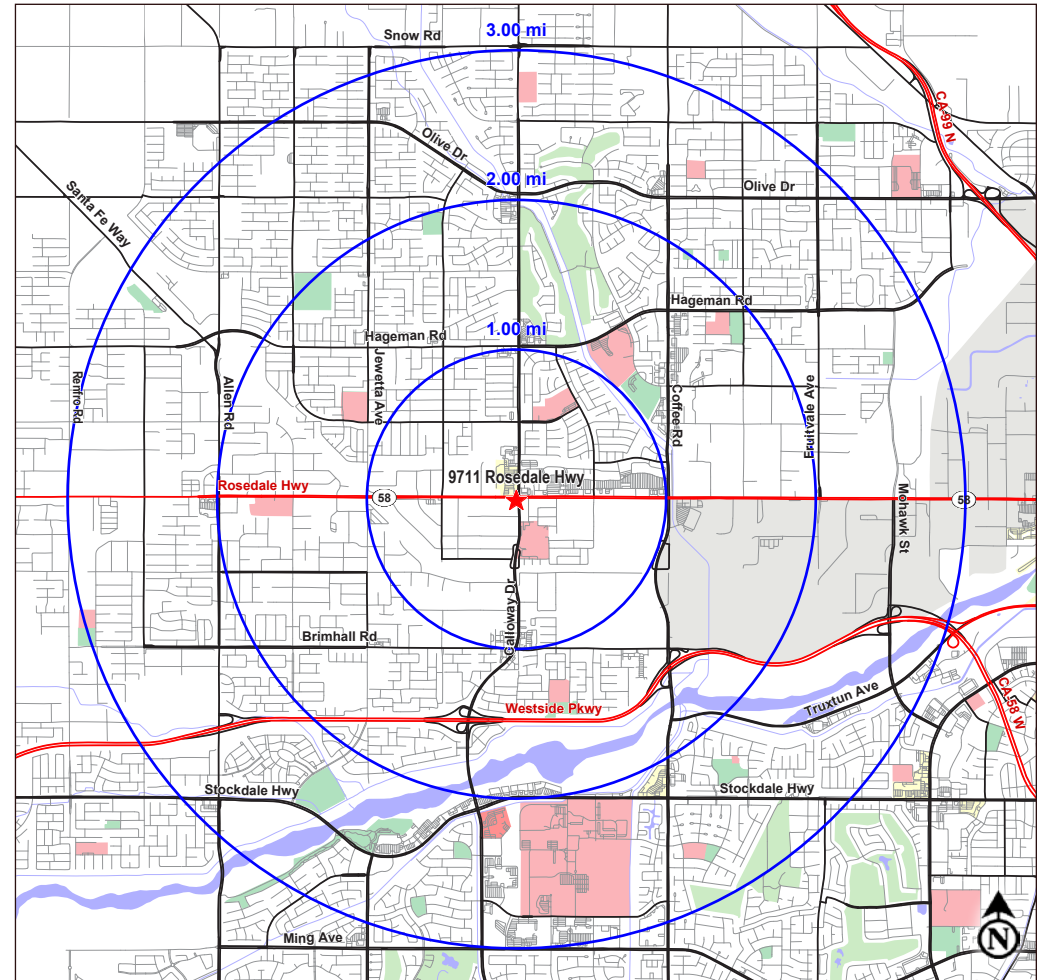
2022 Demographics:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	8,753	40,978	91,111
Total Households:	3,105	13,556	30,240
Avg HH Income:	\$110,700	\$123,099	\$131,205
Total Daytime Pop:	13,673	45,858	94,535

2022 Traffic Counts:

Rosedale Highway 58:	63,131 ADT
Calloway Drive:	54,267 ADT
Total:	117,398 Avg Daily Traffic

Source: Claritas LLC, Kalibrate



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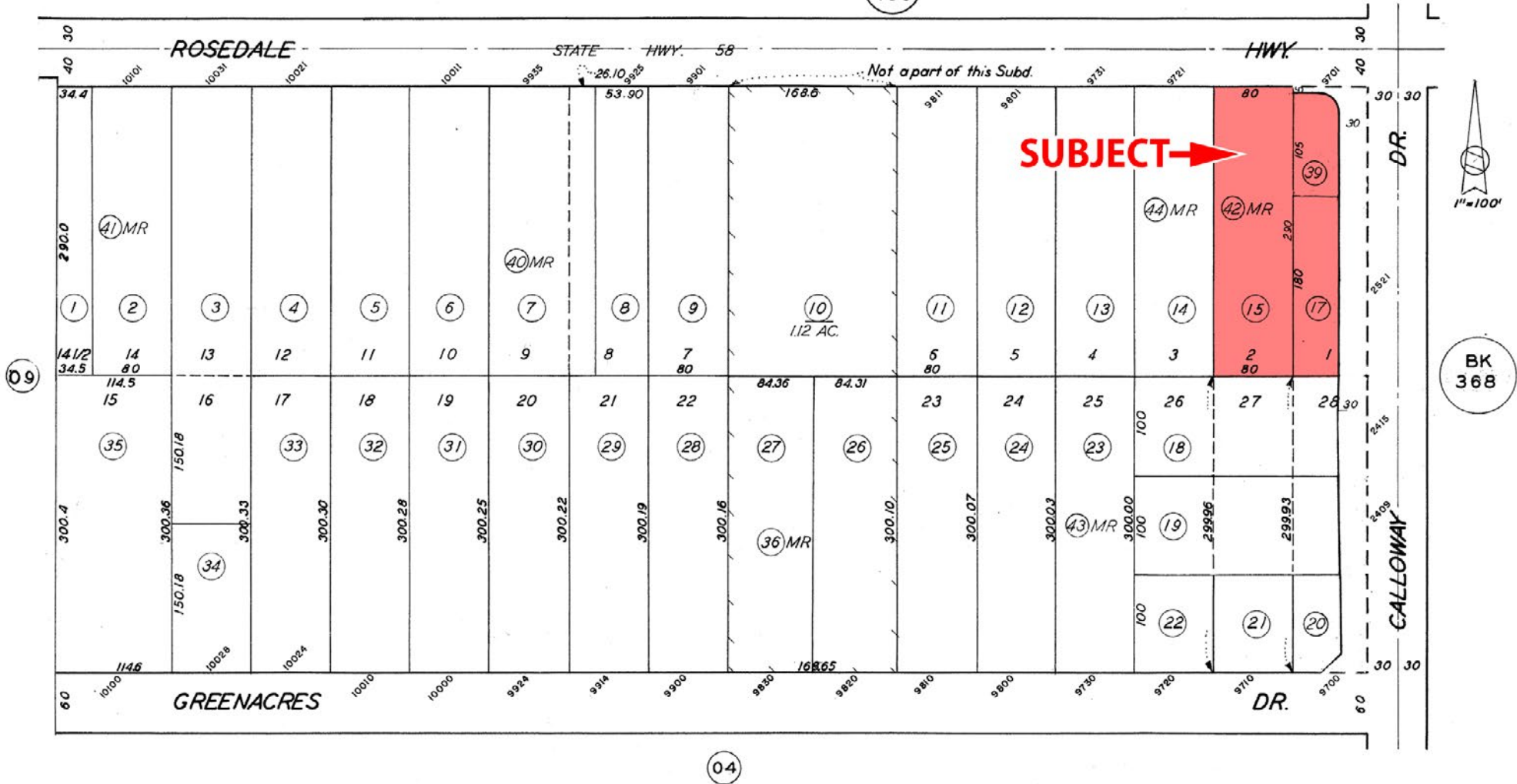
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PTN. OF NE1/4 OF SEC30 T.29S. R.27E.
GREENACRES SUBD.

BK
450

SCHOOL DIST. 70-1

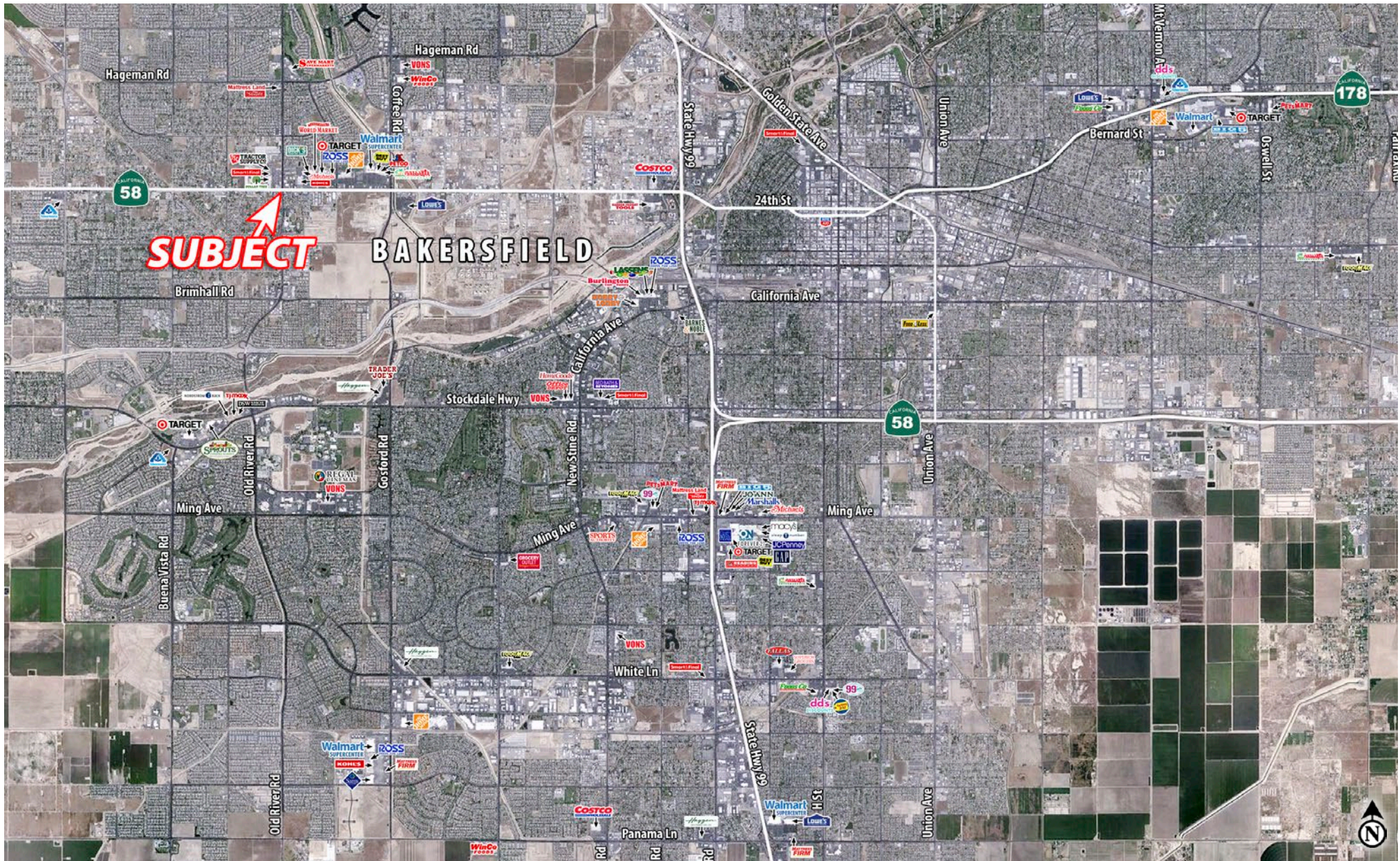
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