



Colliers

For Lease | +/- 16,675 SF on +/- 2.05 AC
Former Rite Aid

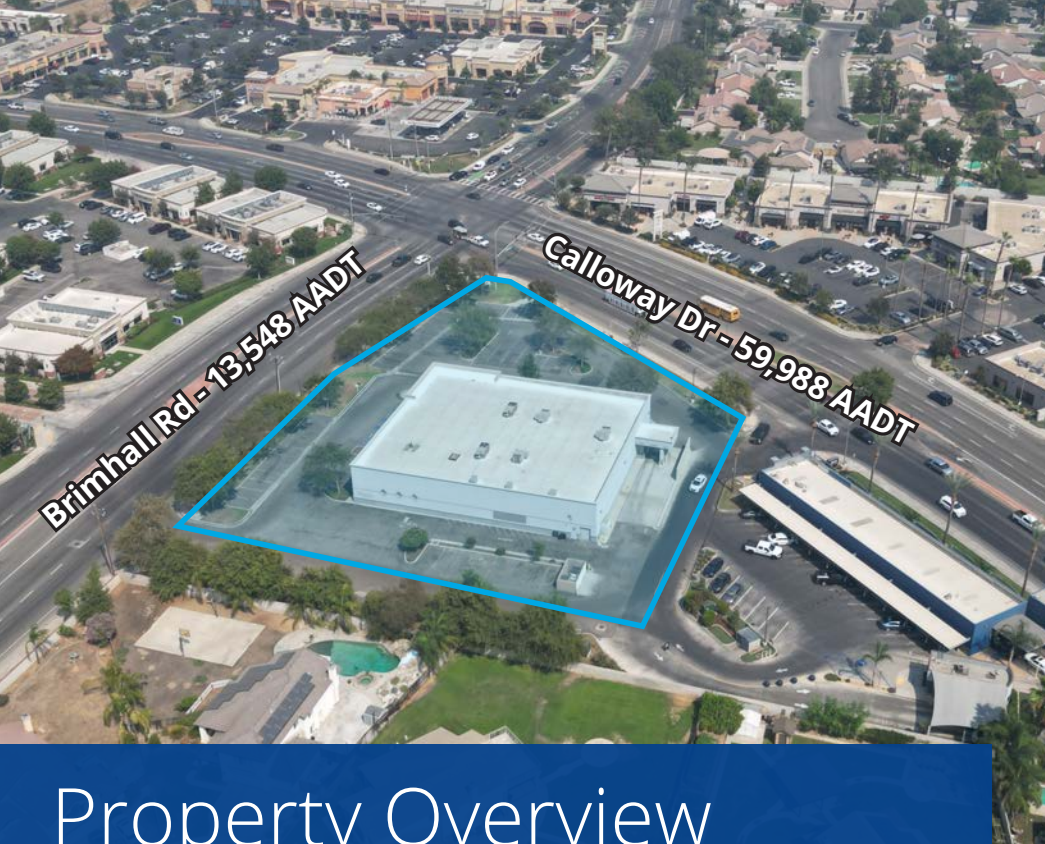
1107 Calloway Dr | Bakersfield, CA 93312

Contact Us:

Garret Tuckness, CLS
Senior Vice President | Principal
License No. 01323185
+1 661 631 3811
garret.tuckness@colliers.com

JJ Woods, CLS
Senior Vice President | Principal
License No. 01420570
+1 661 631 3807
jj.woods@colliers.com

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



Property Overview

Property Highlights:

- Prominent Northwest Bakersfield intersection.
- Freestanding single-tenant building with drive-thru on hard corner of a signalized intersection.
- Excellent exposure to heavily traveled intersection Calloway Dr and Brimhall Rd (59,988 AADT).
- Within 3 miles: Population 80,048, Households 29,938, Average Household Income \$105,228.

Available:

Total Building Size +/- 16,675 SF

1107 Calloway Drive is located at the signalized intersection of Brimhall Rd & Calloway Dr.

Trade Area Highlights:



Population

1 Mile: 9,097
3 Mile: 80,048
5 Mile: 241,219



Average HH Income

1 Mile: \$103,237
3 Mile: \$105,228
5 Mile: \$95,178



Households

1 Mile: 3,196
3 Mile: 29,938
5 Mile: 85,428

Site Plan



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement

Trade Area Map



Demographics



Population

1 Mile: 9,097
3 Mile: 80,048
5 Mile: 241,219



Total Employees

1 Mile: 4,639
3 Mile: 43,979
5 Mile: 101,536



Average HH Income

1 Mile: \$103,237
3 Mile: \$105,228
5 Mile: \$95,178



Median Age

1 Mile: 38.3
3 Mile: 39.4
5 Mile: 336.3



Households

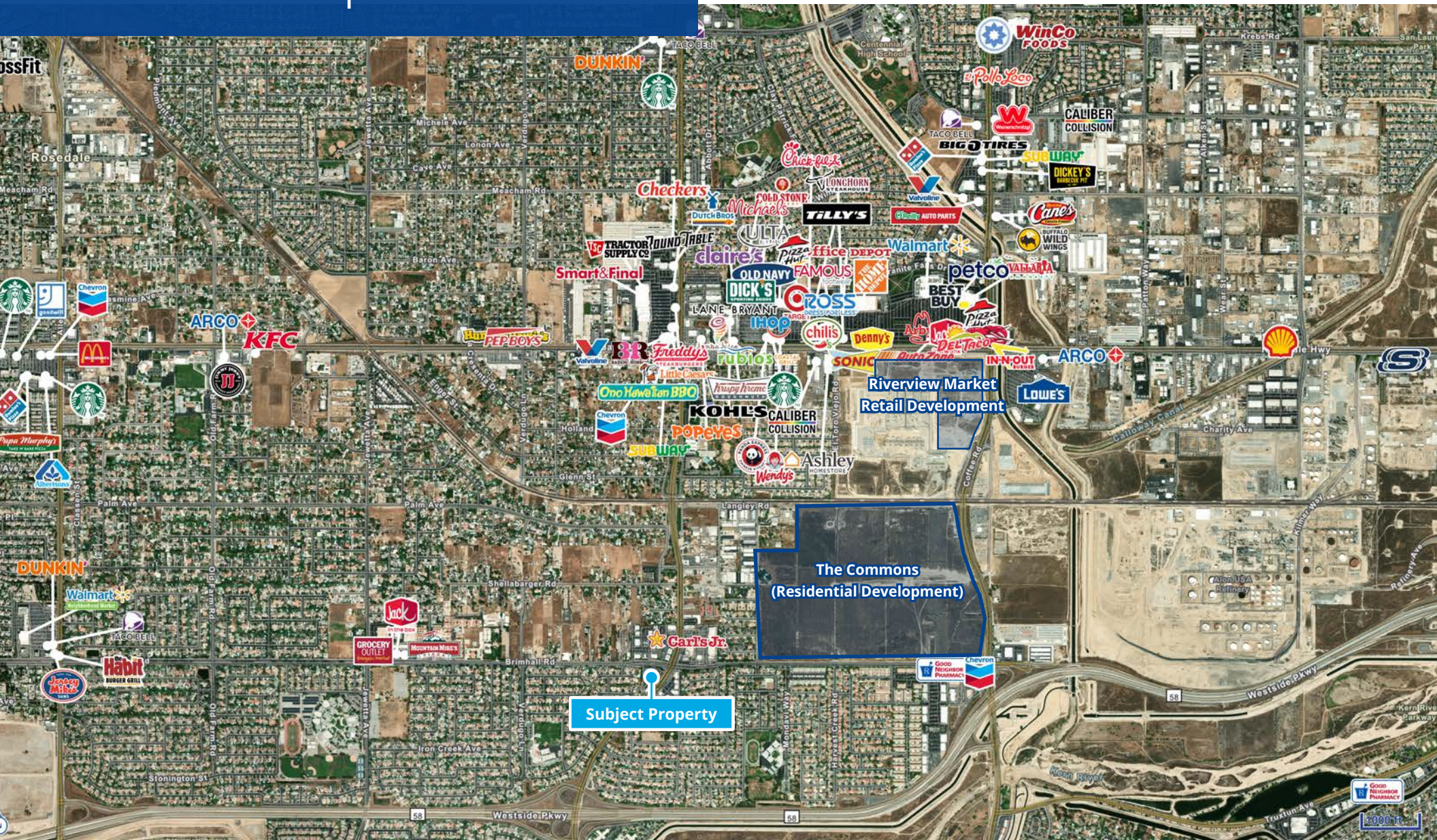
1 Mile: 3,196
3 Mile: 29,938
5 Mile: 85,428



Businesses

1 Mile: 520
3 Mile: 4,021
5 Mile: 9,885

Aerial Map



For Lease | +/- 16,675 SF on +/- 2.05 AC

Former Rite Aid

1107 Calloway Dr | Bakersfield, CA 93312

Contact Us:

Garret Tuckness, CLS

Senior Vice President | Principal
License No. 01323185
+1 661 631 3811
garret.tuckness@colliers.com

JJ Woods, CLS

Senior Vice President | Principal
License No. 01420570
+1 661 631 3807
jj.woods@colliers.com

Colliers International

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



Accelerating success.

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.