

FOR LEASE ► RETAIL/OFFICE

1026 Calloway Drive, Suite 100

MOVE-IN READY!



PROPERTY DETAILS

Address: 1026 Calloway Dr., Ste. 100

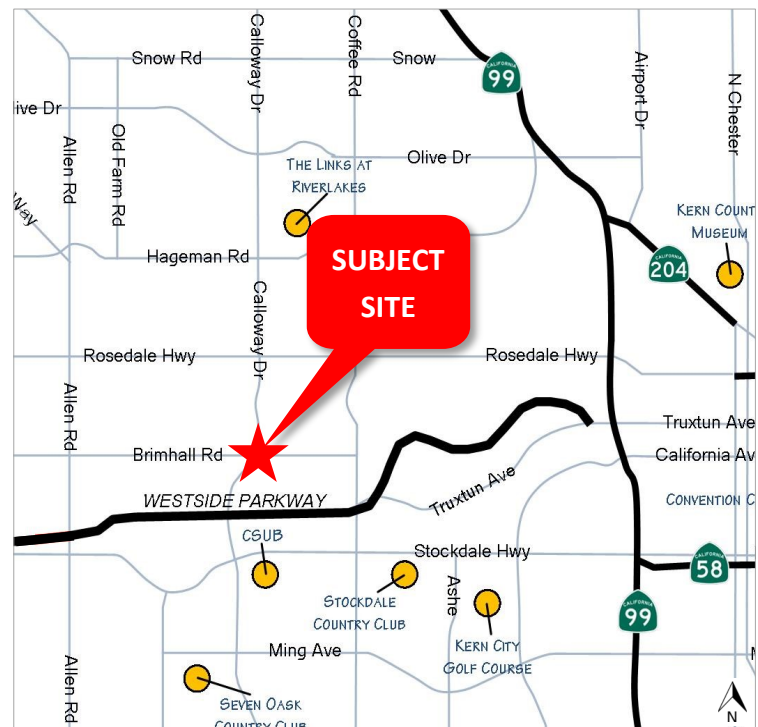
Bakersfield, CA 93312

Asking Rate: \$1.75psf NNN

Available: +/- 1,810 SF

Zoned: C-2 in the City of Bakersfield

- FREESTANDING BUILDING WITH ON-SITE PARKING
- HIGH EXPOSURE LOCATION WITH 4X8 MONUMENT SIGNAGE ON CALLOWAY DRIVE
- LOCATED IN THE HIGHLY DESIRABLE NORTHWEST BAKERSFIELD AREA
- WESTSIDE PARKWAY WITH TRAFFIC COUNTS ABOVE 59,000 AADT



For more information, please contact:

Giana Olivieri

Lic. #01973774

(661) 616-4453

giana@oliviericommercial.com

1026 Calloway Drive, Ste. 100 Bakersfield, California



OLIVIERI
COMMERCIAL GROUP



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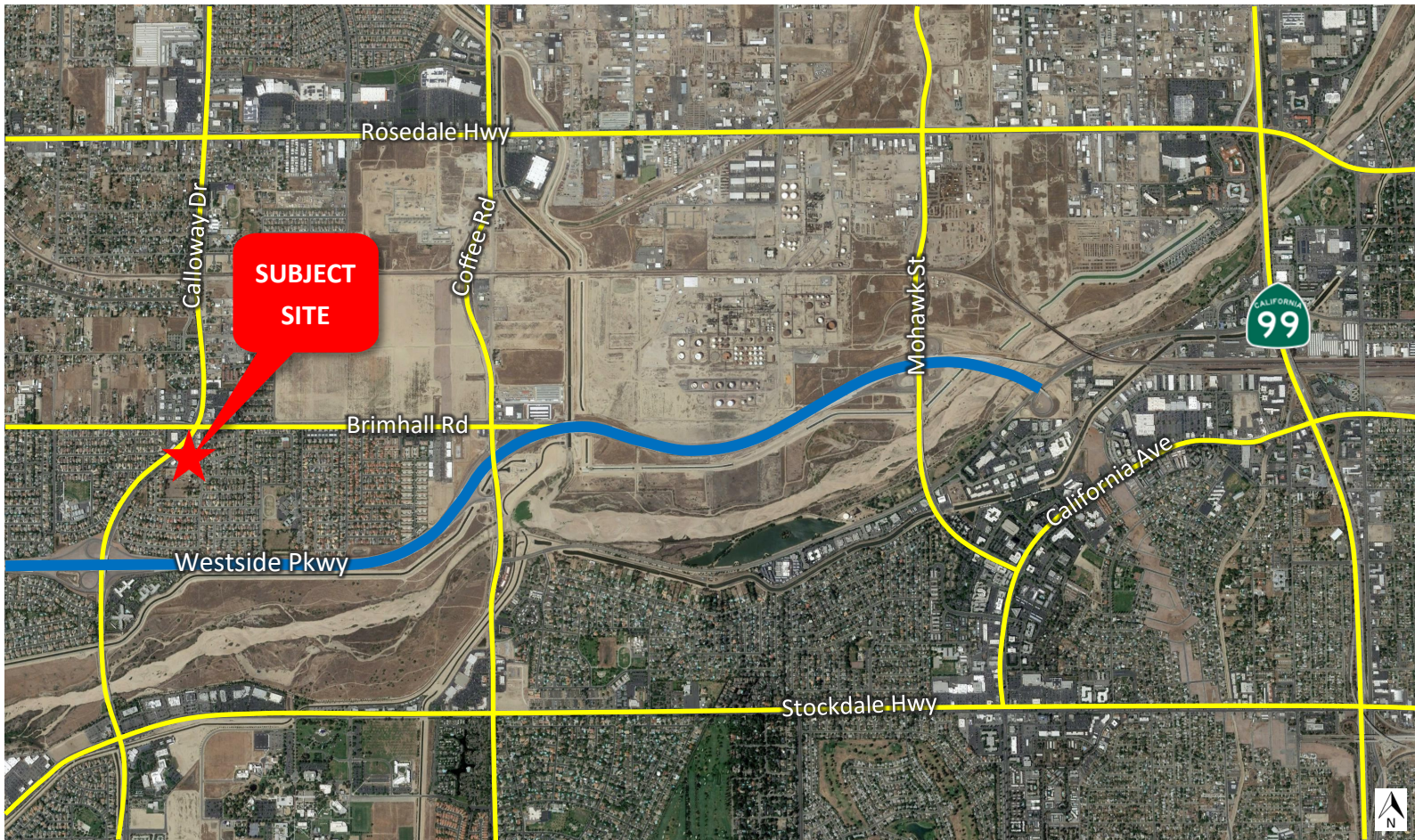
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The Center on Calloway

1002-1120 Calloway Drive, Bakersfield, CA 93312

Building #, Suite	Tenant
1100, Suite 200	360 Cryo
1110, Suite 400	360 Tan
1120, Suite 400	Bright Dental
1110, Suite 100	CEO Salon
1110, Suite 200	China Manna
1120, Suite 300	Edible Arrangements
1100, Suite 300	El Portal
1110, Suite 500	Elixir Café
1100, Suite 100	Muscle Grub
1110, Suite 300	Royal Nails
1120, Suite 100-200	Shoyu Sushi
1026, Suite 100	+/- 1,810 SF Available
1026, Suite 200	Calloway Eyecare & Optical
1002	AUM Physical Therapy & Yoga
1010, Suite D	Dr. Montano
1022, Suite E	Omni

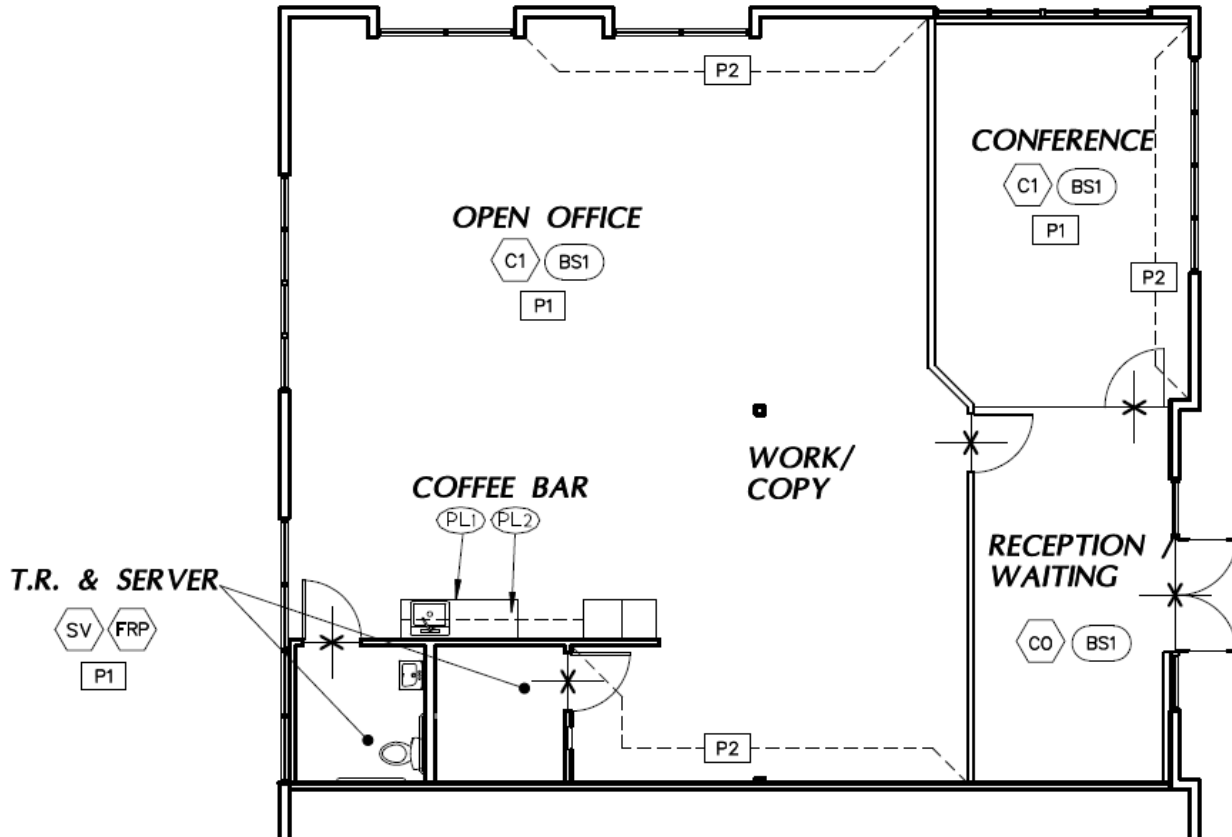


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Floor Plan





Executive Summary

1018 Calloway Dr, Bakersfield, California, 93312
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.36733
Longitude: -119.11157

	1 mile	3 miles	5 miles
Population			
2000 Population	5,660	56,828	153,497
2010 Population	8,389	80,058	213,500
2018 Population	8,977	83,924	233,617
2023 Population	9,398	87,646	245,786
2000-2010 Annual Rate	4.01%	3.49%	3.35%
2010-2018 Annual Rate	0.82%	0.57%	1.10%
2018-2023 Annual Rate	0.92%	0.87%	1.02%
2018 Male Population	48.2%	48.9%	48.8%
2018 Female Population	51.8%	51.1%	51.2%
2018 Median Age	36.6	37.2	34.2

In the identified area, the current year population is 233,617. In 2010, the Census count in the area was 213,500. The rate of change since 2010 was 1.10% annually. The five-year projection for the population in the area is 245,786 representing a change of 1.02% annually from 2018 to 2023. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2018 White Alone	71.2%	69.2%	63.1%
2018 Black Alone	3.4%	4.0%	5.6%
2018 American Indian/Alaska Native Alone	1.2%	1.1%	1.2%
2018 Asian Alone	7.4%	8.9%	7.6%
2018 Pacific Islander Alone	0.1%	0.2%	0.2%
2018 Other Race	11.7%	11.9%	16.9%
2018 Two or More Races	5.1%	4.8%	5.3%
2018 Hispanic Origin (Any Race)	27.7%	27.7%	36.0%

Persons of Hispanic origin represent 36.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	2,012	20,221	55,362
2010 Households	3,048	28,959	73,975
2018 Total Households	3,247	30,249	79,815
2023 Total Households	3,385	31,431	83,350
2000-2010 Annual Rate	4.24%	3.66%	2.94%
2010-2018 Annual Rate	0.77%	0.53%	0.93%
2018-2023 Annual Rate	0.84%	0.77%	0.87%
2018 Average Household Size	2.75	2.76	2.91

The household count in this area has changed from 73,975 in 2010 to 79,815 in the current year, a change of 0.93% annually. The five-year projection of households is 83,350, a change of 0.87% annually from the current year total. Average household size is currently 2.91, compared to 2.87 in the year 2010. The number of families in the current year is 59,115 in the specified area.



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Median Household Income			
2018 Median Household Income	\$85,191	\$91,859	\$78,315
2023 Median Household Income	\$102,198	\$107,260	\$90,747
2018-2023 Annual Rate	3.71%	3.15%	2.99%
Average Household Income			
2018 Average Household Income	\$110,165	\$124,108	\$104,424
2023 Average Household Income	\$133,979	\$147,440	\$124,692
2018-2023 Annual Rate	3.99%	3.51%	3.61%
Per Capita Income			
2018 Per Capita Income	\$41,155	\$44,773	\$35,867
2023 Per Capita Income	\$49,814	\$52,849	\$42,470
2018-2023 Annual Rate	3.89%	3.37%	3.44%

Households by Income

Current median household income is \$78,315 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$90,747 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$104,424 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$124,692 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,867 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$42,470 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,141	21,167	57,846
2000 Owner Occupied Housing Units	1,536	15,594	36,737
2000 Renter Occupied Housing Units	476	4,626	18,625
2000 Vacant Housing Units	129	947	2,484
2010 Total Housing Units	3,255	30,714	79,276
2010 Owner Occupied Housing Units	1,853	20,416	48,414
2010 Renter Occupied Housing Units	1,195	8,543	25,561
2010 Vacant Housing Units	207	1,755	5,301
2018 Total Housing Units	3,505	31,974	85,224
2018 Owner Occupied Housing Units	2,005	21,201	52,223
2018 Renter Occupied Housing Units	1,242	9,048	27,593
2018 Vacant Housing Units	258	1,725	5,409
2023 Total Housing Units	3,670	33,319	89,232
2023 Owner Occupied Housing Units	2,226	22,840	57,096
2023 Renter Occupied Housing Units	1,159	8,592	26,253
2023 Vacant Housing Units	285	1,888	5,882

Currently, 61.3% of the 85,224 housing units in the area are owner occupied; 32.4%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 79,276 housing units in the area - 61.1% owner occupied, 32.2% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 3.27%. Median home value in the area is \$336,547, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.87% annually to \$406,965.

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