



Subject Property



Allen Rd - 23,465 AADT

Rosedale Hwy - 44,590 AADT

For Sale | Retail Development  
Rosedale Hwy Development  
Opportunity

12700 Rosedale Hwy | Bakersfield, CA

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# Property Information

The subject property is located at the heavily traveled Rosedale Hwy. The location boasts excellent demographics, high-income levels within a 3-mile radius, and benefits from significant traffic on the busy Rosedale Highway.

## Sales Price:

\$2,590,000.00

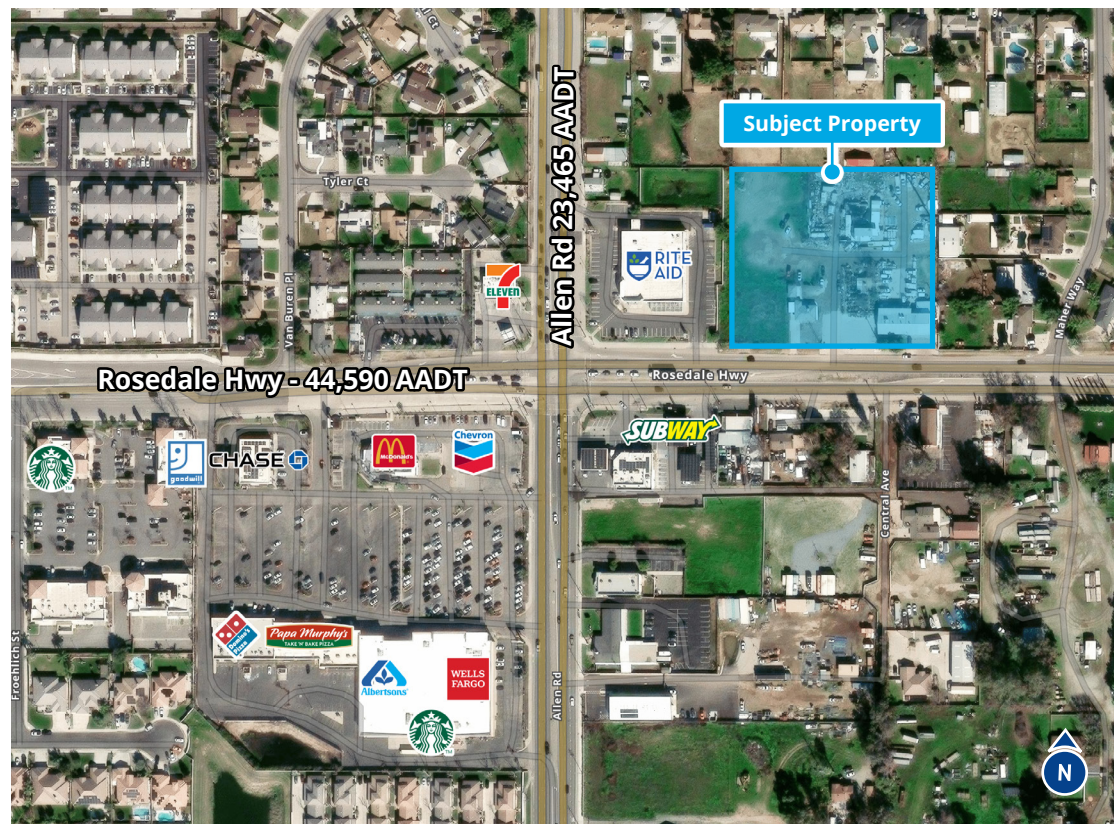
## Development Highlights:

- Lot Line Adjustment Pending - County of Kern
- Rezone to C2 PCD - Pending - County of Kern
- Gross +/- 3.53 Acres
- National Tenant Pad Purchase pending
- National Tenant Lease LOI Pending (+/- 10,000 SF)

## Property Highlights:

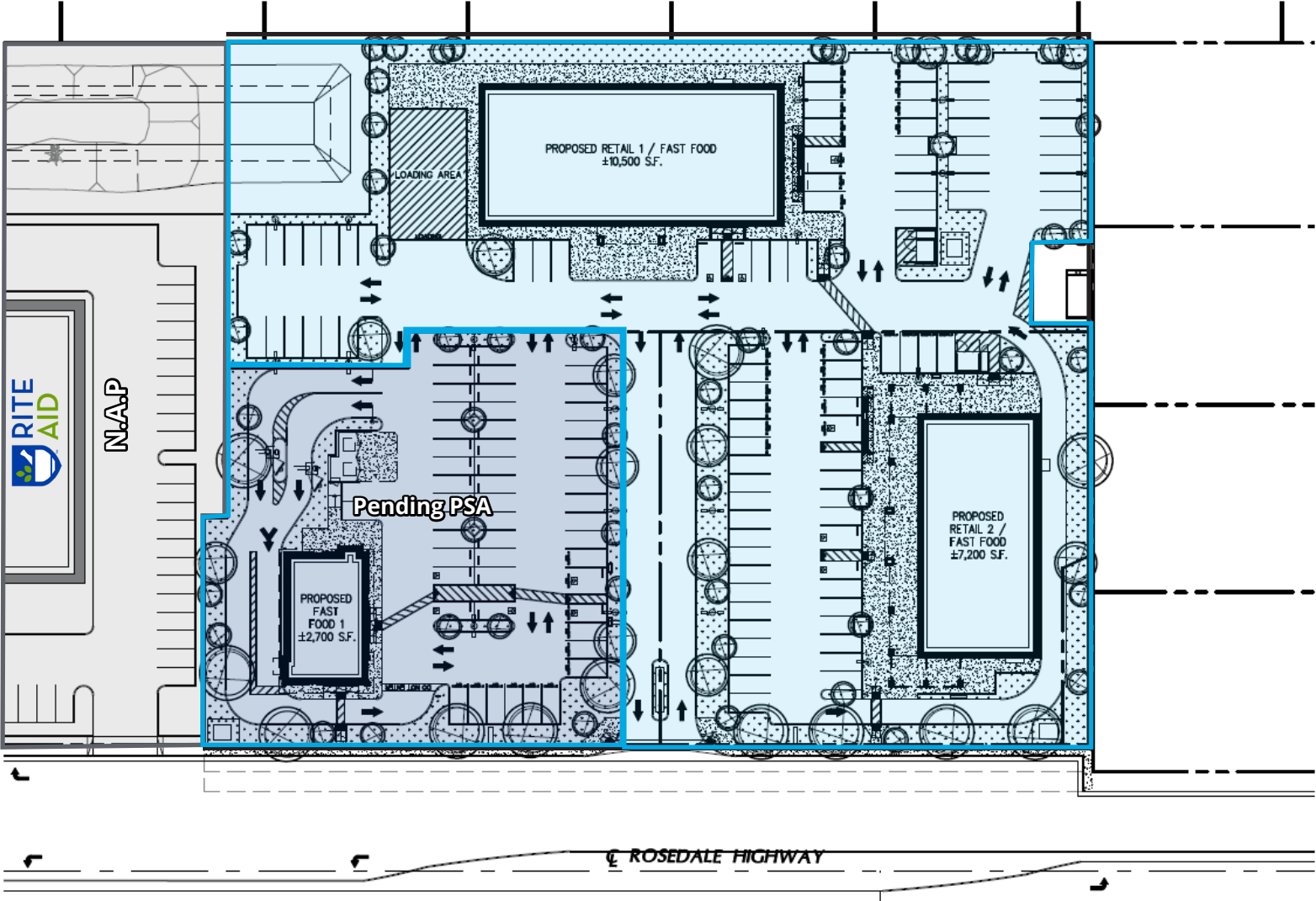
- Prominent Northwest Bakersfield location with Rosedale Hwy frontage
- Excellent demographics and income within 3 miles
- High traffic volume on the heavily traveled Rosedale Hwy

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# Conceptual Site Plan

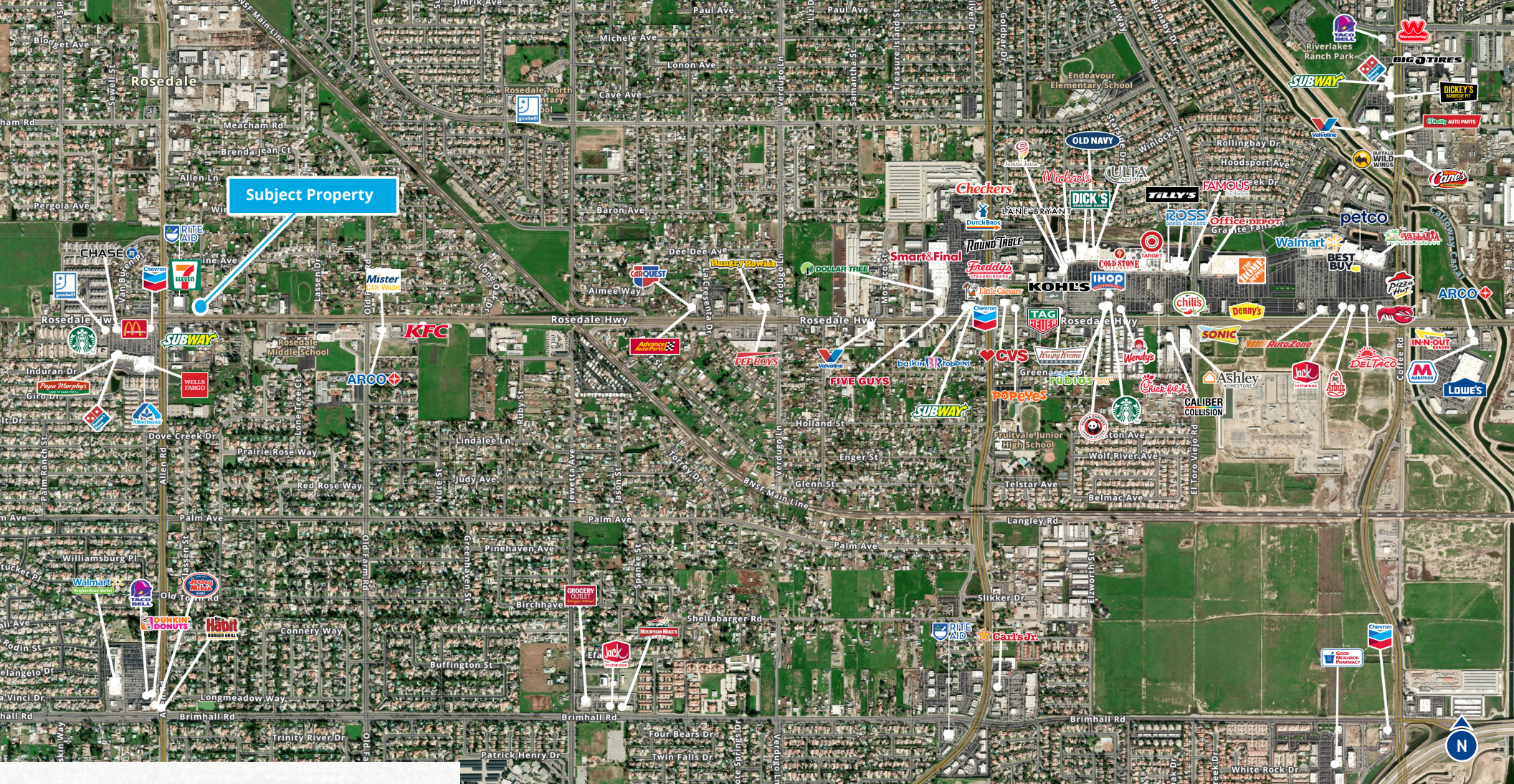


**SITE PLAN - Pending PCD Approval**



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# Location Map

# Demographics



**Population**  
 1 Mile: 9,539  
 3 Mile: 85,454  
 5 Mile: 156,407



**Daytime Population**  
 1 Mile: 8,401  
 3 Mile: 70,332  
 5 Mile: 147,539



**Businesses**  
 1 Mile: 338  
 3 Mile: 2,501  
 5 Mile: 5,490



**Median Age**  
 1 Mile: 39.0  
 3 Mile: 37.0  
 5 Mile: 37.9



**Households**  
 1 Mile: 3,322  
 3 Mile: 27,730  
 5 Mile: 53,636



**Average HH Income**  
 1 Mile: \$95,858  
 3 Mile: \$114,920  
 5 Mile: \$1