



COLDWELL BANKER
PREFERRED,
REALTORS®

COMMERCIAL SPACE FOR LEASE AT THE GROVE 3001 CALLOWAY DR Bakersfield, CA 93312



HIGHLIGHTS

- Near High Traffic Area of Rosedale Hwy & Calloway Dr
- Adjacent to Rosedale Village Shopping Mall and Opposite the Shops at the Northwest Promenade
- Nearby Businesses include, Studio Movie Grill, Smart & Final, Flame Broiler, Kohls, Dewars, and many Restaurants
- Nearby Residential areas
- Easy Access to Major Highways

Possible Uses: Ideal for restaurant with indoor/outdoor seating, Daycare and other retail businesses to make use of the exclusive enclosed outdoor space.

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell
vreddy1@yahoo.com

PROPERTY INFORMATION

Total Usable Space
6,200 sq. ft. approx.

**Building Size: 3,396 sq. ft. approx
& Exclusive enclosed outdoor space
2,805 sq. ft. approx**

LEASE RATE

Upon Request - Triple Net Lease (NNN)

FEATURES

- Indoor Large, Open Space (can be built out as per requirement)
- Large, Exclusive Enclosed back courtyard space with Service Counters
- Multi-Stall Restroom
- Parked for Retail



COLDWELL BANKER
PREFERRED,
REALTORS®

COMMERCIAL SPACE FOR LEASE AT THE GROVE 3001 CALLOWAY DR Bakersfield, CA 93312



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

COMMERCIAL SPACE FOR LEASE AT THE GROVE 3001 CALLOWAY DR Bakersfield, CA 93312

Consumer Profile Report

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,753	88,021	205,783
HOUSEHOLDS	3,739	29,699	71,821
MEDIAN HH INCOME	\$87,540	\$109,774	\$93,635

Traffic Count Report (INRIX Database)

INTERSECTION	DISTANCE (miles)	DAILY COUNT	DIRE
Calloway Drive	0.11	15,001	South
Calloway Drive	0.11	14,284	North
Rosedale Hwy	0.28	18,266	West
Rosedale Hwy	0.29	17,701	East



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

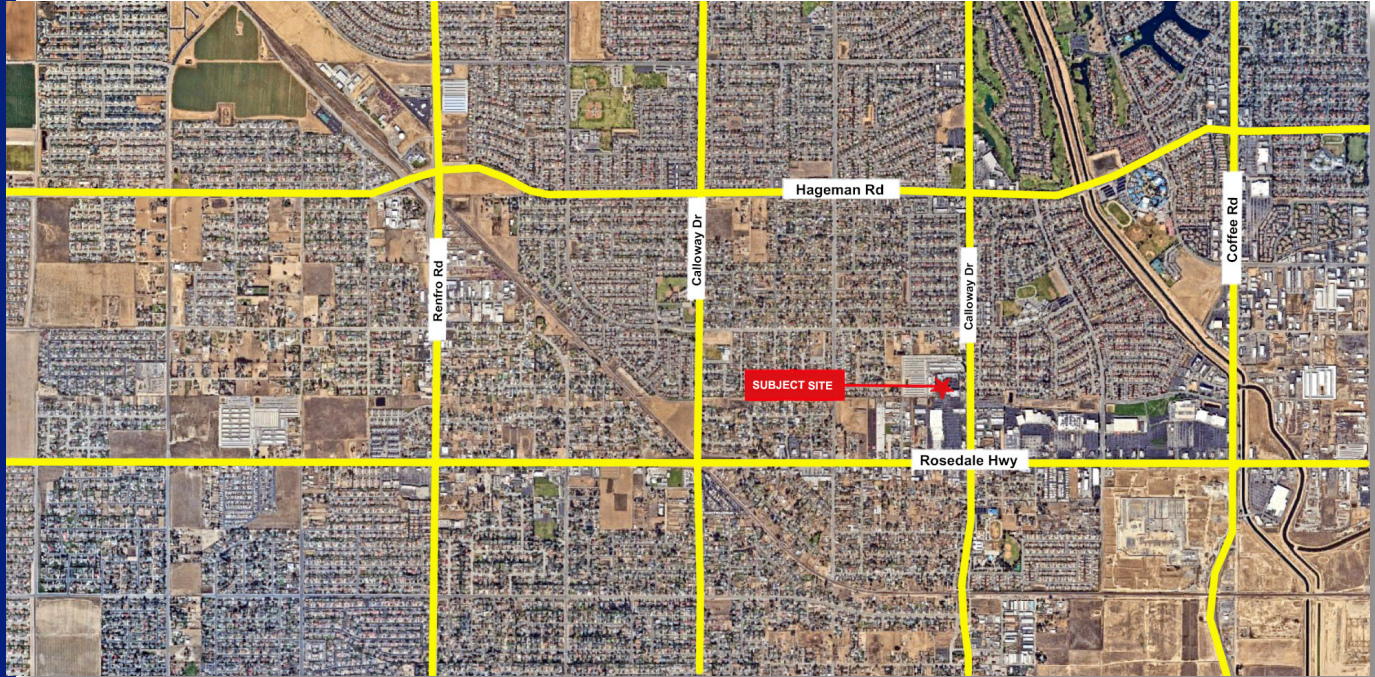
661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com



COLDWELL BANKER
PREFERRED,
REALTORS®

COMMERCIAL SPACE FOR LEASE AT THE GROVE 3001 CALLOWAY DR Bakersfield, CA 93312



Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com