



FOR LEASE

4021 CALLOWAY DRIVE, BLDG B

Bakersfield, CA 93312

2,300 SF AVAILABLE

 **CONTACT US:**

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Located at the signalized intersection of Calloway Drive and Hageman Road in Northwest Bakersfield, this Class A, 9,020 SF retail building offers a premier location in the thriving Crossroads Plaza. The property is professionally managed and designed for high visibility and accessibility, making it an ideal destination for retail and service-oriented businesses.

With over 22,000 cars per day passing through this major intersection, businesses benefit from unparalleled exposure. In addition, the area boasts a median household income of approximately \$100,000, providing a robust customer base with strong purchasing power.

The building is anchored by well-known co-tenants, including Starbucks and Kern Federal Credit Union in the adjacent Building A. The plaza is surrounded by a dynamic mix of businesses, including Save Mart, Mattress Land, New Vintage Grill, Don Perico, Taco Bell, UPS Store, and 7-Eleven, drawing consistent traffic and creating a synergistic environment for tenants. Riverlakes Golf Course, a popular local destination, is also nearby, further enhancing the appeal of this location.

Signage opportunities are prominently available, ensuring maximum visibility for tenants. The property also features ample parking, making it convenient for both customers and employees. Whether you're launching a new venture or expanding an existing business, this space offers the ideal combination of location, demographics, and traffic to ensure success.



PROPERTY HIGHLIGHTS

- Prime location at Calloway Drive and Hageman Road
- Class A retail space: 9,020 SF, divisible to 1,160 SF
- High traffic: 22,000+ cars daily
- Strong demographics: \$100K median household income
- Co-tenants: Starbucks, Kern Federal Credit Union
- Nearby businesses: Save Mart, Mattress Land, Taco Bell, UPS Store, New Vintage Grill, Don Perico, and more
- Visibility: Premier signage opportunities
- Recreational proximity: Close to Riverlakes Golf Course
- Convenience: Ample parking and professionally managed center



BUILDING HIGHLIGHTS

This property combines modern design, strategic placement, and access to a high-income demographic, making it an unparalleled opportunity for tenants seeking a high-performing retail location in Bakersfield. Don't miss the chance to join this thriving community of businesses in one of the area's most sought-after commercial centers!

- Signalized Intersection: Located at Calloway & Hageman, ensuring high visibility
- Exceptional Traffic Flow: Over 22,000 cars pass daily
- Affluent Area: \$100K median household income nearby
- Reputable Co-Tenants: Starbucks and Kern Federal Credit Union
- Vibrant Business Community: Neighboring Save Mart, Taco Bell, UPS Store, and more
- Ample Parking: Convenient for both customers and employees
- Professional Management: Ensures a clean and welcoming environment
- Strategic Location: Close to Riverlakes Golf Course and other amenities
- Premier Signage: Enhance brand visibility with prominent signage options
- An outstanding opportunity for businesses to thrive in a high-traffic, high-income area!



CONTACT INFORMATION

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