

Retail Condominium

AVAILABLE

**For Sale or
Lease**

**3015
Calloway Drive
Suite D-6
Bakersfield, CA 93312**

Property Highlights

- Immediately west of the Northwest Promenade, Bakersfield's largest shopping center
- Heavily trafficked retail corridor in Northwest Bakersfield
- Prominent building signage and pylon signage on Calloway Drive
- Two separate entries and possibility to demise
- Easy access to Rosedale Highway the Westside Parkway offering convenient routes to all areas of Kern County



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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Property Information

3015 Calloway Dr Suite D-6 • Bakersfield, CA



Summary

This fully improved retail condominium is situated in a highly trafficked, densely populated area of Northwest Bakersfield. This anchor suite in The Grove at Calloway Shopping Center offers prominent building signage and pylon signage on Calloway Drive. Currently built out as a chiropractic office with numerous private procedure rooms, offices, training area, and two separate entrances with waiting rooms. There is potential to demise the suite, offering flexible occupancy scenarios for both tenants and owner-users.

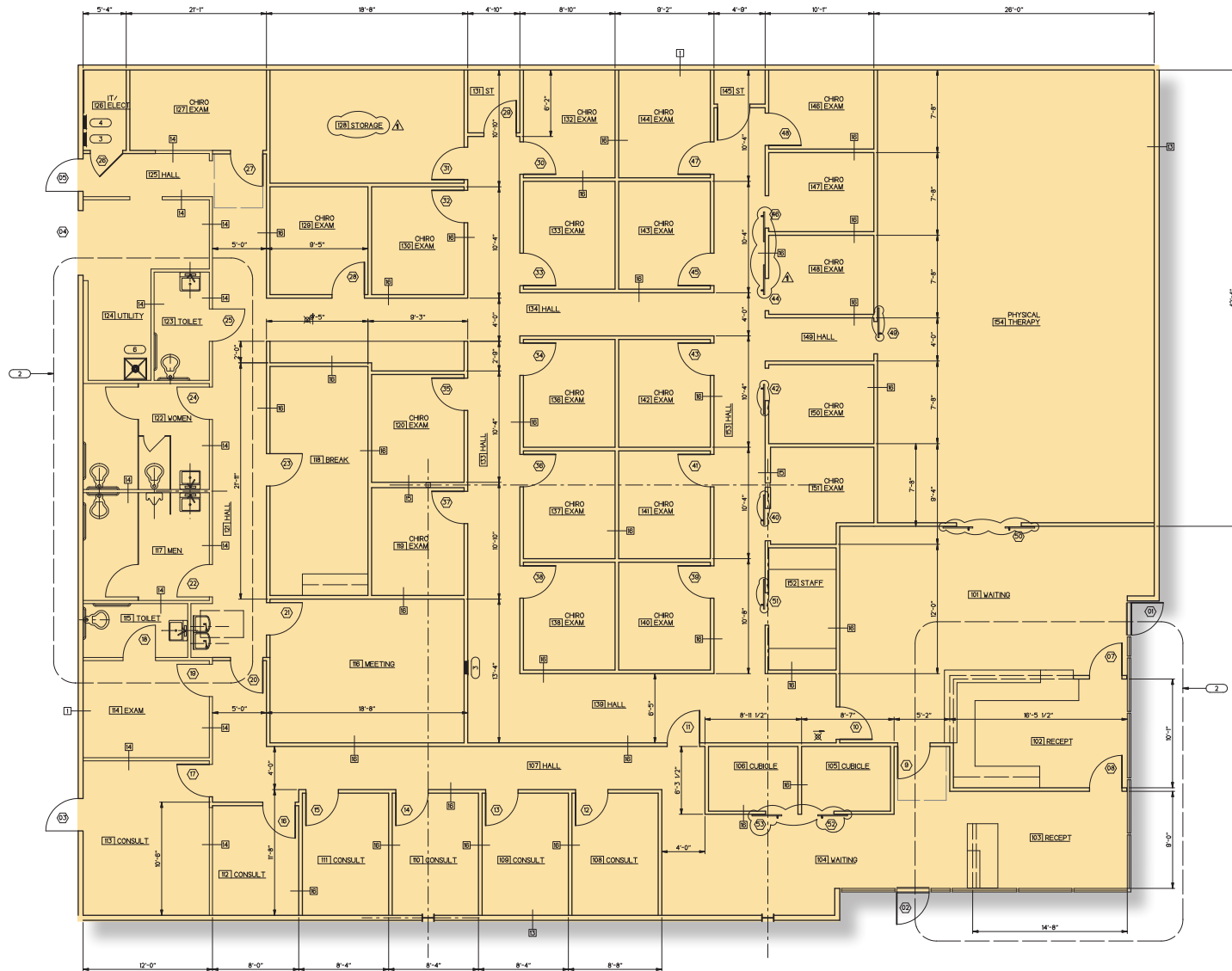
Property Detail

▪ Total Space	7,880 SF
▪ Available For Lease	5,000± - 7,880± SF
▪ Zoning	C-2 (Regional Commercial), City of Bakersfield
▪ Year Built	2008
▪ APN	450-230-07
▪ Lease Rate	\$1.50 PSF per month NNN
▪ Sale Price	\$2,245,800.00

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Floor Plan

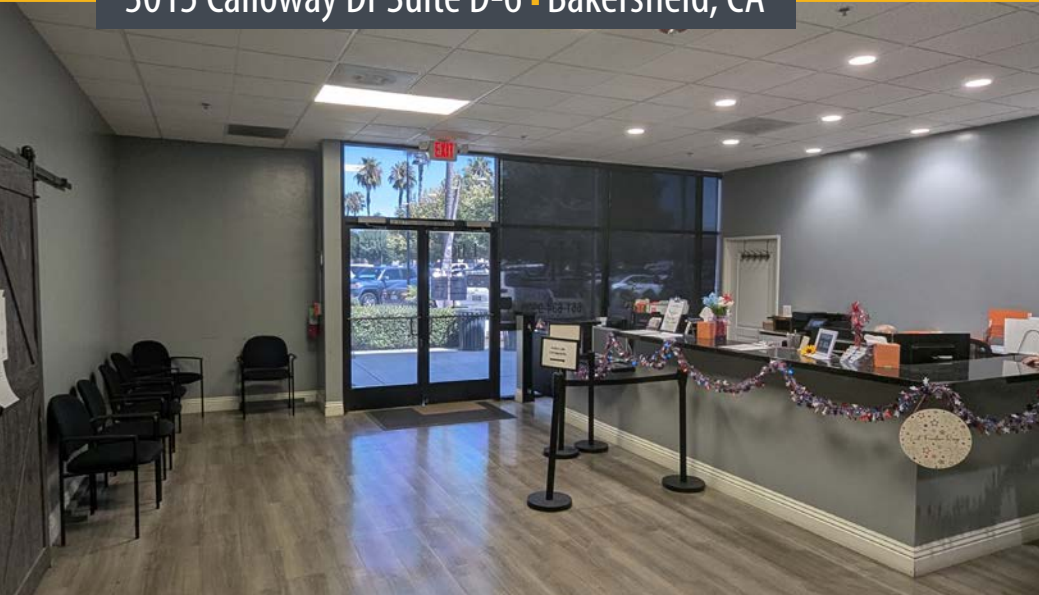
3015 Calloway Dr Suite D-6 • Bakersfield, CA



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Property Photos

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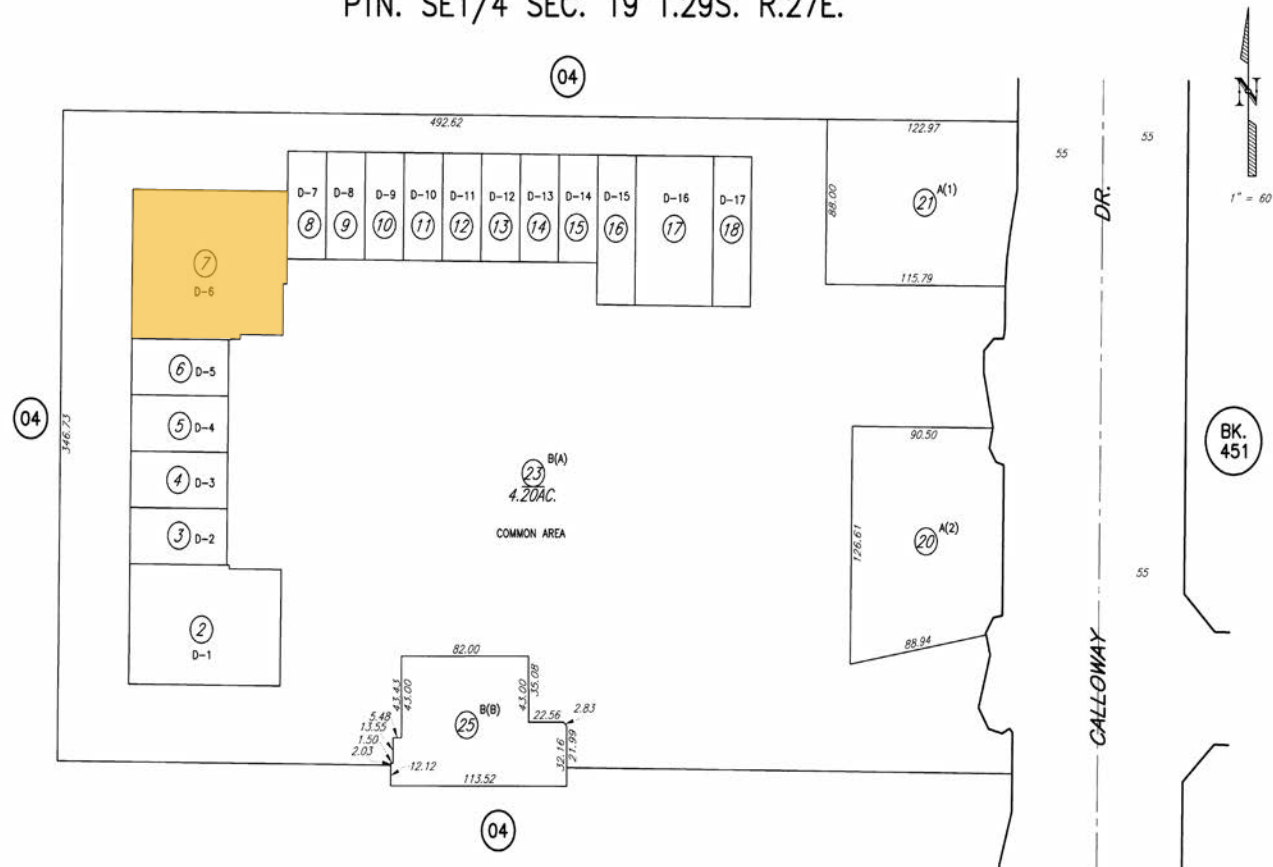
Assessor's Parcel Map

3015 Calloway Dr Suite D-6 • Bakersfield, CA

450-23

THE GROVE AT CALLOWAY CONDOMINIUMS
PM 11547
PTN. SE1/4 SEC. 19 T.29S. R.27E.

450-23



LEGEND	SUBD. KEY	DISCLAIMER	NOTES
REVISED May 21, 2014	REF. SUBD. A. PM 11547 B. LLA 08-1621	This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.	Condo Plan Doc. 0208076788 Rec. 05/14/2008
JURISDICTION CITY OF BAKERSFIELD	(LOT DESIGNATIONS IN PARENTHESES)		

APN
450-230-07

ASSESSORS MAP NO. 450-23
COUNTY OF KERN

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Neighborhood Aerial

3015 Calloway Dr Suite D-6 • Bakersfield, CA



3015 Calloway Drive • Suite D-6

28,015 AADT

Calloway Drive

25,648 AADT

25,823 AADT

29,338 AADT

Rosedale Highway

Coffee Road

Downing Avenue

Demographics	1 Mile	2 Mile	3 Mile
Total Population	10,986	41,379	86,360
Total Households	3,930	14,551	29,913
Average Household Income	\$121,565	\$124,570	\$135,199
Median Household Income	\$97,422	\$104,797	\$112,115
Businesses	740	2,093	3,390
Employees	5,734	18,268	32,401



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