

# LAND FOR SALE NORTH WEST CORNER OF HEATH AND ROSEDALE

Heath & Rosedale Hwy, Bakersfield, CA 93314



COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA



## PROPERTY DESCRIPTION

- N/W/C of Rosedale Hwy & Heath Road
- Size: 40,510 SF
- Single Family Residence: 1,200 SF
- Zoning: A (Agriculture)
- Year Built: 1966

## PROPERTY HIGHLIGHTS

- Potential for commercial use
- Easements for roads are already taken
- Signalized intersection
- Property can be held and rented while being entitled

## LOCATION DESCRIPTION

Discover the thriving community of Rosedale, a prime retail corner for investors, users and developers. Situated at the northwest corner of Heath Rd and Rosedale HWY, this vibrant area offers convenient access to a variety of amenities and attractions with growing new residential developments. Nearby, the popular Rosedale Promenade provides an array of dining and retail options, catering to the needs of the local workforce. The location also boasts easy access to major transportation routes, making it an ideal choice for businesses seeking to capitalize on new neighborhoods with a strategic commercial hub. With a broad range of opportunities for networking, dining, and entertainment, Rosedale is a promising locale for retail corner investments. They only make a limited number of corners, and this one is waiting for the right user to see the possibilities.

## OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	40,512 SF

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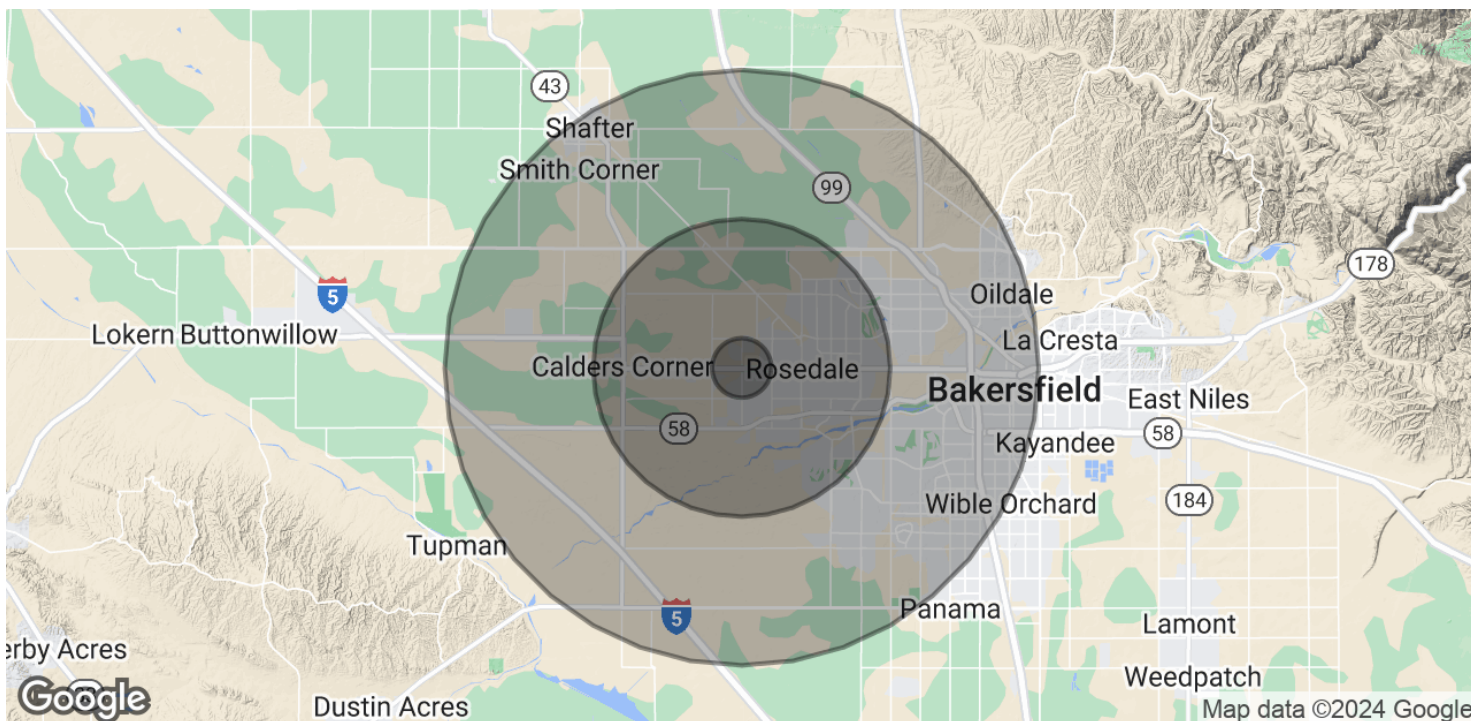
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,991	97,027	363,622
Average Age	37	38	37
Average Age (Male)	37	37	36
Average Age (Female)	37	38	37

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,728	31,401	119,934
# of Persons per HH	3.5	3.1	3
Average HH Income	\$176,440	\$153,079	\$110,828
Average House Value	\$707,155	\$536,587	\$412,203

Demographics data derived from AlphaMap

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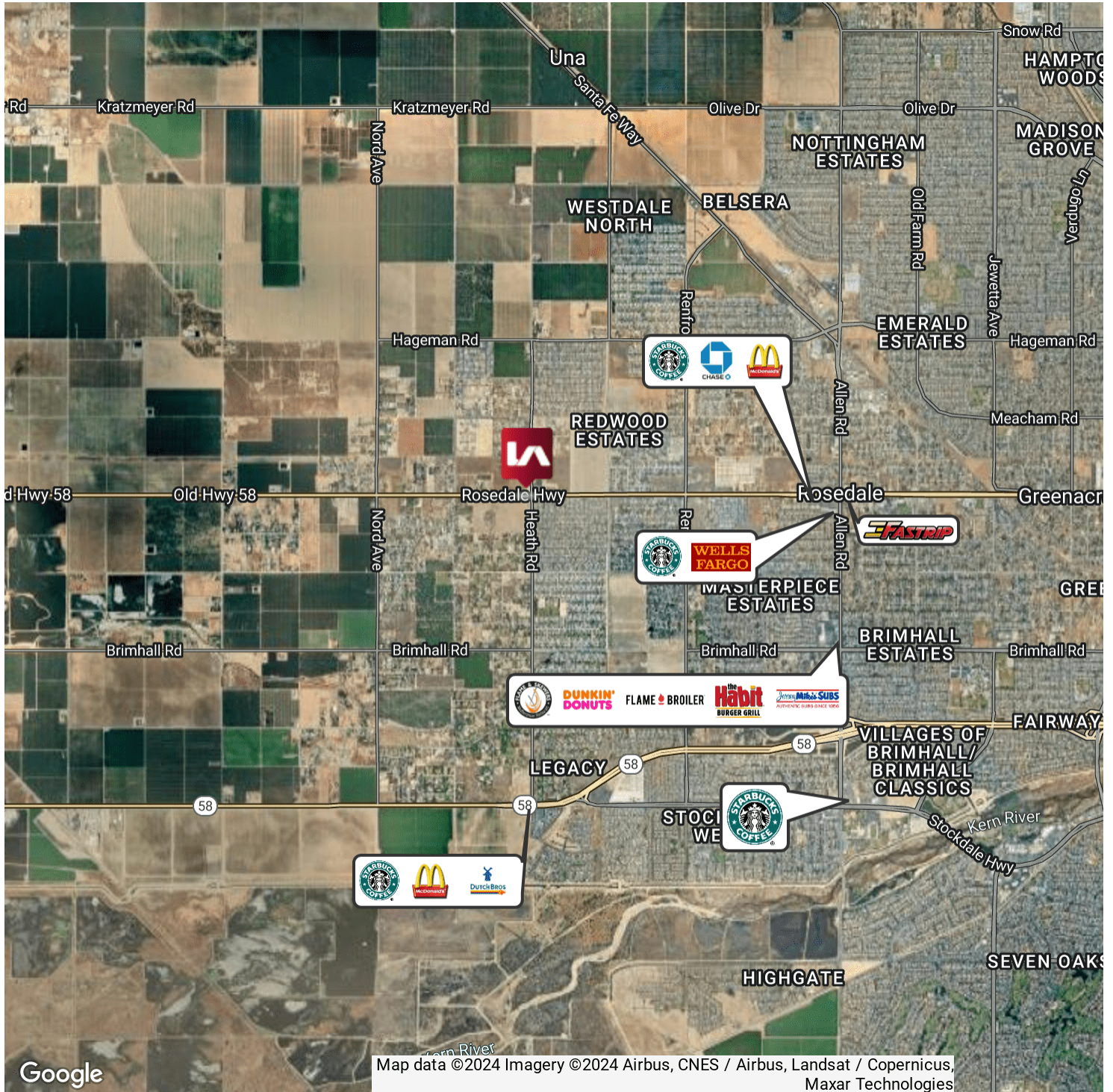
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## MEET YOUR MARKET ADVISORS



### ERIC J. POWERS

Born and raised in Bakersfield California, his career included executive positions with NAI Global as EVP Brokerage Services, NAI Capital as EVP of Brokerage, and a 13-year stint as CEO for a cutting-edge healthcare-oriented Fintech company. His journey in real estate boasts an extensive record of successfully closing over 25,000 +/- acres of development land transactions and orchestrating the leasing and sales of 50,000,000 +/- square feet of industrial real estate. This experience makes him capable of skillfully representing clients who reap the benefits of his unparalleled expertise.



### ROSS PUSKARICH

With several years of experience at The Abbey Company, Ross has honed his skills in negotiating, marketing, and closing deals in the competitive realm of commercial real estate. As in-house leasing manager for The Abbey Company, he managed company assets in the Central Valley. Prior to his commercial real estate career he held positions as litigation associate at CBIZ and Superintendent for John Balfanz Homes. Ross was born and raised in Bakersfield, CA. He graduated from The University of San Francisco with a BS in Finance, where he was also a captain of the DI baseball team.



### CHAD BROCK

Chad is a co-founder and managing principal of Lee & Associates Central California, whose offices cover the territory of Bakersfield, Fresno, Monterey, San Luis Obispo and Santa Barbara. Throughout his 20 plus year career, Chad has participated in more than \$1 billion in transaction value. He has sold over 66,000 acres of land and negotiated lease transactions on over 4 million square feet of industrial and commercial property, assisting private and institutional investors, Fortune 500 companies, and small businesses across Central California.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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For more information, please contact one of the following individuals:

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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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