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 COLDWELL BANKER | PREFERRED,
REALTORS®



ROSEDALE CROSSINGS

Retail center for lease on
high traffic Rosedale Hwy off Hwy 99

1

PROPERTY OVERVIEW

2

AREA OVERVIEW



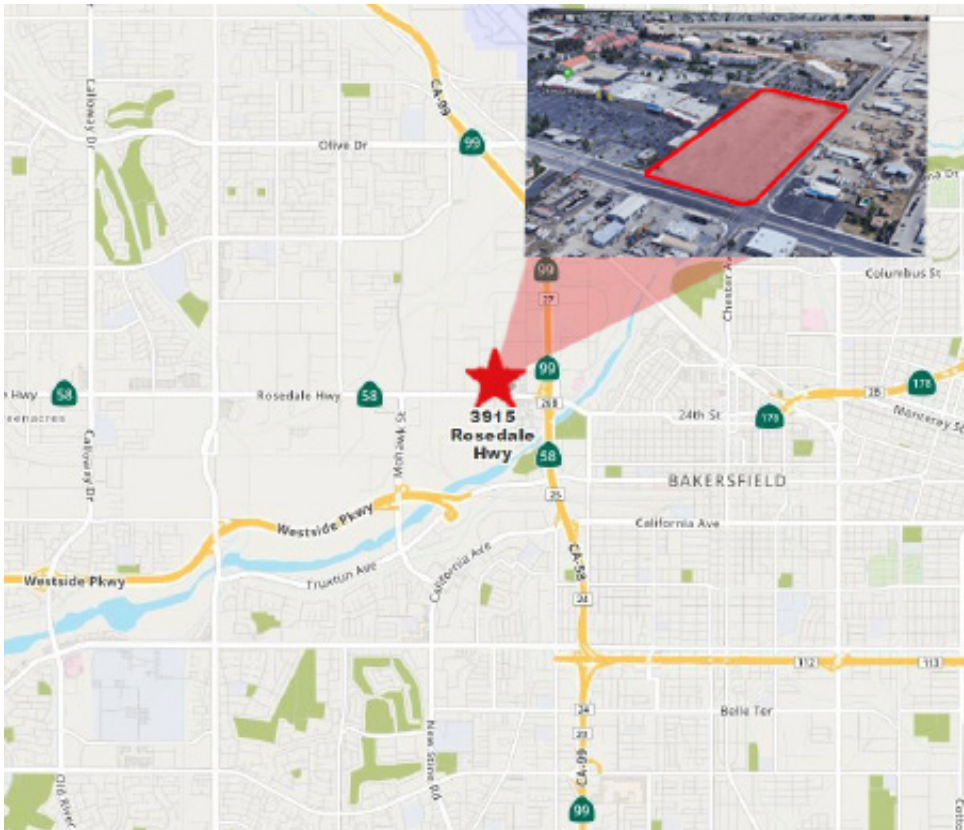
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Coldwell Banker Preferred, Realtors - Ming, has been selected to exclusively develop and market the Lease of spaces in Rosedale Crossings, Bakersfield CA. The property is approximately 7.83 Acres.

Rosedale Crossings / The Retail Center is situated right off Hwy 99, on Southeast corner of Rosedale Hwy and Gibson St. The Retail Center benefits from close proximity to Hwy 99, Costco Wholesale, Carl's Junior, Black Angus Steakhouse, Hungry Hunter Steak House, Taco Bell, DoubleTree Hotel by Hilton, Spring Hill Suites by Marriott, Hilton Garden Inn, Upcoming Chevron, Starbucks and Hotel Tru by Hilton.

Rosedale Crossings / The Retail Center currently has upcoming businesses Chevron, Starbucks and Hotel Tru by Hilton.

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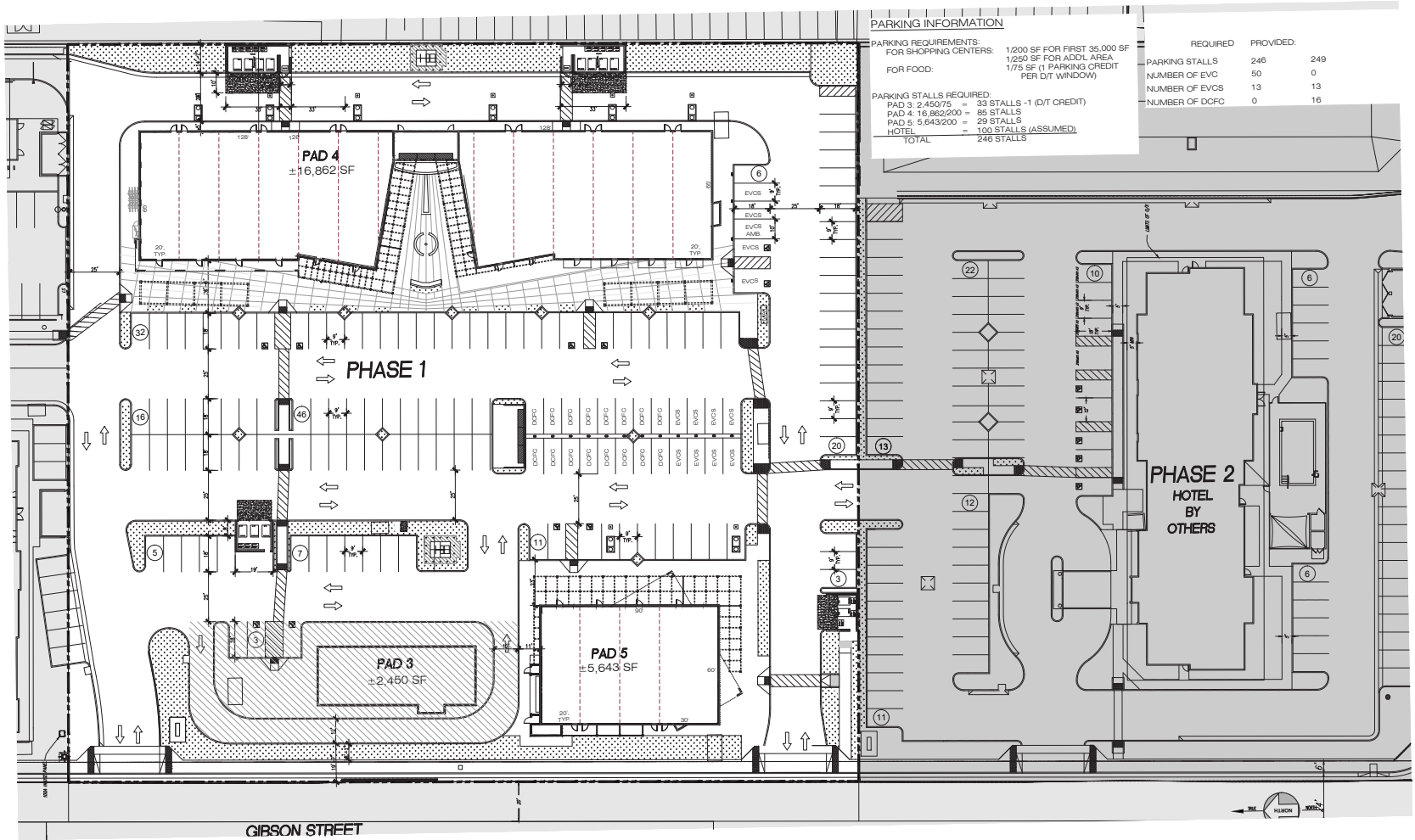
PROPERTY DESCRIPTION

FOR LEASE	
Price	Upon Request
Current Occupancy	Chevron, Starbucks, Hotel Tru by Hilton (under development)
Proposed Buildings	
Retail Space Bldg 1	Total RBA - 8,136 sq. ft. (approx.) contiguous Minimum divisible from 1,440 sq. ft. 8,136 sq. ft.
Retail Space Bldg 2	Total RBA - 8,136 sq. ft. (approx.) contiguous Minimum divisible from 1,440 sq. ft. 8,136 sq. ft.
Retail Space Bldg 3	Total RBA - 6,300 sq. ft. (approx.) contiguous Minimum divisible from 1,125 sq. ft. 6,300 sq. ft.
Retail Space Bldg 4 (with Drive-thru access)	Total RBA - 4,979 sq. ft. (approx.) contiguous Minimum divisible from 2,000 sq. ft. 4,979 sq. ft.
Retail Space Bldg 5 3943 Rosedale Hwy - Ste B (Next to C-Store with Rosedale Hwy Frontage)	Total RBA - 2,000 sq. ft.
Property Information	
Address	Southeast corner of Rosedale Hwy and Gibson St, Bakersfield, CA
Lot Size	7.83 Acres (approximately)
Parking Space	231 (approx.)
Parking Ratio	5.95 (approx.)
AADT	50,450(2022)



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SITE PLAN



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PROPERTY DETAILS

LOCATION

Southeast corner of Rosedale Hwy and Gibson St.

SITE

The subject property is located on the Southeast corner of Rosedale Hwy and Gibson St.

SQUARE FOOTAGE

Retail Space Bldg 1:

Total RBA - 8,136 sq ft (approx.) contiguous.
Suite A - 2,400 sq ft (approx.)
Suites B to E - 1,440 sq ft each (approx.)

Retail Space Bldg 2:

Total RBA - 8,136 sq ft (approx.) contiguous.
Suites A to D - 1,440 sq ft each (approx.)
Suite E - 2,400 sq ft (approx.)

Retail Space Bldg 3:

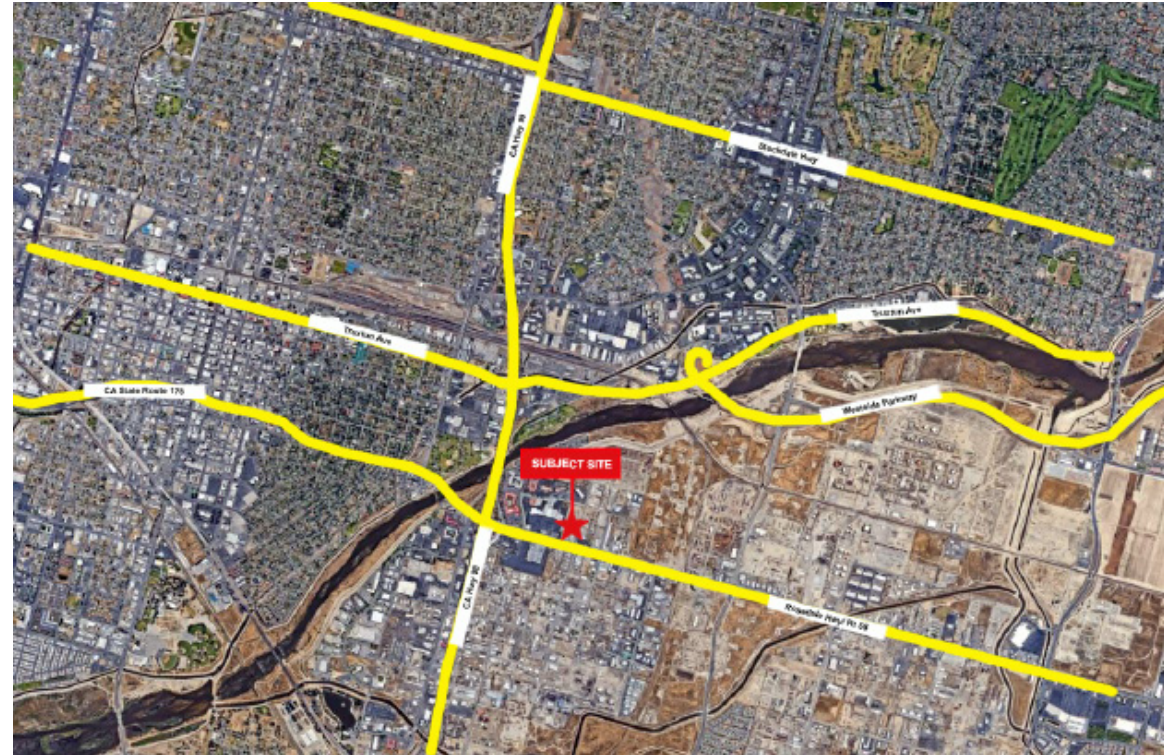
Total RBA - 6,300 sq ft (approx.) contiguous.
Suites A to D - 1,125 sq ft each (approx.)
Suite E - 1,800 sq ft (approx.)

Retail Space Bldg 4: (With Drive-thru access)

Total RBA - 4,979 sq ft (approx.) contiguous.
Suites A & D - 1,500 sq ft each (approx.)
Suite C - 2,000 sq ft (approx.)

Retail Space Bldg 5: 3943 Rosedale Hwy, Suite B (Next to C-Store with Rosedale Hwy Frontage)

Total RBA - 2,000 sq ft (approx.)



CROSS STREETS

The cross streets are Rosedale Hwy and Gibson St.

PARKING

231 (approximately)

PARKING RATIO

5.95 (approximately)

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SUMMARY OF TERMS



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Interest offered:

5 Retail space buildings for lease. One building with drive-thru access.

TERMS OF LEASE:

Price on Request.

PROPERTY TOURS:

Prospective Clients are encouraged to visit the site prior to submitting Offers. All Property tours must be coordinated through the listing broker.

CONSUMER PROFILE REPORT (STI: POPSTATS, 2021 Q4)

DEMOGRAPHICS	2 MILES	5 MILES
POPULATION	93,070	293,514

TRAFFIC COUNT REPORT (INRIX Database)

INTERSECTION	DISTANCE	DAILY COUNT	DIRECTION
Rosedale Hwy, CA 58	0.02	24,811	East
Rosedale Hwy	0.02	25,639	West

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AREA OVERVIEW

BAKERSFIELD

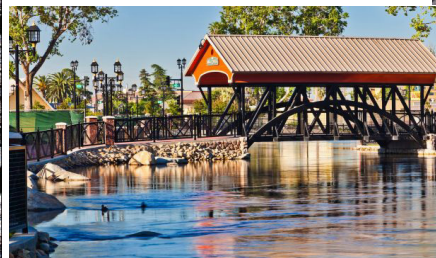
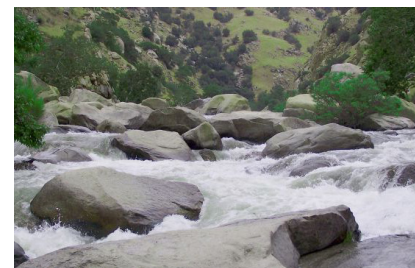
Bakersfield is North of Los Angeles in Kern County. The city is known for its role in agriculture and the oil industry. It is one of the fastest growing cities in the state.

The estimated population in Kern County is 913,090 and in Bakersfield is 389,007 for 2021. The total Area of the city is 151 Square miles with a population density of about 2,570 inhabitants per square mile. It is a very ethnically diverse city. The Median Income for Households is \$63,199 per annum.

The city is a significant hub for both agriculture and oil production. Kern County is the most productive oil-producing county, and the fourth most productive agricultural county (by value) in the United States. Industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and corporate regional offices. The city is also the birthplace of the country music genre known as the Bakersfield Sound.

Bakersfield's Economy continues to grow consistently and is ranked among the topmost productive agricultural counties in the U.S and one of the nation's leading Petroleum-producing counties.

Bakersfield retains its reputation for Hospitality, friendliness and service. A Popular destination for business and leisure travelers.



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MAJOR EMPLOYERS:

Aera Energy LLC

W M BoltHouse Farms Inc

California State University, Bakersfield

Edwards Airforce Base

Frito Lay

Grimmway Enterprises

Nestle Ice cream

State Farm Insurance

Wonderful Pistachios and Almonds

Amazon Fulfillment Center



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TRANSPORTATION:

Connected through major Freeways

I-5 North connecting to San Francisco and Sacramento, I-5 South connecting to Los Angeles

Hwy 99 Connecting to Fresno and Sacramento

Hwy 58 connecting to Las Vegas

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