

A 218,714 SF COMMUNITY SHOPPING CENTER IN PRIME NORTHWEST BAKERSFIELD ROSEDALE VILLAGE

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA

Northwest Bakersfield's
First Theater-Anchored Center

STUDIO
MOVIE GRILL

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ROSEDALE VILLAGE SHOPPING CENTER PROPERTY INFORMATION

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA

Rosedale Village is a community shopping center located in the heart of the Northwest Bakersfield trade area. It is situated at the highly-traveled, signalized intersection of Rosedale Hwy and Calloway Drive with a combined average daily traffic count of 58,735 vehicles. Rosedale Village is one of only two community centers that services the entire Northwest trade area. It is also in proximity to power center, The Northwest Promenade. Per the REA, approved, shared parking is available at the north end of the property next to Firehouse Restaurant.

- Primary Retail corridor in the Northwest
- Come join these tenants!!



AVAILABLE

- Suite 100 3,000 SF
- Suite 104 2,250 SF - Available May 2019
- Suite 110 3,375 SF
- Suite 314 975 SF
- Suite 416 1,866 SF
- Suite A2 2,294 SF
- Suite 2733B 1,160 SF

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|-----------|----------|
| POPULATION | 9,389 | 88,074 | 200,147 |
| EMPLOYEES | 4,687 | 32,032 | 78,931 |
| TOTAL HOUSEHOLDS | 3,276 | 30,053 | 71,470 |
| AVERAGE HH INCOME | \$86,727 | \$113,005 | \$97,159 |
| POPULATION MEDIAN AGE | 34.9 | 35.3 | 34.6 |

ALTERYX.COM 2017 ESTIMATES



ROSEDALE VILLAGE SHOPPING CENTER SITE PLAN

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA



| Suite | Tenant | SQ FT | Suite | Tenant | SQ FT | Suite | Tenant | SQ FT | Suite | Tenant | SQ FT |
|-------|----------------------------|--------|---------|------------------|-------|-------|------------------|-------|-------|-------------------|--------|
| 400 | Five Guys Burgers & Fries | 2,800 | 2733B | AVAILABLE | 1,160 | 206 | State Farm | 855 | 110 | AVAILABLE | 3,375 |
| 402 | Ryan Chiropractic | 1,540 | 300 | J's Place | 4,150 | 208 | Ono Hawaiian BBQ | 2,250 | A1 | Round Table Pizza | 3,206 |
| 410 | Ruben's Mariscos & Seafood | 4,410 | 306 | Salad Sensations | 1,050 | 210 | KSFCU ATM | 450 | A2 | AVAILABLE | 2,294 |
| 412 | Kern Dental | 1,866 | 308 | Rosedale Donut | 975 | 212 | Ninja Sushi | 2,200 | A3 | TMobile | 3,000 |
| 414 | Crown Royal | 1,866 | 310 | Sport Clips | 975 | 214 | Check N Go | 800 | 500 | Smart N Final | 29,442 |
| 416 | AVAILABLE | 1,866 | 312 | Cigarette World | 975 | 216 | Little Caesar's | 1,200 | 530 | Body Xchange | 31,025 |
| 2717 | Dollar Tree | 13,454 | 314 | AVAILABLE | 975 | 100 | AVAILABLE | 3,000 | 560 | Tractor Supply | 30,400 |
| 2717B | Tuesday Morning | 14,000 | 316-318 | Fire Wings | 2,925 | 104 | AVAILABLE | 2,250 | | | |
| 2733 | Studio Movie Grill | 44,870 | 204 | Sally Beauty | 2,450 | 106 | GNC | 1,500 | | | |

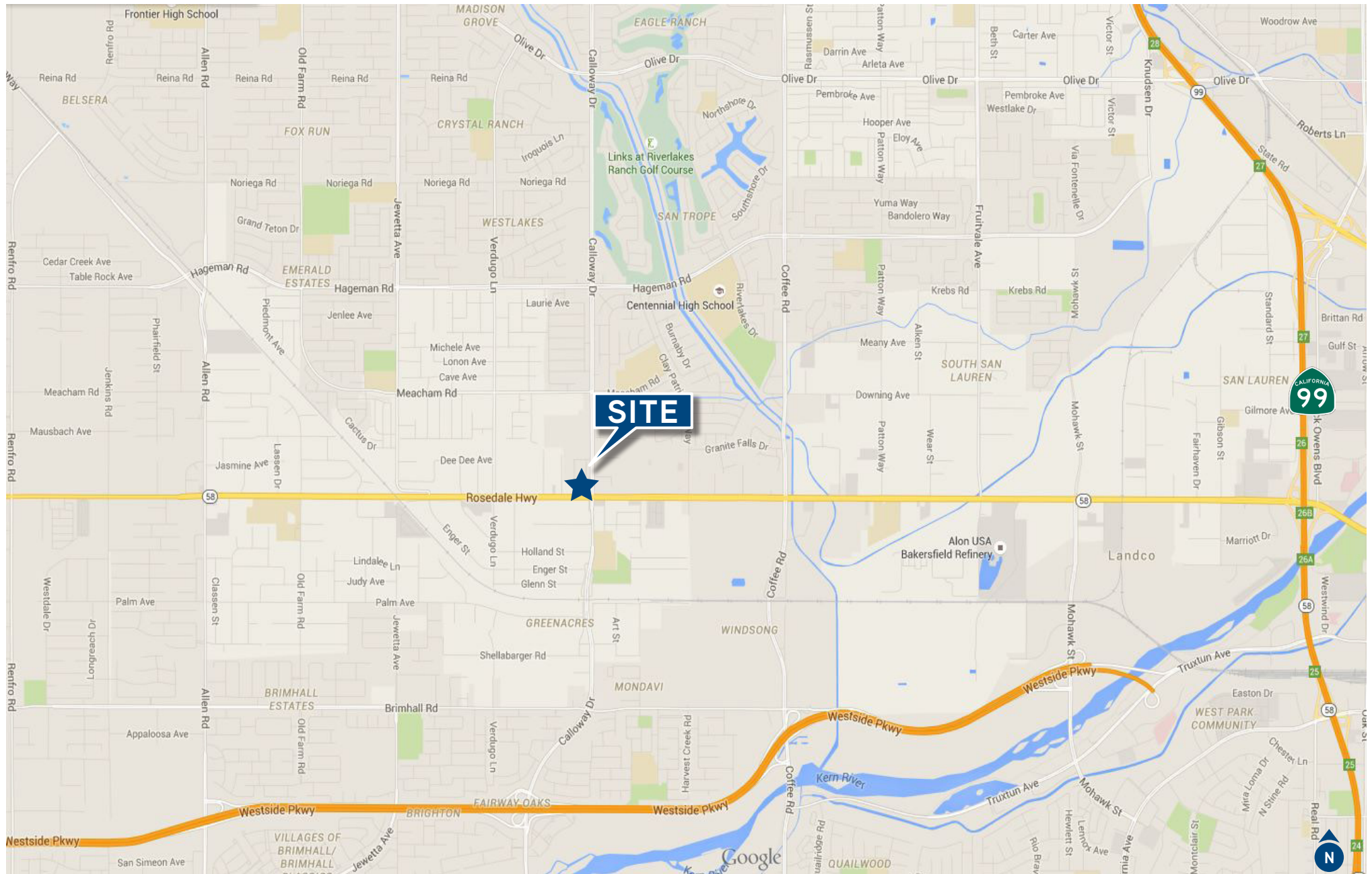
ROSEDALE VILLAGE SHOPPING CENTER COMPETITION AERIAL

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA



ROSEDALE VILLAGE SHOPPING CENTER LOCATION MAP

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA



ROSEDALE VILLAGE SHOPPING CENTER LOCATION OVERVIEW

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA



Education

- Kern High School District has steadily expanded to 19 campuses and more than 35,000 students making it the largest high school district in the state.
- California State University, Bakersfield (CSUB), founded in 1965, has approximately 7,800 students.
- Bakersfield College, a public community college, relocated in 1956 to its current location overlooking Panorama Bluffs in northeast Bakersfield. Enrollment is approximately 16,000 students.

Bakersfield, California

The “Southern Gateway to the Central Valley”, Bakersfield is the 9th largest city in California with a population of 523,164 and is one of the fastest growing regions in the nation. Bakersfield is the focal point of the larger Bakersfield-Delano, CA Metropolitan Statistical Area, which is coextensive with Kern County. In 2014, it had a population of 869,887 making it the 62nd largest metropolitan area in the United States. It also boasts an impressive collection of locally-owned, authentic restaurants including more Basque eateries than any other city in the nation.

- The total land area of the city is 143.6 square miles
- Bakersfield is situated roughly equidistant between Fresno and Los Angeles; 110 miles to the north and south.

Economy

Bakersfield is the seat of the most productive oil producing county with approximately 10% of the nation's domestic production and the fourth most productive agricultural county (by value) in the United States. Other industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and the city serves as the home for both corporate and regional headquarters of companies engaged in these industries.

- Bakersfield is the largest city with the lowest sales tax in California (7.25%, the state minimum).
- Boasts business friendly policies, such as having no local utility or inventory taxes.

ROSEDALE VILLAGE SHOPPING CENTER LOCATION OVERVIEW

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FOX THEATRE



RIVERWALK PARK

BAKERSFIELD TOP EMPLOYERS

| Rank | Employer | # Employees |
|------|--|-------------|
| 1 | County of Kern | 7,475 |
| 2 | The Giumarra Companies | 4,200 |
| 3 | Grimmway Farms | 3,500 |
| 4 | Bolthouse Farms | 2,000 |
| 5 | Bakersfield Memorial Hospital | 1,400 |
| 6 | City of Bakersfield | 1,300 |
| 7 | Mercy Hospitals of Bakersfield | 1,200 |
| 7 | ARB | 1,200 |
| 9 | Kern Medical Center | 1,200 |
| 10 | State Farm Insurance | 1,045 |
| 11 | Sun World | 1,025 |
| 12 | Chevron | 1,000 |
| 13 | San Joaquin Community Hospital | 880 |
| 14 | AndrewsAg | 800 |
| 15 | Sun Pacific | 800 |
| 16 | Paramount Farms | 800 |
| 17 | California State University, Bakersfield | 600 |
| 18 | Aera Energy | 600 |
| 19 | Clinica Sierra Vista | 600 |
| 20 | Kaiser Permanente | 500 |

CONTACT US

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