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



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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!!

Round Table PIZZA · Dollar Tree · Tuesday Morning · STUDIO MOVIE GRILL EAT·DRINK·MOVIES · FIVE GUYS BURGERS and FRIES · Smart&Final extra!

AVAILABLE

Suite 100	3,000 SF
Suite 110	3,375 SF
Suite 314	975 SF
Suite 316	1,463 SF
Suite 318	1,462 SF
Suite A2	2,038 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	204	Sally Beauty	2,450	106	GNC	1,500
402	Ryan Chiropractic	1,540	300	J's Place	4,150	206	State Farm	855	110	AVAILABLE	3,375
410	Ruben's Mariscos & Seafood	4,410	306	Salad Sensations	1,050	208	Ono Hawaiian BBQ	2,250	A1	Round Table Pizza	3,206
412	Kern Dental	1,866	308	Rosedale Donut	975	210	KSFCU ATM	450	A2	AVAILABLE	2,038
414	Crown Royal	1,866	310	Sport Clips	975	212	Ninja Sushi	2,200	A3	T Mobile	3,000
416	H & R Block	1,866	312	Cigarette World	975	214	Check N Go	800	500	Smart N Final	29,442
2717	Dollar Tree	13,454	314	AVAILABLE	975	216	Little Caesar's	1,200	530	Body Xchange	31,025
2717B	Tuesday Morning	14,000	316	AVAILABLE	1,463	100	AVAILABLE	3,000	560	Tractor Supply	30,400
2733	Studio Movie Grill	44,870	318	AVAILABLE	1,462	104	T-WORLD	2,250			

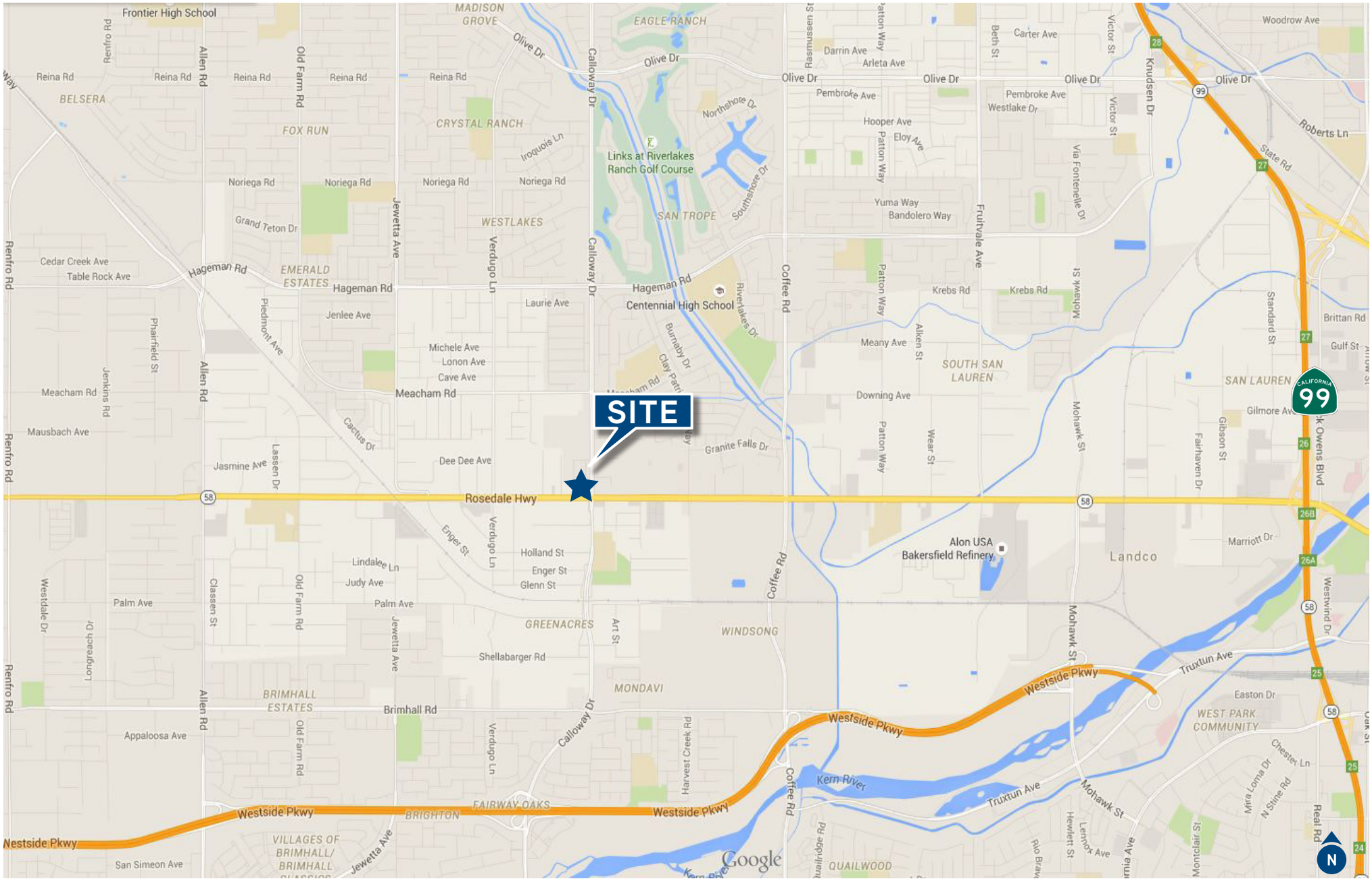
ROSEDALE VILLAGE SHOPPING CENTER
COMPETITION AERIAL

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA



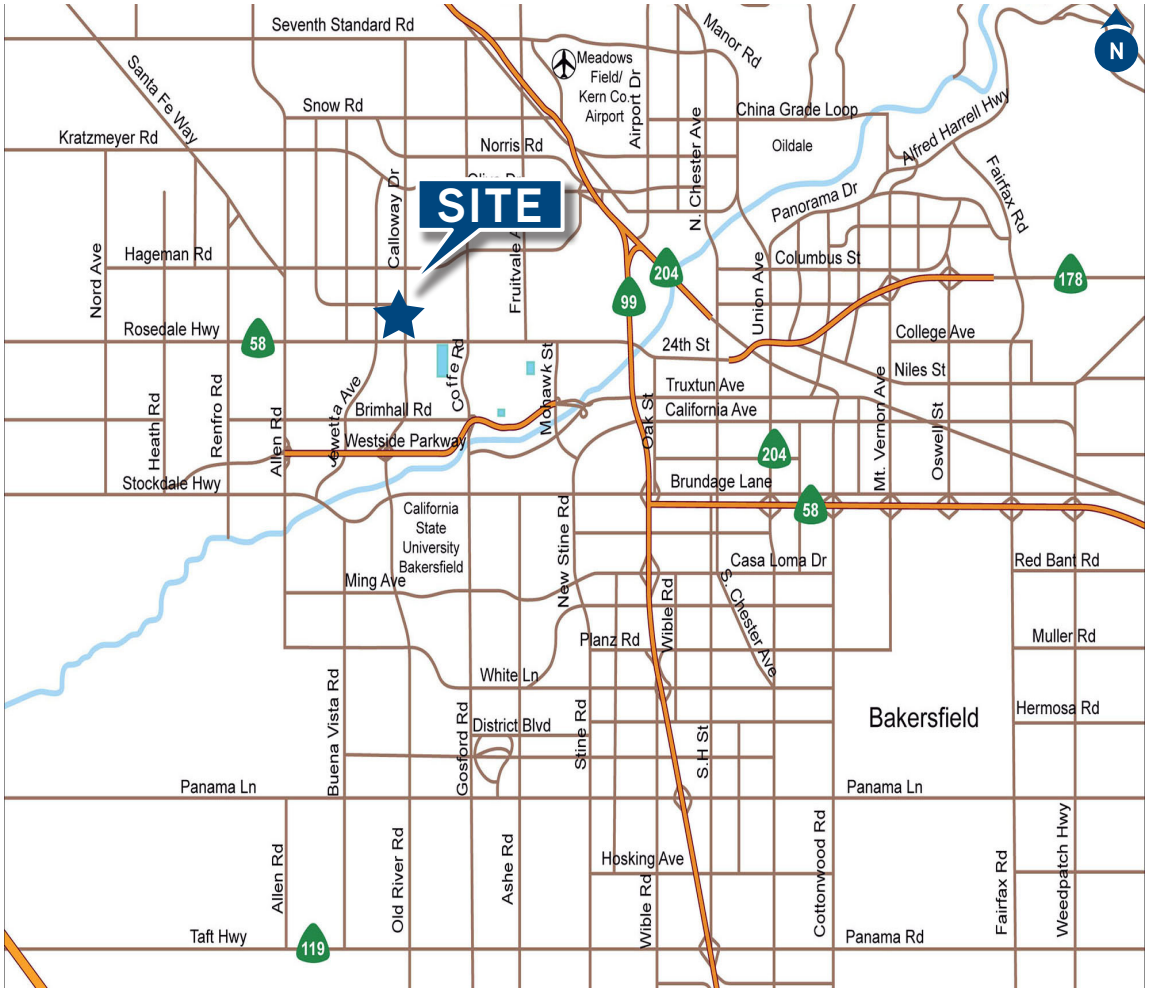
ROSEDALE VILLAGE SHOPPING CENTER
LOCATION MAP

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 overlookint eh 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 poulation of 523,164 and is one ofthe 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 makit 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

2649-2733 CALLOWAY DRIVE, BAKERSFIELD, CA



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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