

RETAIL SPACE FOR LEASE RETAIL PAD AVAILABLE

SWC CALLOWAY DRIVE AND SEABECK AVENUE, BAKERSFIELD, CA



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RETAIL PAD PROPERTY INFORMATION

SWC CALLOWY DRIVE AND SEABECK AVENUE, BAKERSFIELD, CA

The subject property is a one acre parcel located on Calloway Drive, just north of Rosedale Highway adjacent to the newly redeveloped Rosedale Village and in front of the newly developed Firehouse Grill. It is surrounded by dense retail and residential in the northwest trade area with power center The Northwest Promenade nearby.

ANNUAL GROUND RENT

\$96,000 Annually, NET

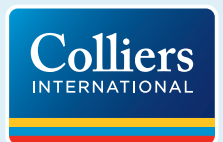
HIGHLIGHTS

- › Ground Lease or Build To Suit Opportunity
- › Can accommodate a 5,000 SF-6,500 SF retail building
- › Drive-thru option available
- › Calloway Drive frontage
- › Excellent location in northwest trade area
- › Daily Traffic Volume: 28,015 AADT

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	10,191	88,093	195,518
Employees:	5,044	94,827	213,046
Households:	3,534	30,005	195,518
Avg HH Income:	\$86,902	\$102,721	\$94,384

2016 estimates, Alteryx.com

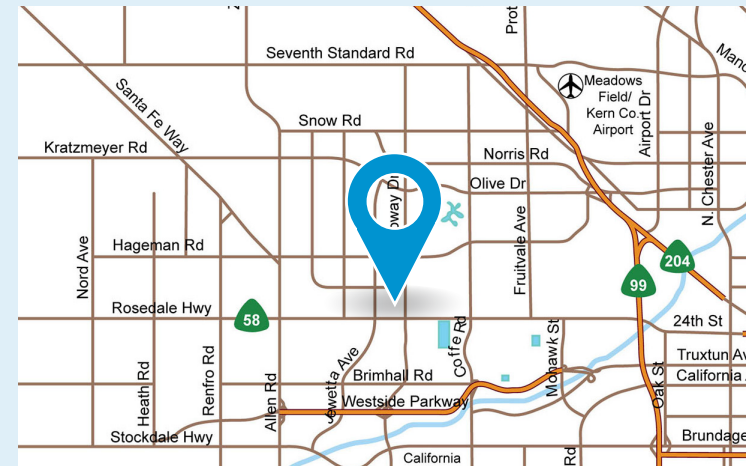


RETAIL PAD SITE PLAN

SWC CALLOWAY DRIVE AND SEABECK AVENUE, BAKERSFIELD, CA

SITE DETAILS

Property Address:	2901 Calloway Drive, Bakersfield, California
Site Area:	1 Acre Parcel; APN 450-052 -74, 76
Retail Building Size Options:	6,500 square feet 5,000 square feet with drive-thru
Zoning:	C-2 Commercial in the City of Bakersfield
Annual Ground Rent:	\$96,000 NET



SUBJECT PROPERTY
Can accommodate a
5,000 sf - 6,500 sf
Retail Building*

FIREHOUSE

FUTURE BUILDING

DRIVE THRU LANE

CALLOWAY DRIVE

SEABECK AVENUE

GARDEN CENTER YARD

SUMP

*Site plan with drive-thru option shown.

RETAIL PAD COMPETITION AERIAL

SWC CALLOWAY DRIVE AND SEABECK AVENUE, BAKERSFIELD, CA

CONTACT US

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