

# LAND FOR SALE - EXCELLENT ROSEDALE HIGHWAY LOCATION

## 4000-4020 ROSEDALE HIGHWAY, BAKERSFIELD, CA 93308



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# FOR SALE > EXCELLENT ROSEDALE HIGHWAY VISIBILITY PROPERTY INFORMATION & DEMOGRAPHICS

4000-4020 ROSEDALE HIGHWAY, BAKERSFIELD, CA

**4000-4020 Rosedale Highway** consists of approximately 7.36 acres of land and two (2) buildings totaling approximately 33,119 SF located at the signalized intersection of Rosedale Highway and Gibson Street. The property benefits from high traffic counts, a robust daytime population (due to surrounding hospitality, retail and industrial businesses) and its proximity to Freeway 99.

## FOR SALE

**2 Buildings**  
**Site Size**

**Approximately 33,119 SF**  
**Approximately 7.36 acres**

**PRICE: \$4,170,000 (\$13.00 PSF)**

## HIGHLIGHTS

- > Signalized intersection at Rosedale Highway and Gibson Street
- > Close proximity to Freeway 99
- > Surrounded by hospitality, retail, and industrial businesses, creating a high daytime population
- > Zoned M-3
- > Great location on Rosedale Highway (Highway 58) which is a major east/west arterial

## TRAFFIC COUNTS / DEMOGRAPHICS

Property Address	4000 & 4020 Rosedale Highway, Bakersfield, California 93308
APN	332-141-15, 17, 72 & 73
Land Size	7.36 Acres
Land zone	M-3 Heavy Industrial
Traffic Counts	Gibson St. at Rosedale Hwy. (Northbound): 3,979 AADT Rosedale Hwy at Camino Del Rio Ct: 51,075 AADT <small>2017 kerncog.com</small>

### DEMOGRAPHICS 2017 Estimates *Alteryx, Inc.*

Description	1 Mile	3 Miles	5 Miles
Total Population	510	93,760	297,234
Households	223	35,937	151,515
Average HH Income	\$92,719	\$62,075	\$69,175
Daytime Population Q2 2017	7,650	71,487	127
Establishments - Total Q2 2017	530	6,122	11,058

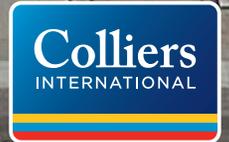
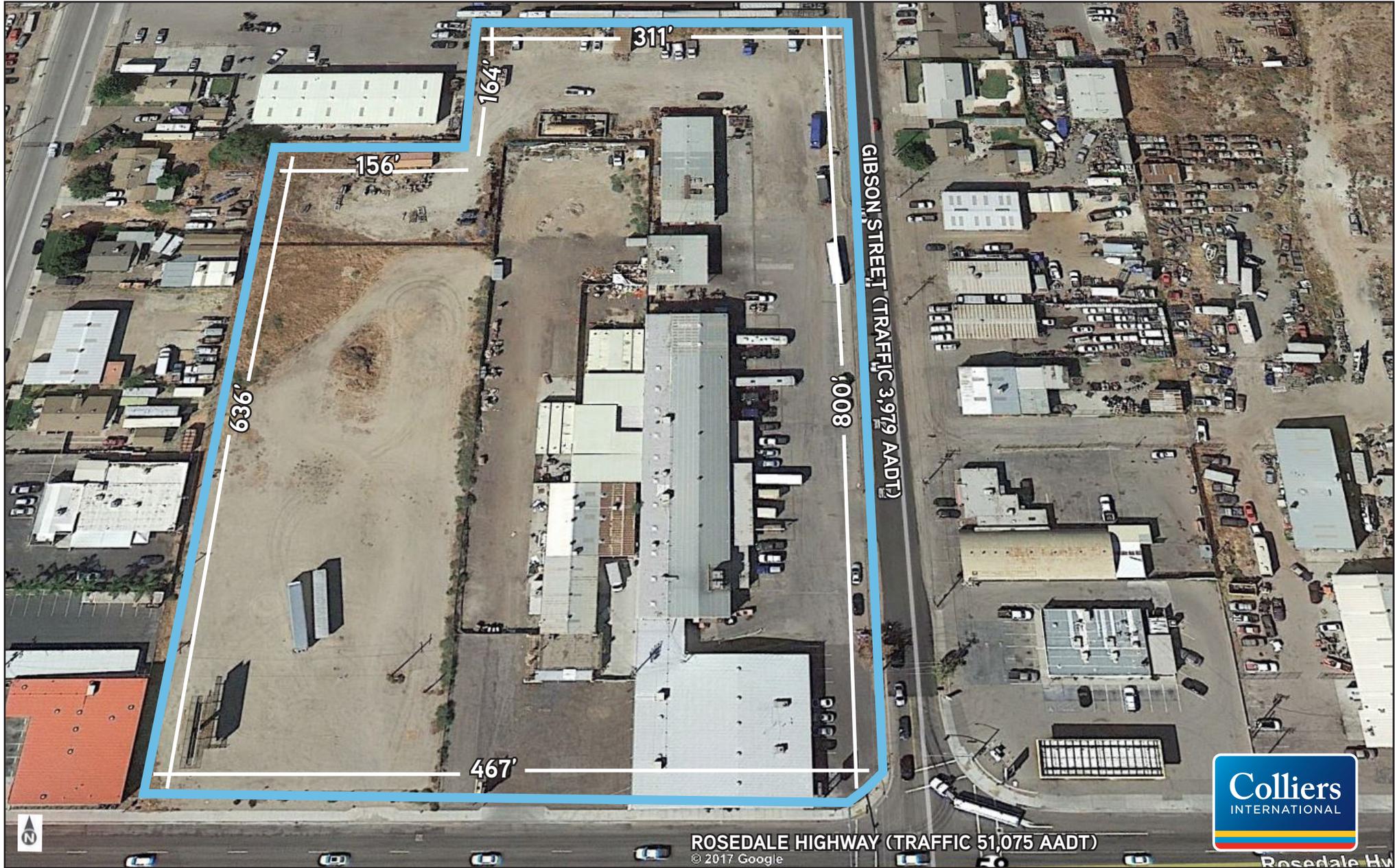
2017 ALTERYX, INC. (Q2-2017)





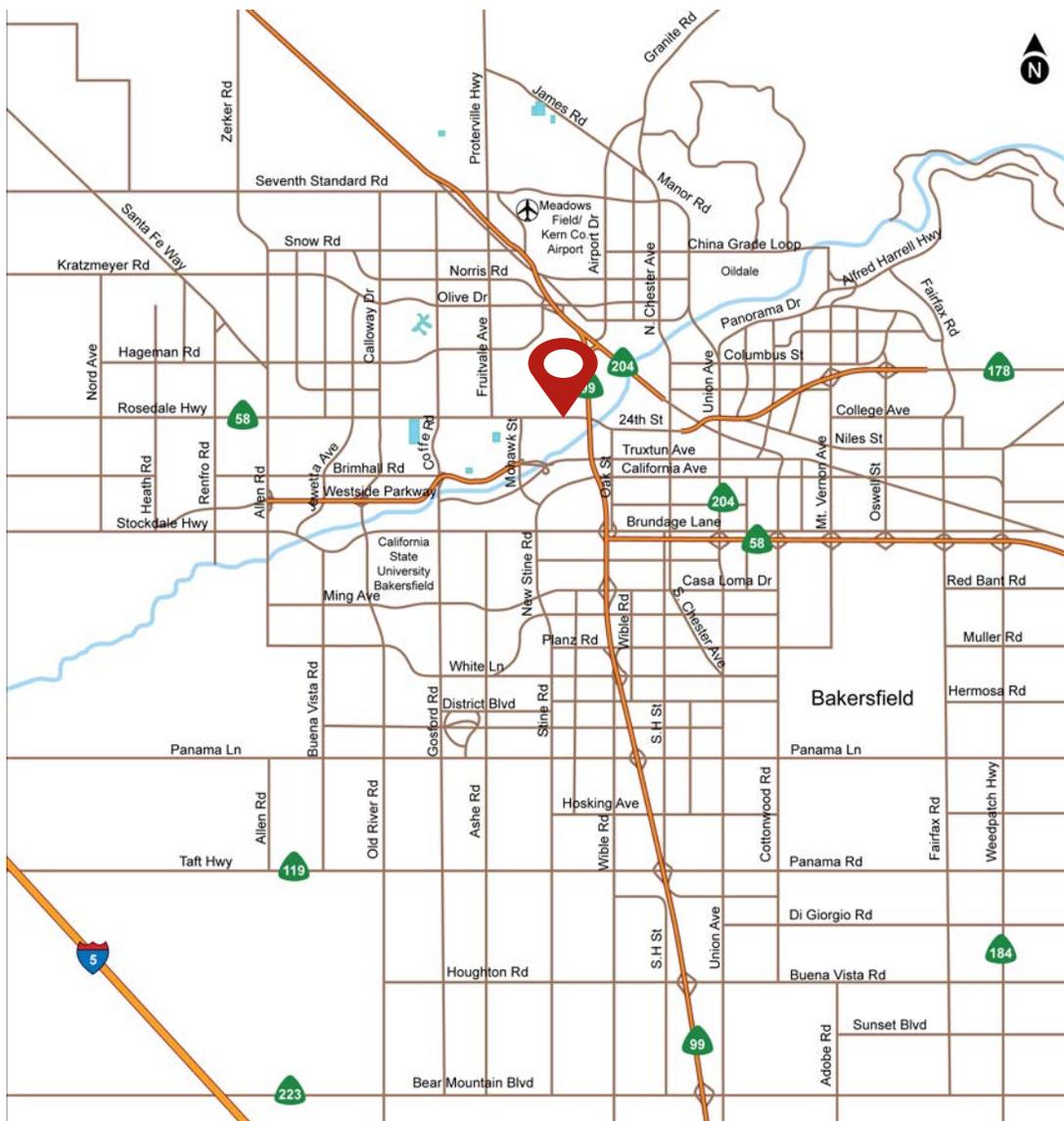
FOR SALE > EXCELLENT ROSEDALE HIGHWAY VISIBILITY  
PROPERTY AERIAL

4000-4020 ROSEDALE HIGHWAY, BAKERSFIELD, CA



# FOR SALE > EXCELLENT ROSEDALE HIGHWAY VISIBILITY BAKERSFIELD CITY MAP

4000-4020 ROSEDALE HIGHWAY, BAKERSFIELD, CA



 **Subject**  
**4000-4020 Rosedale Highway**

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