

FOR LEASE

THE GROVE AT RIVERLAKES

7,880 SF > OFFICE OR RETAIL

3015 CALLOWAY DRIVE, SUITE D6, BAKERSFIELD, CA 93312

YOUR NAME
HERE

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PROPERTY INFORMATION

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3015 Calloway Drive, Suite D6 is an approximately 7,880 square foot mixed use space situated in The Grove Shopping Center on the main retail arterial of Calloway Drive. It enjoys ease of access, ample parking, and excellent co-tenancy with Firehouse, Checker's, Brooklyn's BBQ, Brix, and Salon 33. As this is a mixed use project, the space would be a great opportunity for all general retail, office or medical use.

HIGHLIGHTS

- > Approximately 7,880 SF available now!
- > Conveniently located in Northwest Bakersfield
- > Ease of access
- > Abundant parking in excess of code - 5.85/1,000
- > Building and Pylon signage available
- > C-2 Zoning allows for multitude of uses
- > Excellent Co-Tenancy with :



AVAILABILITY

- > Suite D6: 7,880 SF

LEASE RATE:

- > \$1.30/SF per month NNN



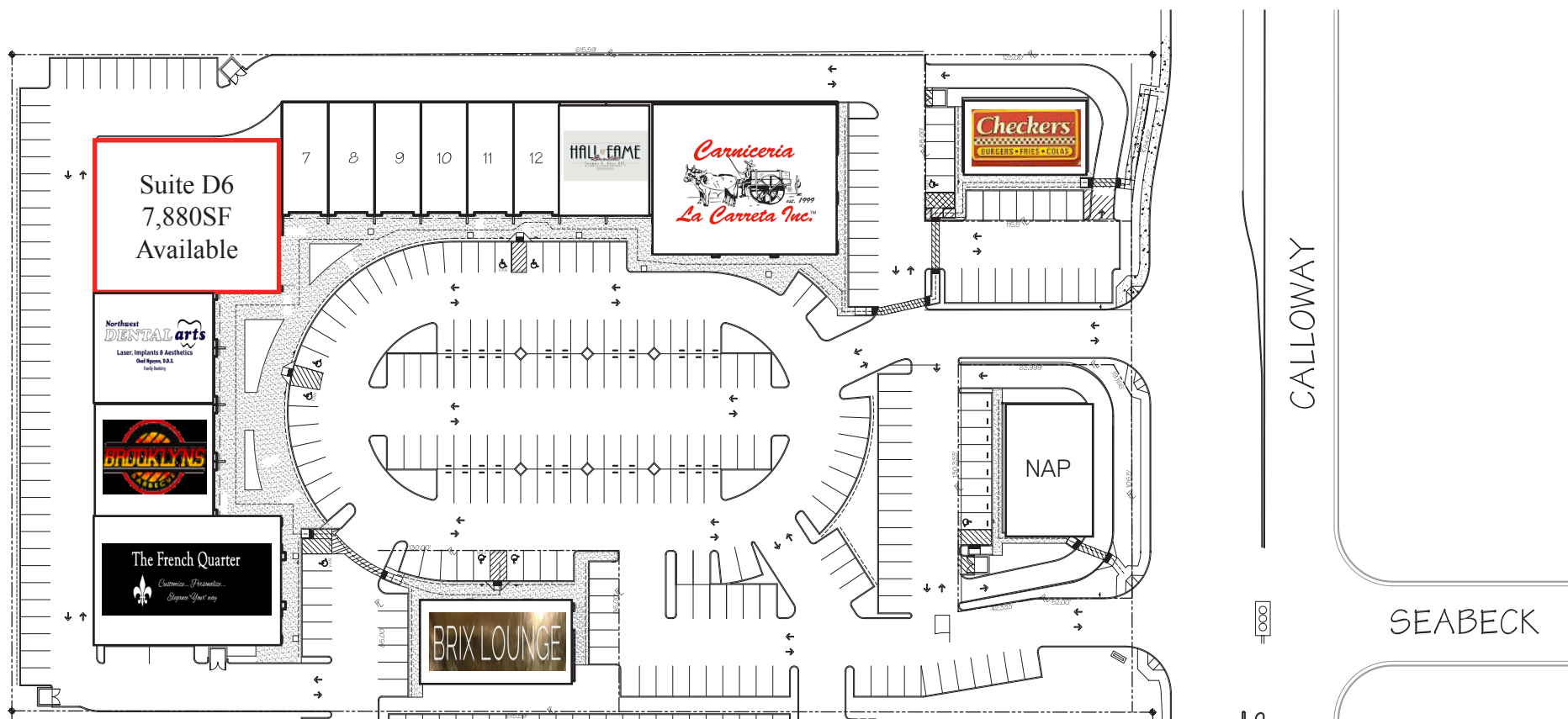
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SITE PLAN

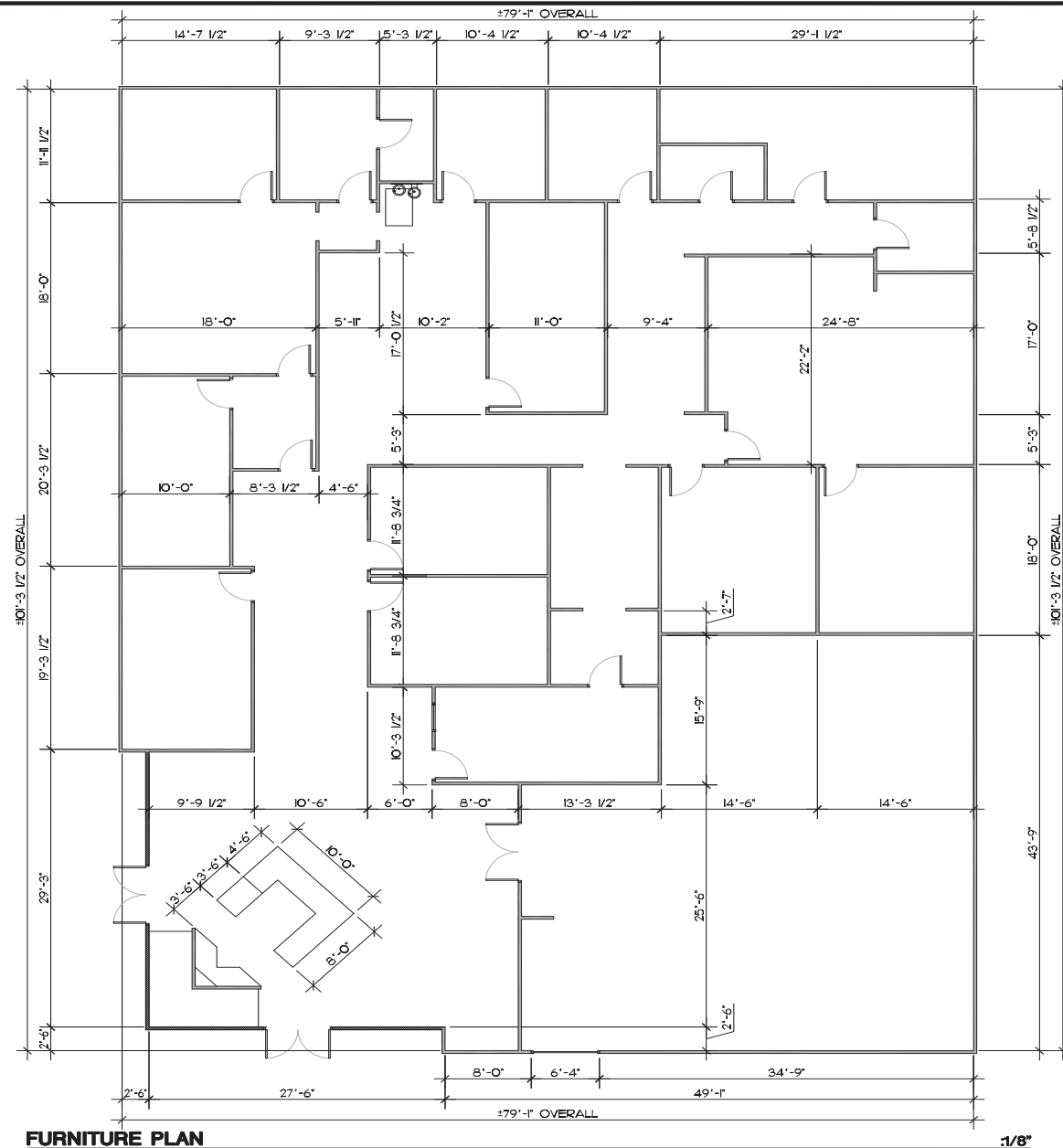
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Suite	Tenant	SQ FT		Tenant	SQ FT	Suite	Tenant	SQ FT	Suite	Tenant	SQ FT
1	French Quarter	6,478	6	Available	7,880	11	Venus Nails Spa	1,475	16	Carniceria La Carreta	3,970
2	Brooklyn's BBQ	1,920	7	Salon 33	1,475	12	San Michael Pediatrics	1,475	17	Carneiceria La Carrette	1,911
3	Brooklyn's BBQ	1,920	8	Rumor	1,475	13	Hall of Fame Dental	1,475	A	Checkers	N/A
4	Northwest Dental Arts	1,920	9	Vacant/NAP	1,475	14	Hall of Fame Dental	1,475	B	Firehouse	N/A
5	Northwest Dental Arts	1,920	10	Luxor Vape Lounge	1,475	15	Carciceria La Carreta	1,920	C-1	Brix Lounge	6,500

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FLOOR PLAN

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AERIAL MAP

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