



Accelerating success.

**STUDIO**  
MOVIE GRILL

# For Lease Rosedale Village

2649-2733 Calloway Drive,  
Bakersfield, CA

**Garret Tuckness, CLS**

Senior Vice President | Principal  
License No. 01323185  
+1 661 631 3811  
[garret.tuckness@colliers.com](mailto:garret.tuckness@colliers.com)

**JJ Woods, CLS**

Senior Vice President | Principal  
License No. 01420570  
+1 661 631 3807  
[jj.woods@colliers.com](mailto:jj.woods@colliers.com)

**Colliers International**

10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
+1 661 631 3800  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)





## Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	9,330	87,309	202,486
Total Households:	3,284	29,897	72,883
Average HH Income:	\$90,815	\$118,908	\$103,140
Employees:	4,567	30,641	77,547
Population Median Age:	35.3	35.9	35.2

Alteryx.com 2020 Estimates

## Property Information

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!!



## Availability

Suite 110	3,375 SF
Suite 212	2,200 SF
Suite 214	800 SF
Suite 530	31,025 SF

## Lease Rate

Contact listing agent.



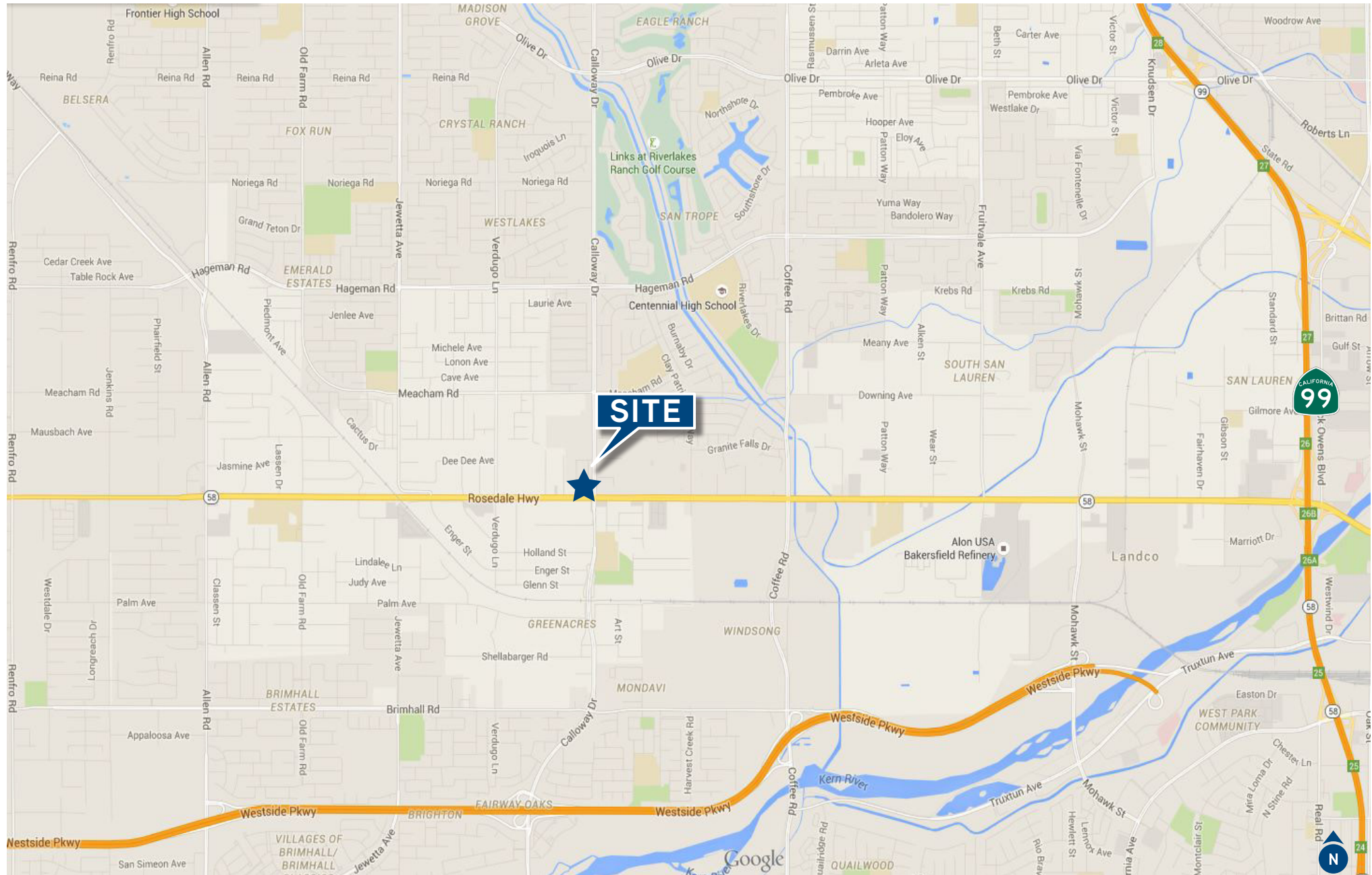


# Competition Aerial





# Location Map





# 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.

- 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.

