

RETAIL SPACE FOR LEASE

RETAIL PAD AVAILABLE

SWC Calloway Drive and Seabeck Avenue, Bakersfield, California



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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 and adjacent to the newly developed Firehouse Grill. It is surrounded by dense retail and residential in the northwest trade area with power center The Northwest Promenade and Rosedale Village shopping center nearby.

ANNUAL GROUND RENT

\$105,000.00, 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:

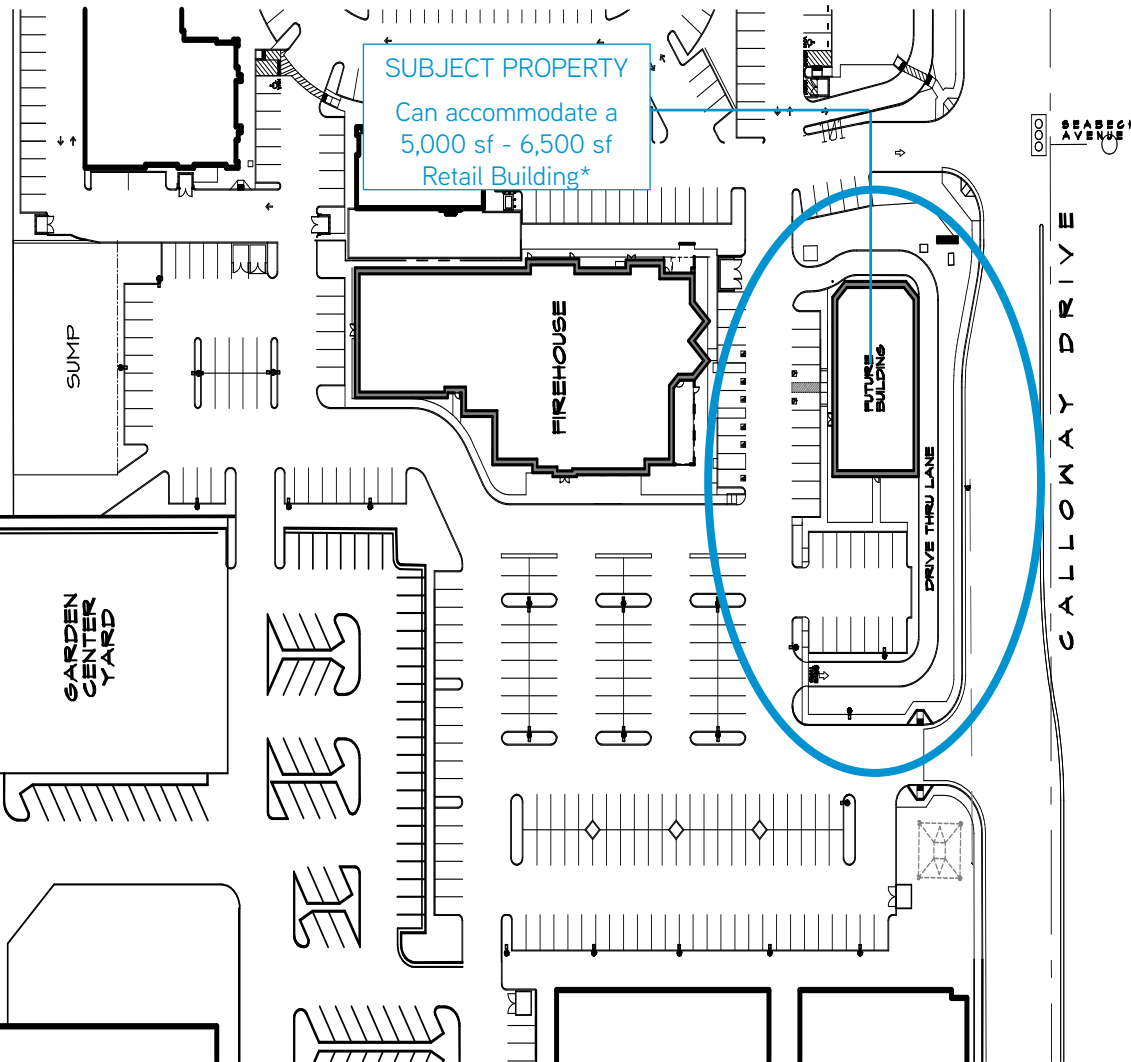
	1 Mile	3 Mile	5 Mile
Population:	10,191	88,093	195,518
Employees:	5,044	94,827	213,046
Households:	3,534	30,005	195,518
Avg HH Income:	\$86,902	\$102,721	\$94,384

2016 estimates, Alteryx.com



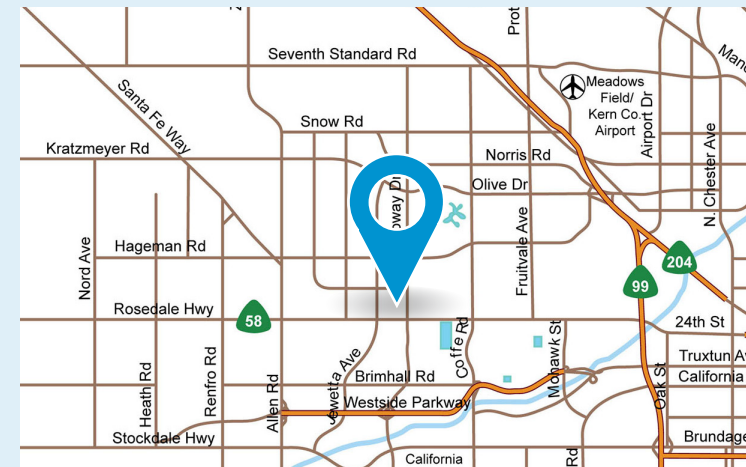
RETAIL PAD SITE PLAN

SWC CALLOWY 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:	\$105,000



*Site plan with drive-thru option shown.

RETAIL PAD COMPETITION AERIAL

SWC CALLOWAY DRIVE AND SEABECK AVENUE, BAKERSFIELD,

CONTACT US

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