



**COLDWELL BANKER**  
PREFERRED,  
REALTORS®

# MEDICAL OFFICE FOR LEASE IN NW 3409 CALLOWAY DR STE 602

Bakersfield, CA 93312



## HIGHLIGHTS

- High Traffic Area near Rosedale Hwy
- Nearby Residential Areas
- Proximity to other Medical facilities, Shopping, Eateries
- Well connected to Highways

## Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com

## PROPERTY INFORMATION

### LEASE RATE

\$1.75 /sq. ft. / Month + NNN

### Building Size

2,100 sq. ft. approx.

### FEATURES

3 exam rooms (could be 4)  
Doctor's Office, Filing Room,  
Reception, Large Waiting Room,  
Lab, 4 Restrooms,  
Lot of Parking Spaces

### UTILITIES

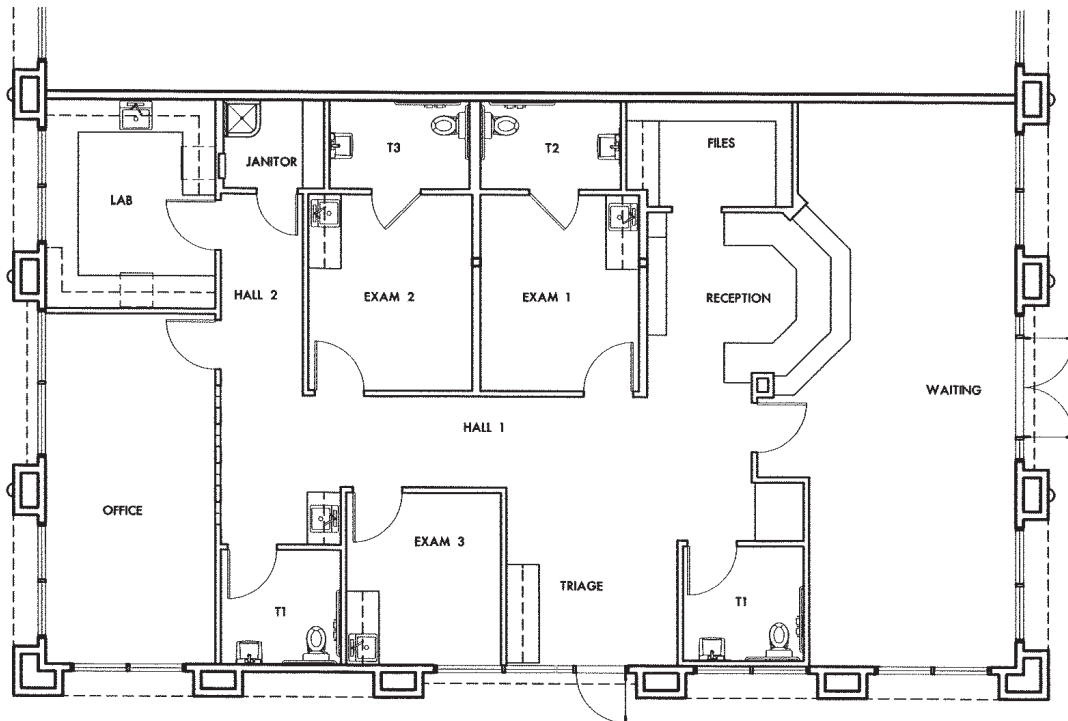
Public Water & Sewer,  
220/Volts, Gas, Central AC  
Burglar Alarm



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## Consumer Profile Report (STI: PopStats, 2022 Q2)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 POPULATION	11,649	87,168	188,983
2022 HOUSEHOLDS	3,962	29,503	67,082
MEDIAN HH INCOME	\$84,173	\$94,806	\$78,244

## Traffic Count Report (INRIX Database)

INTERSECTION	DISTANCE (miles)	DAILY COUNT	DIRE
Calloway Drive	0.02	13,320	S
Calloway Drive	0.03	11,967	N



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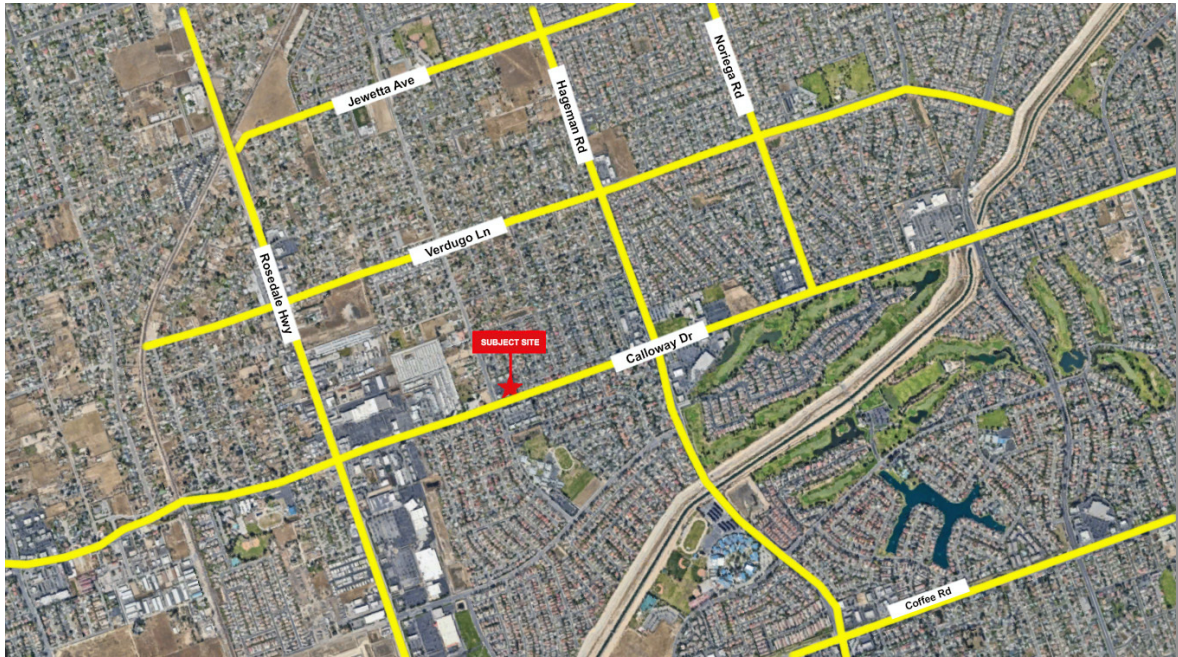
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