



For Lease | 9440-9680 Hageman Road

# The Plaza at Riverlakes

Retail Space Available

Proposed Drive Thru Pad Available for Ground Lease/BTS

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## Property Information

The Plaza at Riverlakes is a high-performing, grocery- and drug-anchored neighborhood center strategically positioned at the heavily traveled, signalized intersection of Calloway Drive and Hageman Road in Northwest Bakersfield. Anchored by a 58,000 SF Save Mart and supported by a dynamic mix of daily-needs retailers, services, and restaurants, the center benefits from exceptional visibility, strong vehicular traffic, and convenient ingress/egress in all directions. With over 24,500 employees within a 3-mile radius, household incomes exceeding \$100,000, and dense residential neighborhoods surrounding the site, The Plaza at Riverlakes serves as a primary retail hub for the surrounding master-planned communities, including The Links at Riverlakes Golf Course and Centennial High School. The property offers a rare opportunity for tenants to join an established, well-anchored trade area with a robust daytime population, stable customer base, and proven retail performance, including the availability of high-demand restaurant, shop space, and a proposed drive-thru pad.

- *Grocery-Drug anchored shopping center*
- *High daytime population*
- *Over \$100,000 average income in a 3 mile radius*
- *Convenient Ingress/Egress*
- *Come join these tenants!!*

### Availability

Suite 9660-D	1,925 SF	\$1.78/PSF NNN
Drive-Thru Pad A <i>(Proposed)</i>	2,000 SF	Call Broker for more information
Drive-Thru Pad B <i>(Proposed)</i>	2,228 SF	Call Broker for more information

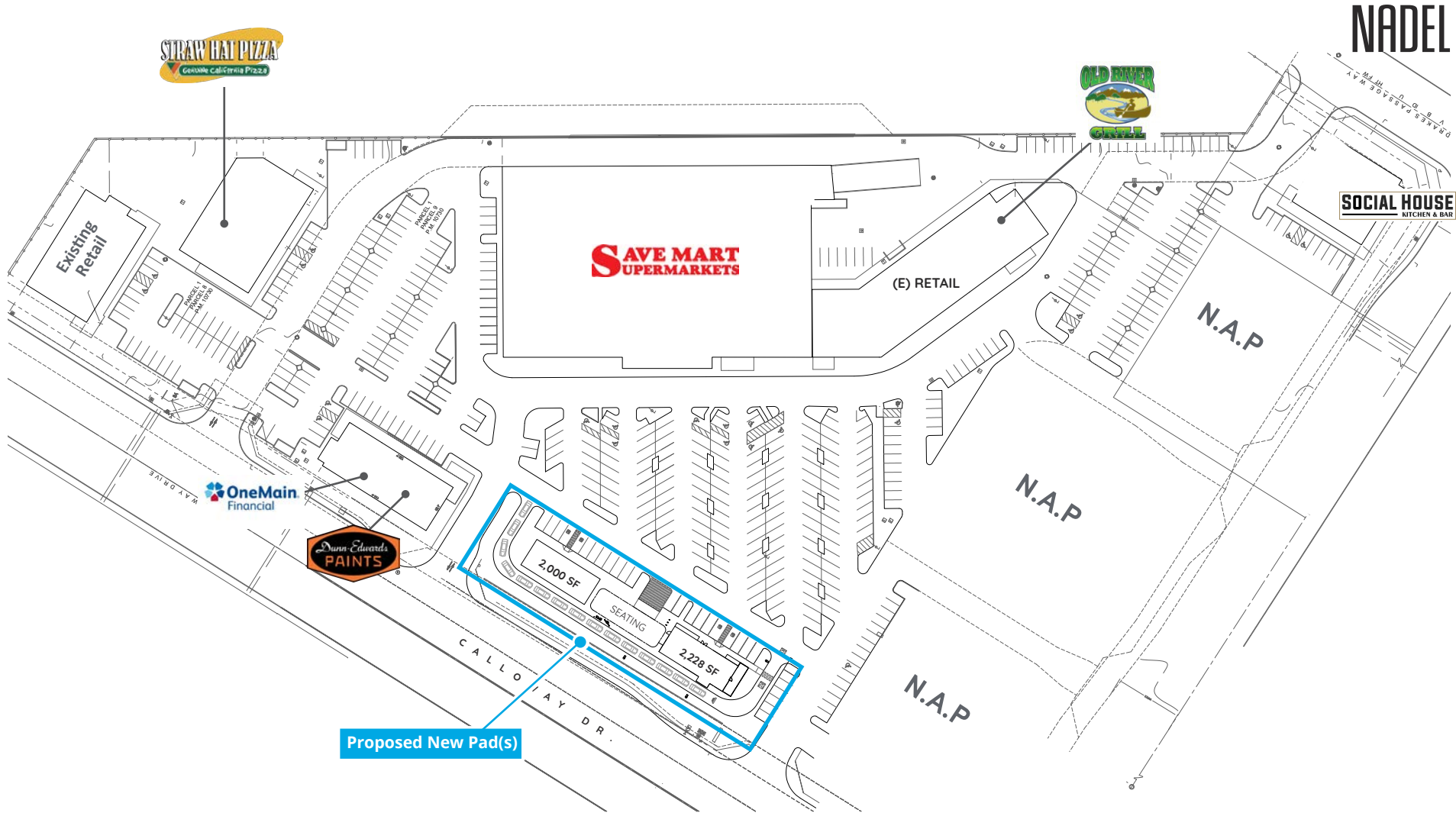


# Site Plan



Address	Tenant	SF	Address	Tenant	SF
9660-A	The Med Restaurant	3,010	9530-C	Papa John's Pizza	1,495
9660-B	Hi Sushi	1,490	9530-D	Cigar Mas Fino	1,360
9660-C	Fernweh Extension & Color Bar	1,275	9530-E	Supercuts	1,202
9660-D	Available	1,925	9530-F	The Black Peark	1,170
9620-B	Straw Hat Pizza	7,200	9530-G	Blush Beauty Eyebrow Threading	1,170
9620-A	Ryong Martial Arts	2,260	9530-I	Angel Food Donuts	1,268
9680-A	Dunn Edwards	4,800	9530-J	Happiness Nails	1,463
9680-D	One Main Financial	1,200	9530-K	Old River Grill	2,885
9600	Save Mart	58,000	9440-A	Riverlakes Orthodontics	2,000
9530-A	PetWants	1,885	9440-B-C	Social House	4,000
9530-B	The UPS Store	1,778			

# Proposed Pad



PROPOSED NEW PAD(S) SITE PLAN

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# Photos



## Population

1 Mile: 12,458  
3 Mile: 84,176  
5 Mile: 189,189



## Daytime Population

1 Mile: 6,204  
3 Mile: 62,812  
5 Mile: 163,320



## Average HH Income

1 Mile: \$132,597  
3 Mile: \$134,119  
5 Mile: \$120,997



## Median Age

1 Mile: 37.0  
3 Mile: 37.5  
5 Mile: 37.1



## Households

1 Mile: 4,435  
3 Mile: 28,666  
5 Mile: 67,913



## Businesses

1 Mile: 765  
3 Mile: 3,114  
5 Mile: 8,443



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## Contact Us:

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