

1,425[±]

SF RETAIL BUILDING

9910 ROSEDALE HWY
BAKERSFIELD, CA



FOR LEASE. SUITE C. COUNTRY PLAZA.

CHAD BROCK
cbrock@lee-associates.com
D 661.205.8011
CalDRE: #01454454

AMANDA BROCK
abrock@lee-associates.com
D 661.747.7467
CalDRE: #01517492

JEFF ALLEN
jallen@lee-associates.com
D 805.319.4839
CalDRE: #01313074

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Country Plaza is located on Rosedale Highway, one of the busiest east-west arterials in town, with an average traffic count of 28,605 (2017 AADT) vehicles per day, just west of Calloway Drive in Northwest Bakersfield. It is adjacent to Rosedale Village, one of only two community centers that services the Northwest Bakersfield trade area.

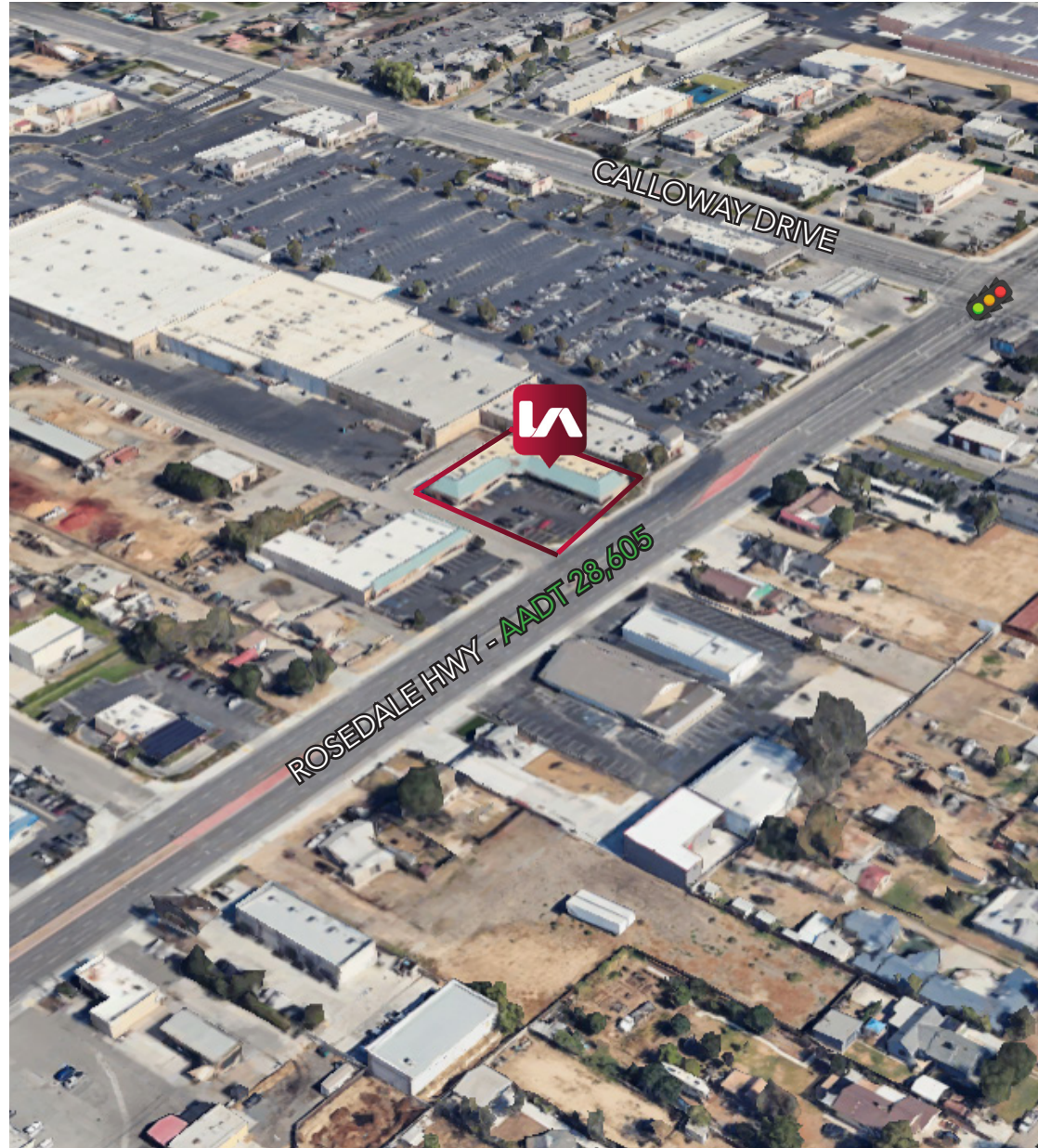
- Lease Type: NNN
- Excellent location and visibility
- Pylon Signage
- Zoning: C-2

LEASE RATE

\$1.65 SF

TOTAL BUILDING SIZE

1,425 ± SF



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PROPERTY PHOTOS



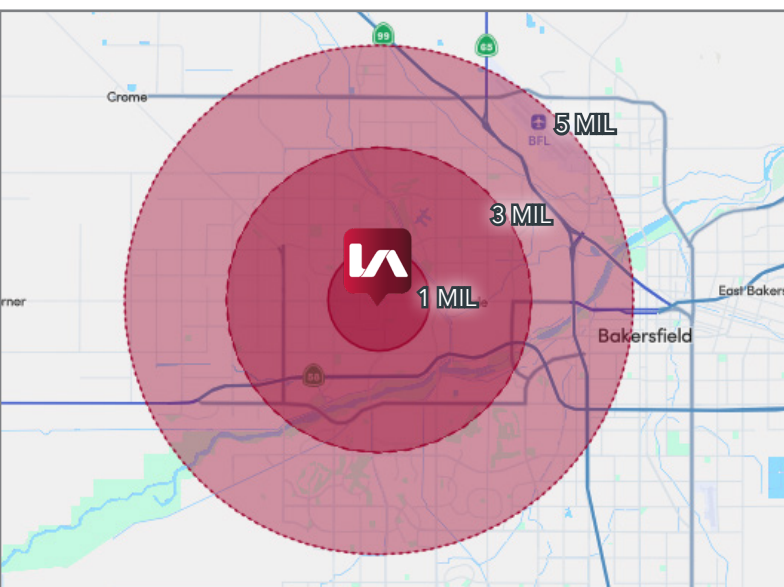
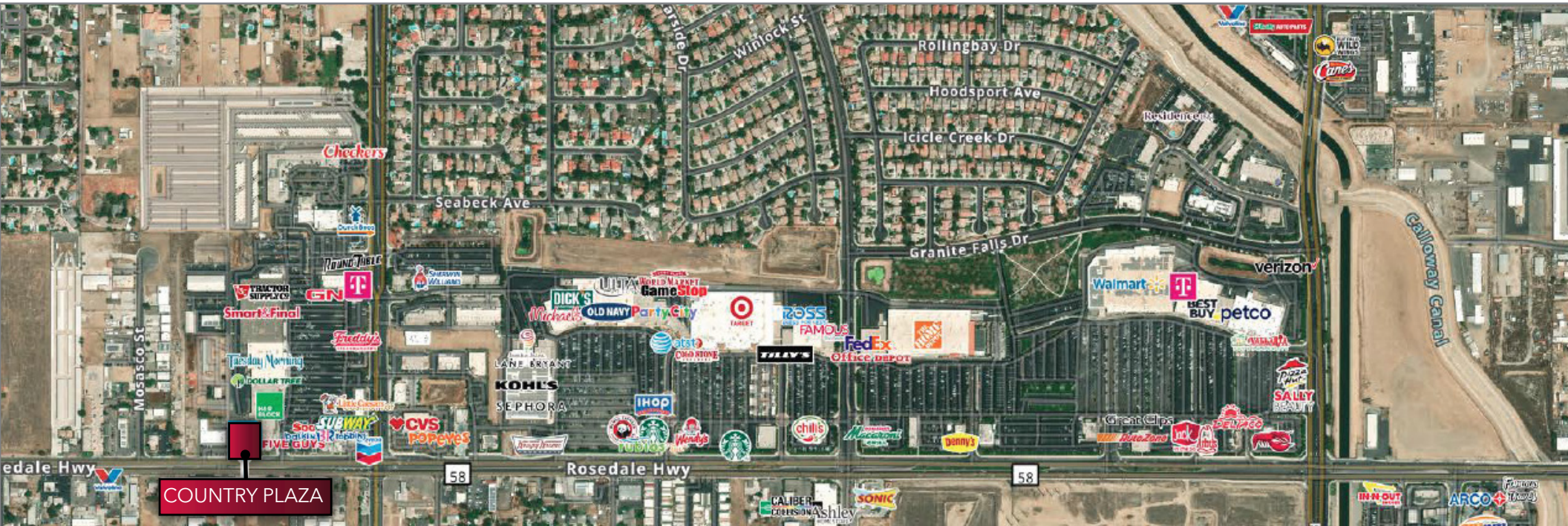
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SITE PLAN AND SIGN PLACEMENT



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DEMOGRAPHICS AND RETAIL MAP



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	9,832	87,462	217,681
Total Households:	3,471	29,789	75,894
Avg. HH Income:	\$109,325	\$135,186	\$123,890
Total Daytime Population:	11,168	88,764	211,939

Data Sourced from Alpha Maps-Buildout

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COMMERCIAL REAL ESTATE SERVICES

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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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805.319.4839
jallen@lee-associates.com
License ID# 01313074

CHAD BROCK

661.205.8011
cbrock@lee-associates.com
License ID# 01454494

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000 | lee-associates.com/centralca

