

PLAZA AT RIVERLAKES BAKERSFIELD, CALIFORNIA



RETAIL SPACE FOR LEASE
1,200SF TO 6,000SF AVAILABLE

NEC Calloway Drive & Hageman Road



- 102,836sf neighborhood center anchored by Savemart and Walgreens
- Located in Northwest Bakersfield
- Located on Calloway Drive one of the main north/south arterials connecting NW and SW Bakersfield
- Strong Residential Base surrounds site
- Located adjacent to Riverlakes Golf Course

**Potential 6,000sf Pad Opportunity
Ground Lease or Build to Suit
(drive-thru potential)
&
2,500 square foot + patio
Former Restaurant Space**

For more information, please contact:

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Lic. #01876855



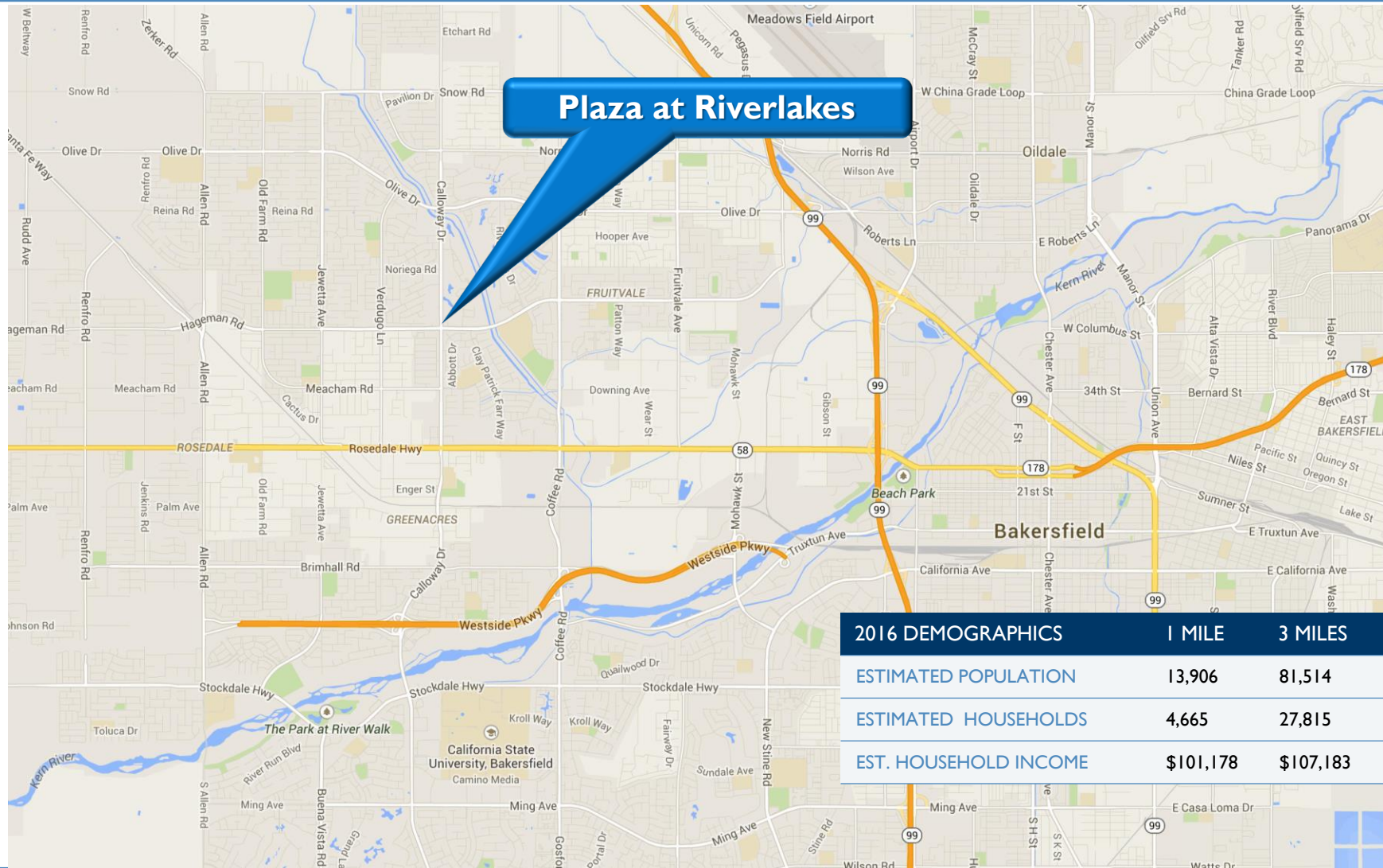
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2016 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	13,906	81,514	171,500
ESTIMATED HOUSEHOLDS	4,665	27,815	62,069
EST. HOUSEHOLD INCOME	\$101,178	\$107,183	\$95,599

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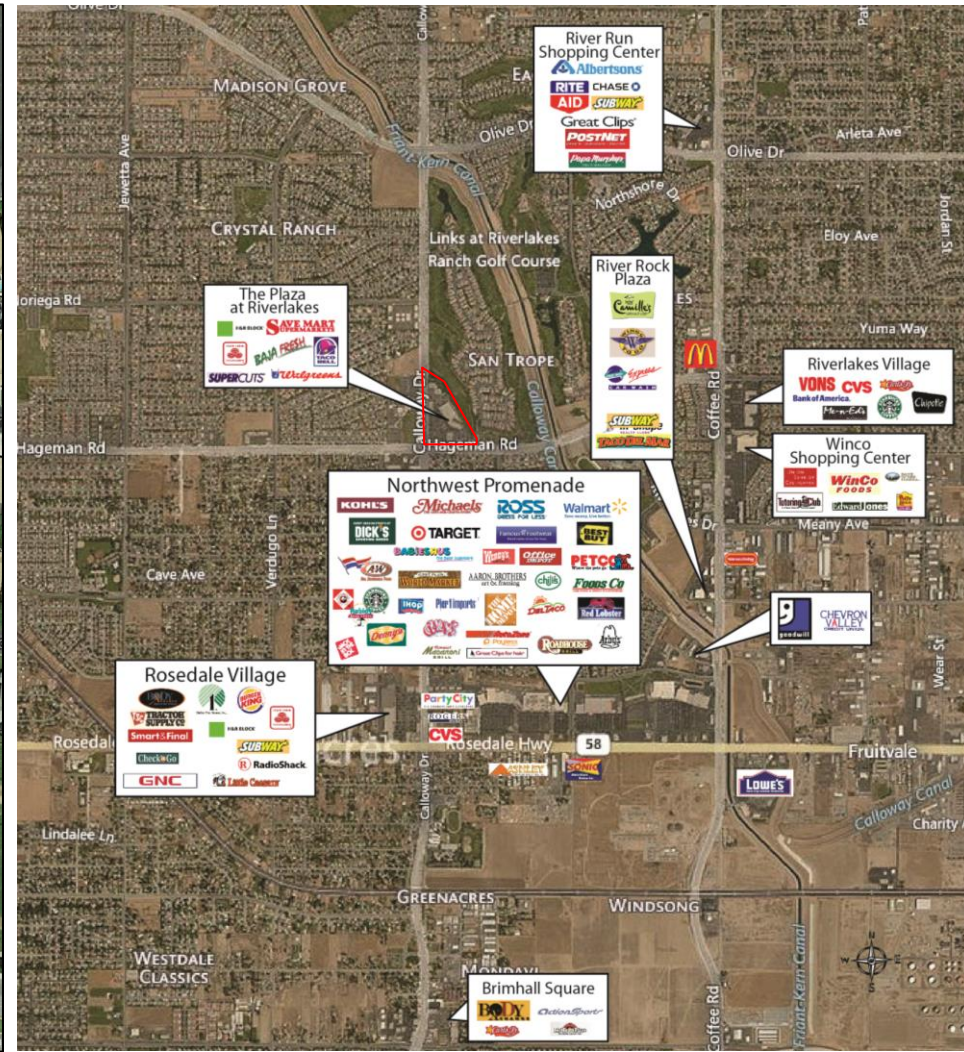
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SUITE	TENANTS	SF
1	Baja Fresh	3,010
2	Japanese Restaurant	1,490
3	AVAILABLE	1,275
4	AVAILABLE	1,925
5	Fitness 19	7,200
6	Tae Ryong Marital Arts	2,260
7	AVAILABLE	1,200
8	AVAILABLE (can be divided to 1,200sf)	4,800
9	SaveMart	58,000
10	Teaze Salon	1,685
11	The UPS Store	1,778
12	Papa John's	1,495
13	Cubano Cigars & Tobacco	1,360
14	Supercuts	1,202
15	Janes Jewelers	1,170

SUITE	TENANTS	SF
16	Star Salon	1,170
17	Angel Food Donuts	1,268
18	Happiness Nails	1,463
19	Burger	2,885
20	Riverlakes Pediatric Dental	2,000
21	Quick One Chinese	1,500

SUITE	TENANTS	SF
22	AVAILABLE (FORMER RESTAURANT)	2,500
23	Cubbies	3,350
24	Riverlakes Dental	3,350
25	Walgreens	14,600
26	Mimoto Sushu	310
27	Taco Bell	3,260