

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.The background of the advertisement is a photograph of the Studio Movie Grill building. The building is a modern, two-story structure with a white facade and a dark blue roof. A large section of the building's exterior is covered in a green living wall. The words "STUDIO MOVIE GRILL" are mounted on this wall in large, white, three-dimensional letters. To the right of the living wall, there are large glass windows and doors. In front of the building is a paved parking lot with a red curb. The sky is clear and blue.

STUDIO
MOVIE GRILL

For Lease Rosedale Village

2649-2733 Calloway Drive,
Bakersfield, CA

Garret Tuckness, CLS

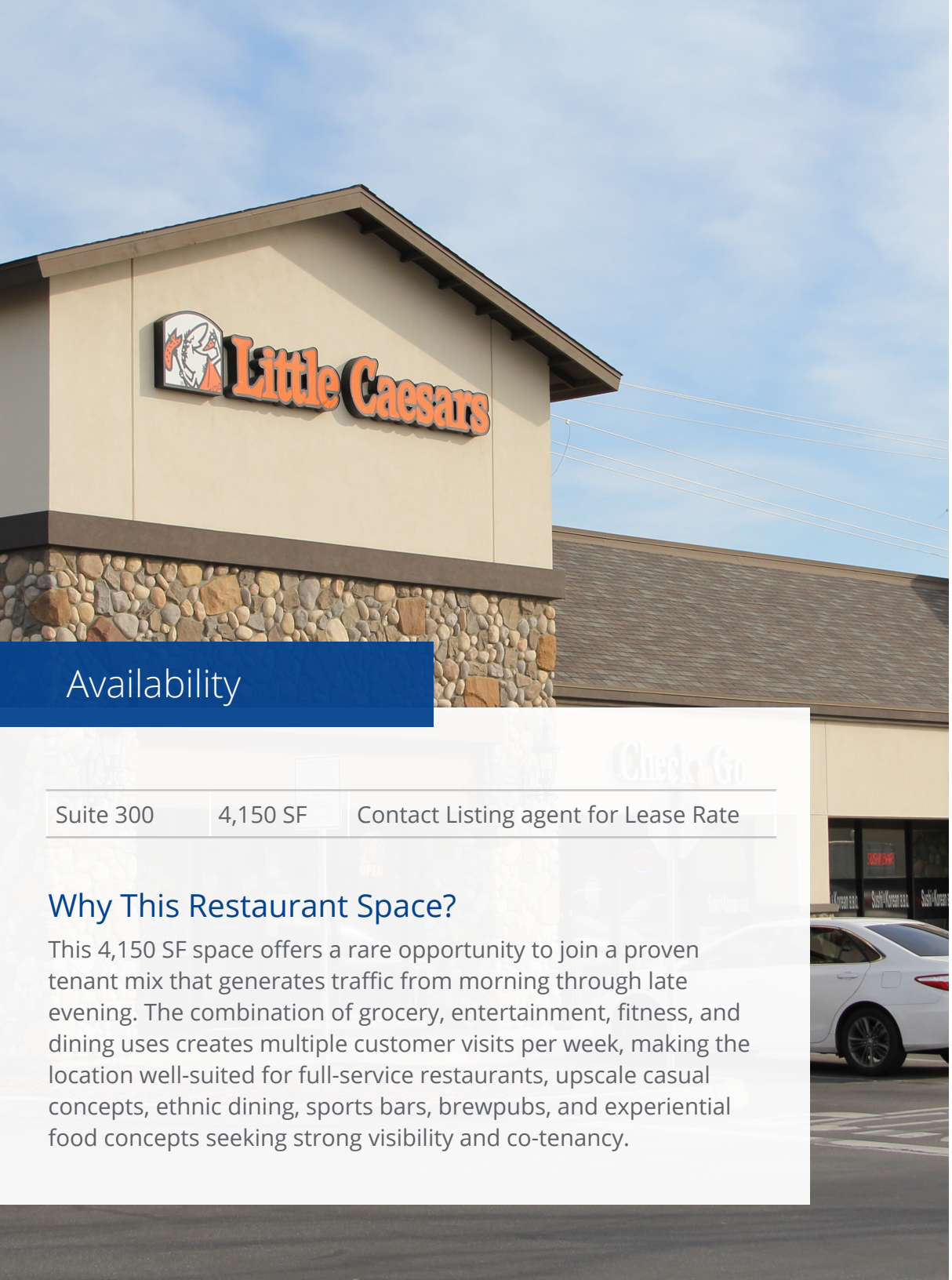
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Availability

Suite 300	4,150 SF	Contact Listing agent for Lease Rate
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Why This Restaurant Space?

This 4,150 SF space offers a rare opportunity to join a proven tenant mix that generates traffic from morning through late evening. The combination of grocery, entertainment, fitness, and dining uses creates multiple customer visits per week, making the location well-suited for full-service restaurants, upscale casual concepts, ethnic dining, sports bars, brewpubs, and experiential food concepts seeking strong visibility and co-tenancy.

Property Information

Rosedale Village is a community shopping center located in the heart of the Northwest Bakersfield trade area. It is situated at the highly-traveled, signalized intersection of Rosedale Hwy and Calloway Drive with a combined average daily traffic count of 58,735 vehicles. Rosedale Village is one of only two community centers that services the entire Northwest trade area. It is also in proximity to power center, The Northwest Promenade.

Per the REA, approved, shared parking is available at the north end of the property next to Firehouse Restaurant.

- Prime 4,150 SF Restaurant Opportunity in a highly visible regional shopping center.
- Anchored by nationally recognized retailers including Smart & Final, Five Below, and Dollar Tree.
- Entertainment anchor provided by Studio Movie Grill, generating strong evening and weekend traffic.
- Complementary food and beverage lineup includes Paris Baguette, Angry Chickz, and Little Caesars, creating a destination dining environment.
- Strong health, fitness, and wellness co-tenancy featuring GNC and Rush Cycle.
- Excellent synergy between grocery, entertainment, dining, fitness, and value-oriented retailers drives consistent customer traffic throughout the day.
- High visibility location with convenient ingress/egress and ample parking.
- Ideal for restaurant operators seeking exposure to a diverse customer base including families, professionals, moviegoers, fitness enthusiasts, and daily-needs shoppers.
- Positioned within one of the area's most active retail corridors, benefiting from strong surrounding residential density and daytime employment.

Site Plan



Suite	Tenant	SQ FT	Suite	Tenant	SQ FT	Suite	Tenant	SQ FT	Suite	Tenant	SQ FT
400	Paris Baguette	2,800	2733-B	Baskin Robbins	1,160	206	Feng Cha Boba	855	110	See's Candies	3,375
402	Ryan Chiropractic	1,540	300	Available	4,150	208	Ono Hawaiian BBQ	2,250	A1	Round Table Pizza	3,206
410	Ruben's Mariscos & Seafood	4,410	306	Salad Sensations	1,050	210	KSFCU ATM	450	A2	T-World	2,294
412	Rosedale Dental	1,866	308	Rosedale Donut	975	212	Ahi Sushi	2,200	A3	TMobile	3,000
414	Crown Royal	1,866	310	Sport Clips	975	214	UBREAKIFIX	800	500	Smart N Final	29,442
416	H & R Block	1,866	312	Cigarette World	975	216	Little Ceasar's	1,200	530	Urner's	31,025
2717	Dollar Tree	13,454	314	City Brow	975	100	Angry Chickz	3,000	560	Tractor Supply	30,400
2717-B	Five Below	14,016	316-318	Fire Wings	2,925	104	Rush Cycle	2,250			
2733	Studio Movie Grill	44,870	204	Sally Beauty	2,450	106	GNC	1,500			

Location Map



Demographics



Population

1 Mile: 9,512
3 Mile: 85,145
5 Mile: 217,830



Total Employees

1 Mile: 5,173
3 Mile: 32,335
5 Mile: 99,156



Average HH Income

1 Mile: \$114,111
3 Mile: \$134,627
5 Mile: \$124,862



Median Age

1 Mile: 37.3
3 Mile: 38.1
5 Mile: 36.8



Households

1 Mile: 3,388
3 Mile: 29,621
5 Mile: 77,325



Businesses

1 Mile: 627
3 Mile: 3,360
5 Mile: 9,079

Bakersfield, California

The "Southern Gateway to the Central Valley", Bakersfield is the 9th largest city in California with a population of 523,164 and is one of the fastest growing regions in the nation. Bakersfield is the focal point of the larger Bakersfield-Delano, CA Metropolitan Statistical Area, which is coextensive with Kern County. In 2014, it had a population of 869,887 making it the 62nd largest metropolitan area in the United States.

- The total land area of the city is 143.6 square miles
- Bakersfield is situated roughly equidistant between Fresno and Los Angeles; 110 miles to the north and south.

Economy

Bakersfield is the seat of the most productive oil producing county with approximately 10% of the nation's domestic production and the fourth most productive agricultural county (by value) in the United States. Other industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and the city serves as the home for both corporate and regional headquarters of companies engaged in these industries.

- Bakersfield is the largest city with the lowest sales tax in California (7.25%, the state minimum).
- Boasts business friendly policies, such as having no local utility or inventory taxes.



FOX THEATRE



RIVERWALK PARK

