



Colliers

For Lease | +/- 943 SF - 6,673 SF

Drive-Thru & Retail Space

1107 Calloway Dr | Bakersfield, CA 93312

Contact Us:

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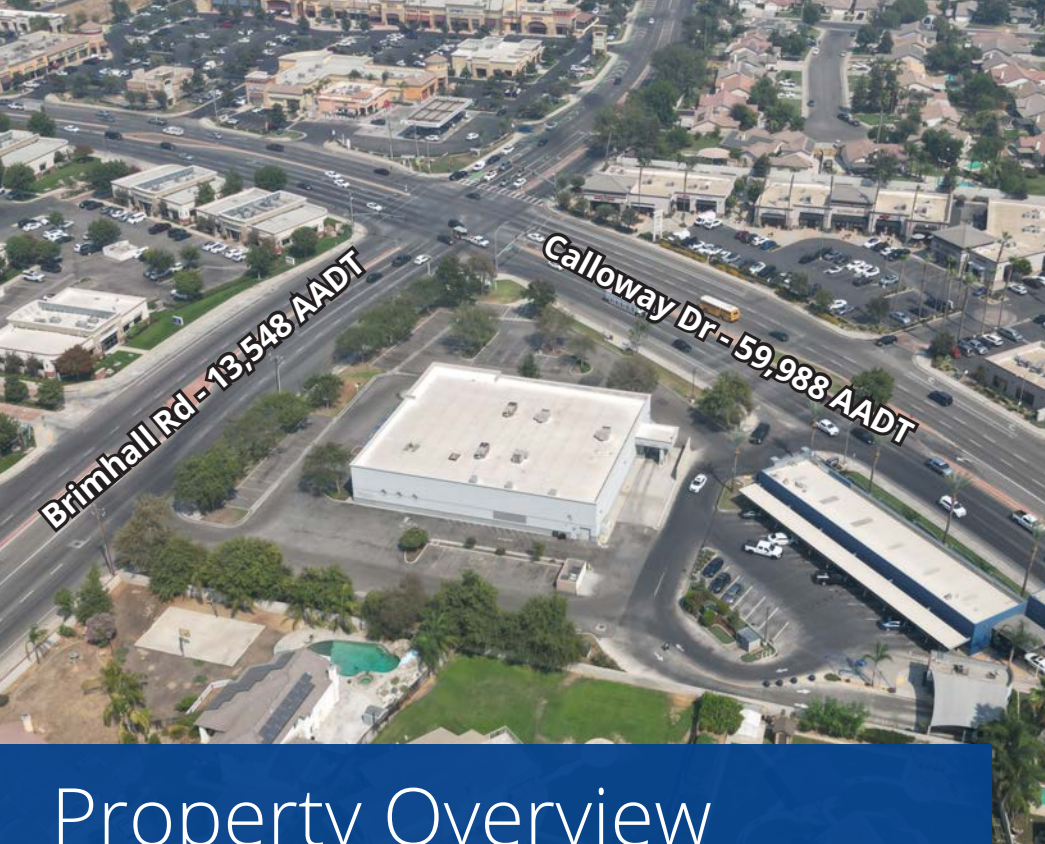
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Colliers International

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Property Overview

Property Highlights:

- Prominent Northwest Bakersfield intersection.
- Freestanding single-tenant building with drive-thru on hard corner of a signalized intersection.
- Excellent exposure to heavily traveled intersection Calloway Dr and Brimhall Rd (59,988 AADT).
- Within 3 miles: Population 80,048, Households 29,938, Average Household Income \$105,228.

Available:

Drive-Thru	+/- 943 SF
Retail Space	+/- 3,000 - 6,673 SF

1107 Calloway Drive is located at the signalized intersection of Brimhall Rd & Calloway Dr.

Trade Area Highlights:



Population

1 Mile: 9,097
3 Mile: 80,048
5 Mile: 241,219



Average HH Income

1 Mile: \$103,237
3 Mile: \$105,228
5 Mile: \$95,178



Households

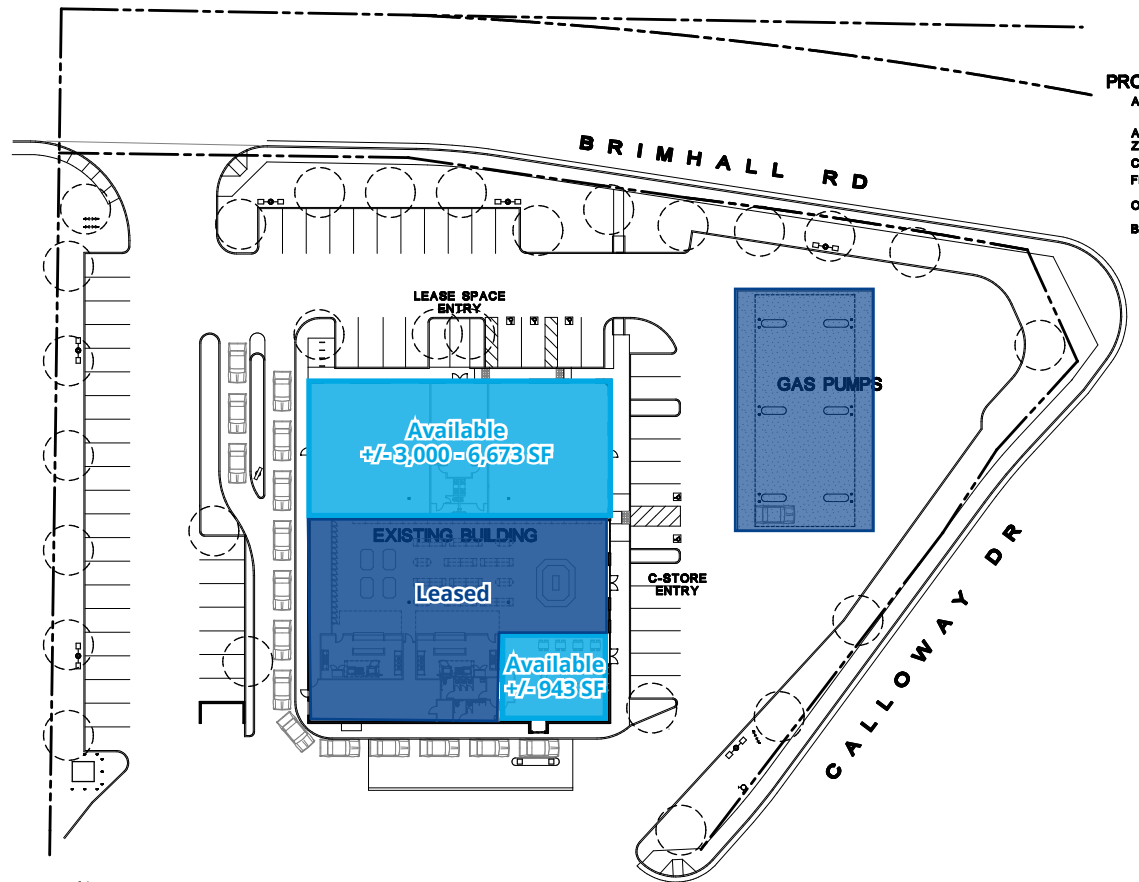
1 Mile: 3,196
3 Mile: 29,938
5 Mile: 85,428

Site Plan

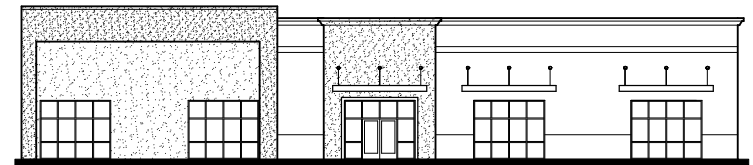


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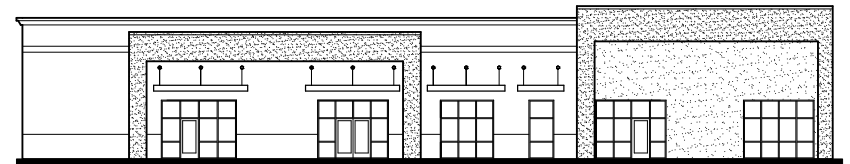
Conceptual Site Plan



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EAST ELEVATION

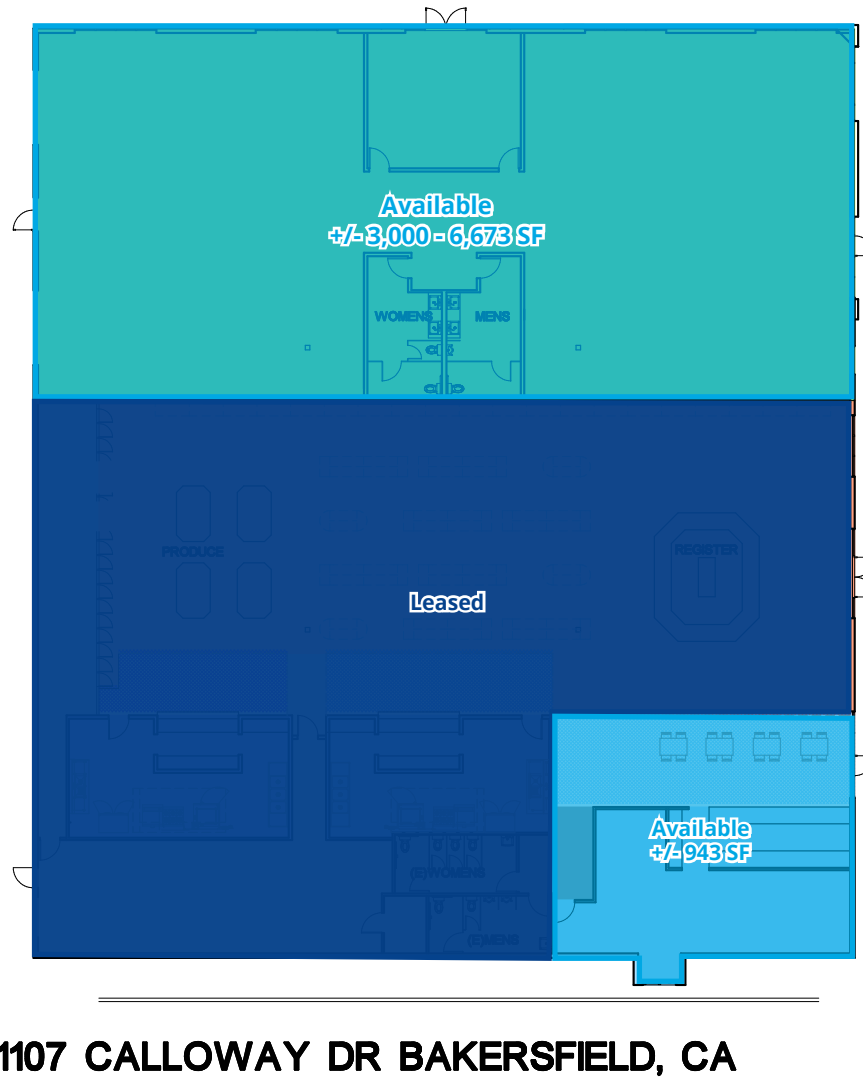


WEST ELEVATION

 **1107 CALLOWAY DR, BAKERSFIELD, CA**

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Conceptual Floor Plan



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Trade Area Map



Demographics



Population

1 Mile: 9,097
3 Mile: 80,048
5 Mile: 241,219



Total Employees

1 Mile: 4,639
3 Mile: 43,979
5 Mile: 101,536



Average HH Income

1 Mile: \$103,237
3 Mile: \$105,228
5 Mile: \$95,178



Median Age

1 Mile: 38.3
3 Mile: 39.4
5 Mile: 336.3



Households

1 Mile: 3,196
3 Mile: 29,938
5 Mile: 85,428



Businesses

1 Mile: 520
3 Mile: 4,021
5 Mile: 9,885

Aerial Map



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