For Lease | Multi-Tenant Center

Rosedale Square - Dominant Necessity Based Retail Center

4208 Rosedale Highway | Bakersfield, CA

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Property **Overview:**

Situated at the prominent corner of Rosedale Highway and Fairhaven Drive, Rosedale Square offers prime leasing opportunities in a high-traffic area. With over 51,100 vehicles passing by daily, and easy access to State Highway 99 less than half a mile away, this location boasts exceptional visibility and connectivity. Nearby attractions, including Costco and a range of national tenants like 24 Hour Fitness, Hobby Lobby, and AMC, draw substantial foot traffic to the area. Additionally, proximity to esteemed hotels such as Double Tree by Hilton and Courtyard by Marriott enhances consumer engagement and expands the potential customer base. With a population exceeding 300,000 and a median household income of $83,726 within the 5-mile trade radius, Rosedale Square presents a compelling opportunity for businesses seeking a vibrant and lucrative location.

Lease **Rate:**

Contact agent for details

Available:

A207-8 | ± 2,450 sf (Rare mid-size shop space on Rosedale Hwy)*

**Space can be demised up to 1,225 SF*

Property **Highlights:**

- Three blocks from Costco with nearby National Tenants.
- High quality concrete parking lot requiring little repairs and maintenance.
- Situated at the intersection of Rosedale Highway and Fairhaven Drive.
- Convenient access to State Highway 99.
- Approximately 26,600 sf of existing building area situated on 2.45 acres.

Property Overview

ROSEDALE SQUARE

Subject Address
4208 Rosedale Hwy
Bakersfield, CA 93308

Parcel Number
332-142-76
(± 2.45 Acres)

Traffic Counts
Rosedale Hwy - 51,075 AADT
State Hwy 99 - 157,000 AADT

Construction
Year Built: 2008

Parking
± 164 parking spaces
(6.11 stalls per 1,000 SF)

Zoning
M-3 Heavy Industrial

Access Points
Fairhaven Dr: 3 Access Points
Rosedale Hwy: 1 Access Point

Improvements
26,600 SF of existing building area

Site Plan

ROSEDALE SQUARE

Suite	Tenant	Sq Ft
Building One		
A101	Braza's Restaurant	5,400
Building Two		
A201	Quality Team Homecare	1,250
A202	Health Spa and Massage	1,250
A203	Quality Team Homecare	1,250
A204	Realign Fitness & PT	1,250
A205-6	Carniceria	2,500
A207-8	Available	2,450
Building Three		
A301	Subway	1,250
A302	UPS	1,250
A303	Nail Salon	1,250
A304	Cigars & More	1,250
A305-7	Leased	3,750
A308-9	661 Wings	2,500

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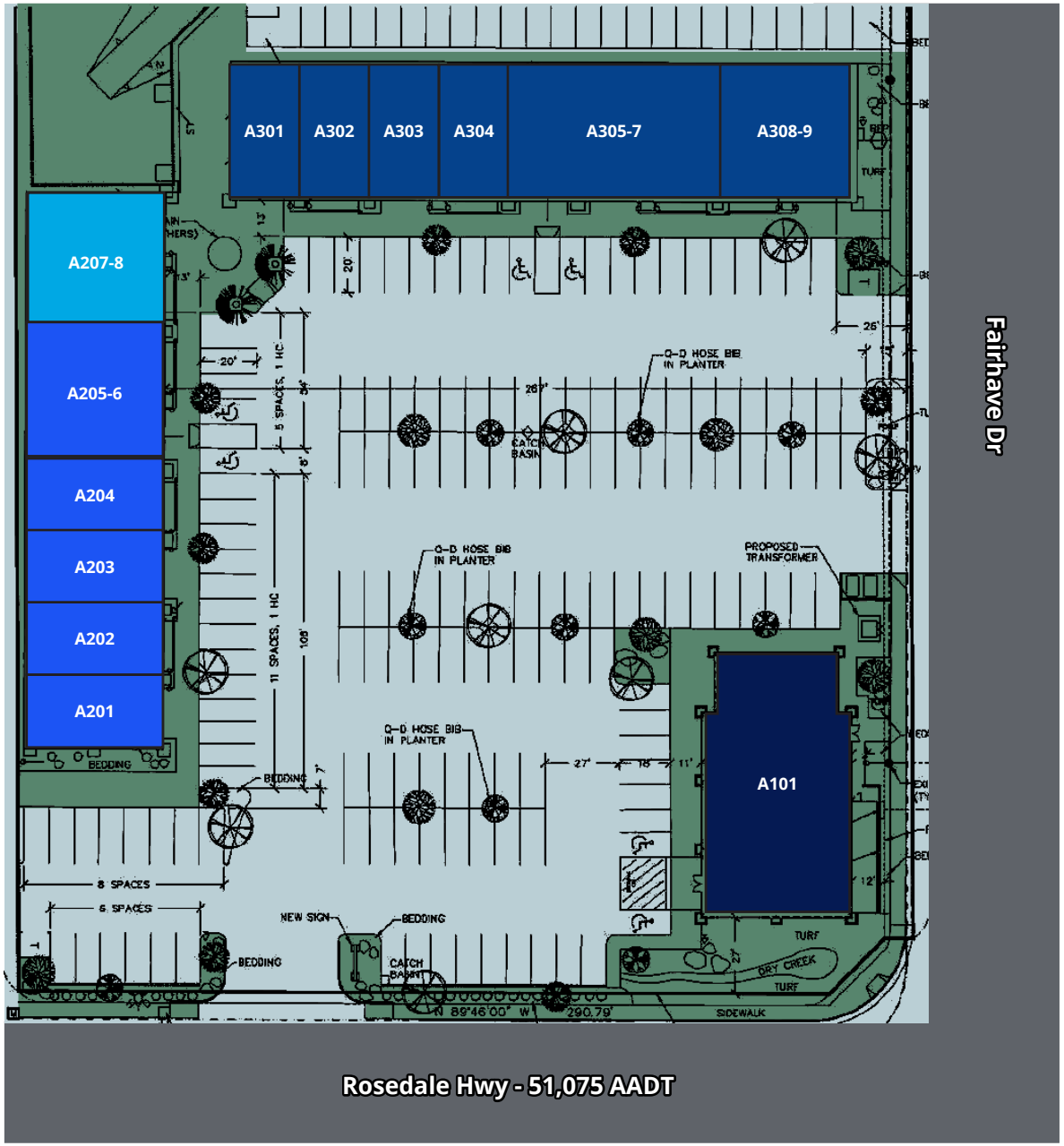
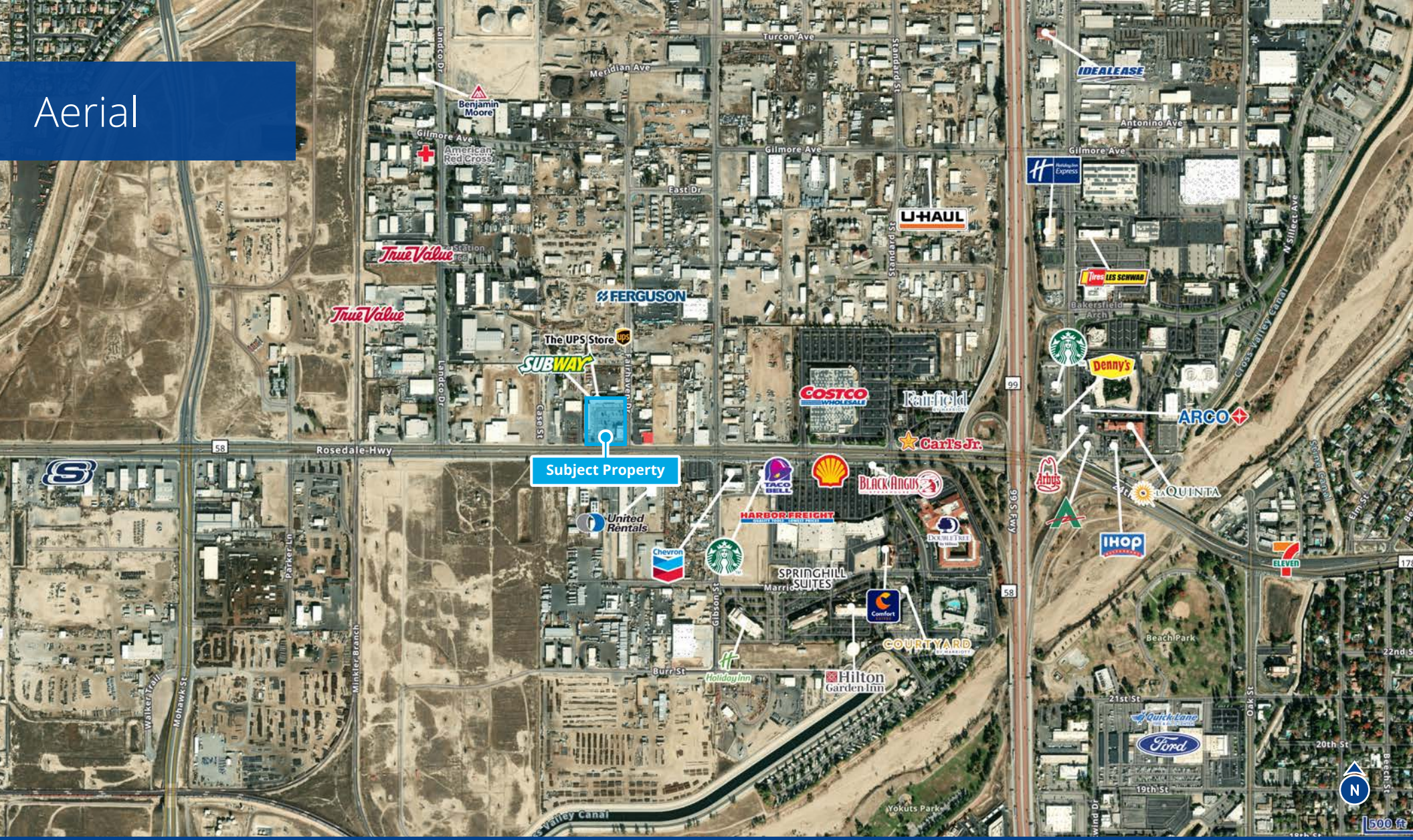


Aerial



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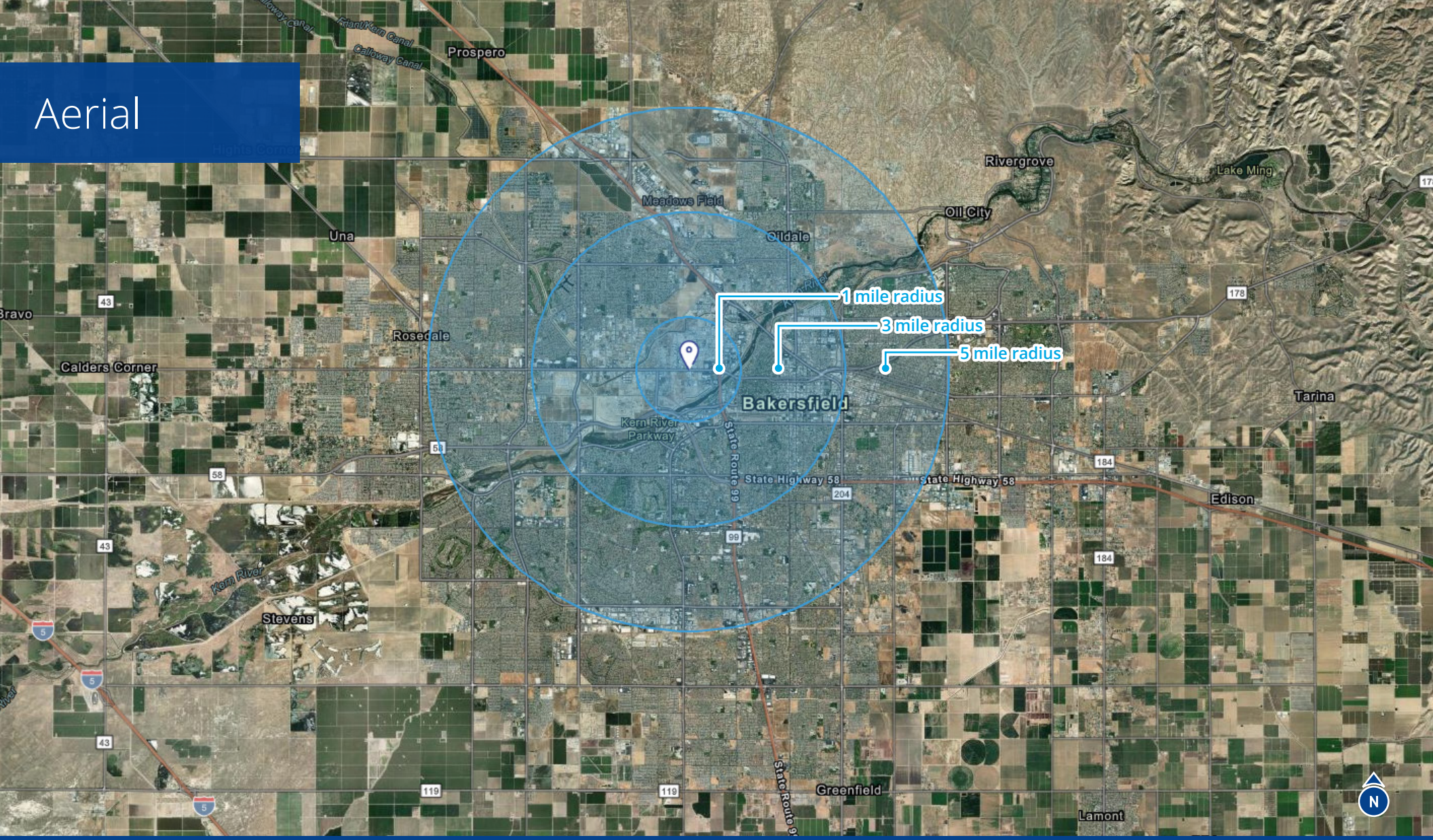

Population
1 Mile: 401
3 Mile: 96,189
5 Mile: 299,883

Daytime Population
1 Mile: 10,851
3 Mile: 154,248
5 Mile: 346,319

Median Age
1 Mile: 39.5
3 Mile: 34.9
5 Mile: 32.8

Businesses
1 Mile: 751
3 Mile: 7,950
5 Mile: 14,232

Average HH Income
1 Mile: $91,415
3 Mile: $74,932
5 Mile: $84,208

Households
1 Mile: 129
3 Mile: 36,070
5 Mile: 102,037