



Colliers

For Lease | 9440-9680 Hageman Road

The Plaza at Riverlakes

Proposed Drive Thru Pad Available for
Ground Lease/BTS

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Property Information

The Plaza at Riverlakes is a high-performing, grocery- and drug-anchored neighborhood center strategically positioned at the heavily traveled, signalized intersection of Calloway Drive and Hageman Road in Northwest Bakersfield. Anchored by a 58,000 SF Save Mart and supported by a dynamic mix of daily-needs retailers, services, and restaurants, the center benefits from exceptional visibility, strong vehicular traffic, and convenient ingress/egress in all directions. With over 24,500 employees within a 3-mile radius, household incomes exceeding \$100,000, and dense residential neighborhoods surrounding the site, The Plaza at Riverlakes serves as a primary retail hub for the surrounding master-planned communities, including The Links at Riverlakes Golf Course and Centennial High School. The property offers a rare opportunity for tenants to join an established, well-anchored trade area with a robust daytime population, stable customer base, and proven retail performance, including the availability of high-demand restaurant, shop space, and a proposed drive-thru pad.

Availability

Drive-Thru Pad A
(Proposed)

2,000 SF

Call Broker for more information

Drive-Thru Pad B
(Proposed)

2,228 SF

Call Broker for more information

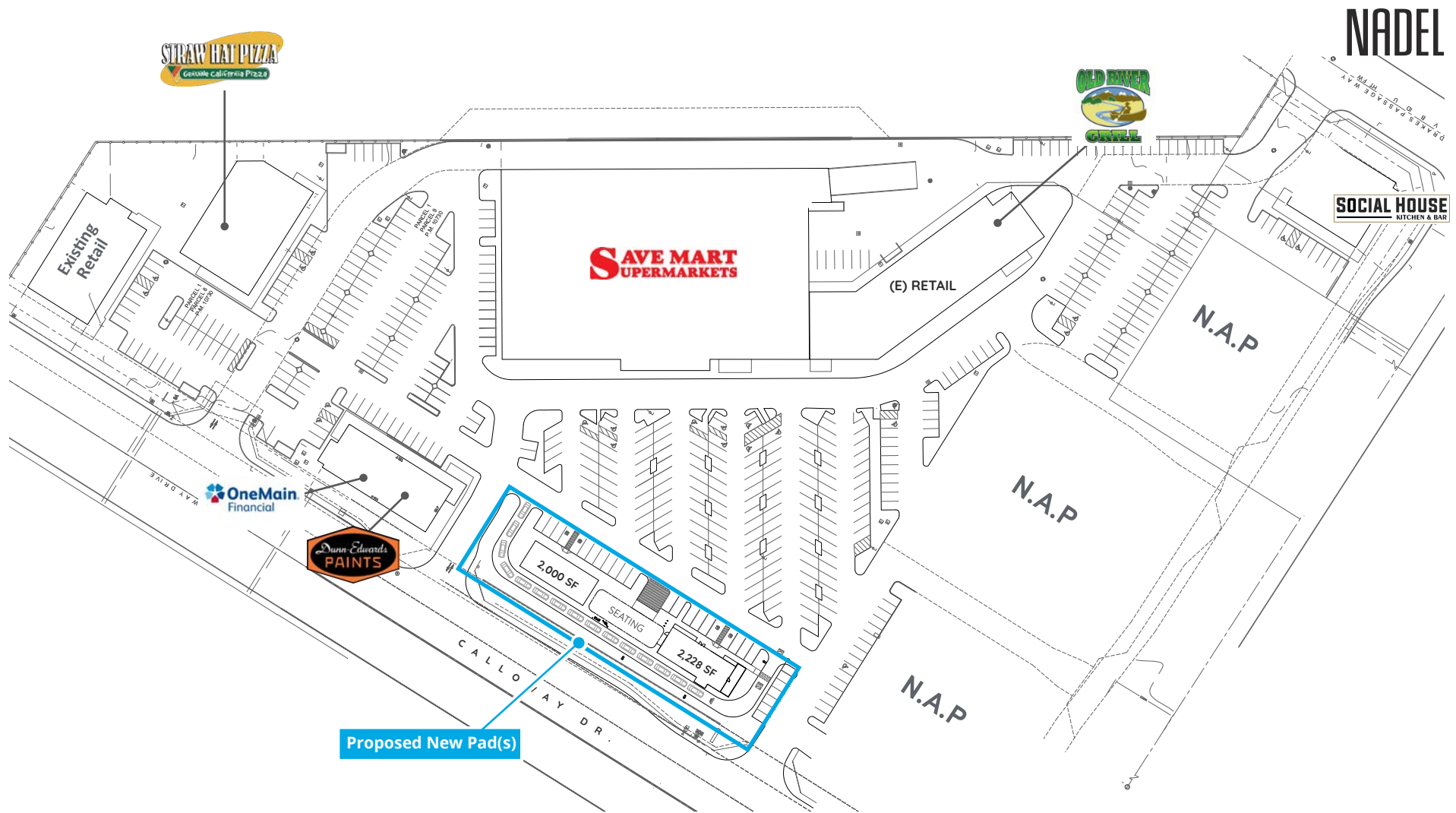
- *Grocery-Drug anchored shopping center*
- *High daytime population*
- *Over \$100,000 average income in a 3 mile radius*
- *Convenient Ingress/Egress*
- *Come join these tenants!!*



Site Plan



Proposed Pad



PROPOSED NEW PAD(S) SITE PLAN

Photos



Population

1 Mile: 12,458
3 Mile: 84,176
5 Mile: 189,189



Daytime Population

1 Mile: 6,204
3 Mile: 62,812
5 Mile: 163,320



Average HH Income

1 Mile: \$132,597
3 Mile: \$134,119
5 Mile: \$120,997



Median Age

1 Mile: 37.0
3 Mile: 37.5
5 Mile: 37.1



Households

1 Mile: 4,435
3 Mile: 28,666
5 Mile: 67,913



Businesses

1 Mile: 765
3 Mile: 3,114
5 Mile: 8,443

This aerial map illustrates a commercial area with a network diagram overlay. A central blue dot, labeled "Subject Property", is connected by lines to a central hub. From this hub, lines radiate outwards to numerous other business locations across the map, including Walmart, Target, and various restaurants. The map also shows street names and a scale bar.

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