



9021/9031 Rosedale Hwy
Bakersfield, CA
2.38 Acre Land Available
APN 1) 368-082-11
2) 368-082-12

Contact Us:

Sam Abed CCIM C
License No. 01327240
(661) 496-0838
realtor661@gmail.com

Adrian Aguilar
Associate
(661) 496-0572
adrian.aguilar2420@gmail.com

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Rosedale Highway

El Toro Viejo Road

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Property Summary

103,673 SF lot for sale on Rosedale Highway in Bakersfield, California. The site is located between Coffee and Calloway.

Zoned Commercial (C-2). The site allows for a structure of up to six stories or 75 feet in height, subject to a 60 foot set back on Rosedale Highway and a 20 foot set back in rear.

The property is located in an excellent area directly across the street from North West Promenade a recently built retail center, which is anchored by Walmart, Office Depot, Target, Kohl's, Home Depot, Petco and Best Buy and features numerous other credit tenants. New retail development coming on the corner of Coffee Rd and Rosedale Hwy, attracting more activity in the area.



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Rosedale Village

NorthWest Promenade



Subject Site



New Development Underway

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Bakersfield, CA is a fast-growing city of over 413,000 residents with a young median age of about 32, making it one of the younger major cities in California. The community is predominantly Hispanic/Latino, supported by significant White, Asian, and Black populations, creating a diverse and multicultural market. The median household income is approximately \$79,000, with strong family-oriented demographics and larger-than-average household sizes. Bakersfield's combination of population growth, youthful workforce, and balanced income levels makes it a strong environment for retail, services, and residential demand.

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