

Dental Office For Sale

3015
Calloway Drive
Suite 14
Bakersfield, CA 93312



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Dental Office Available For Sale

Property Information

3015 Calloway Dr Suite 14 • Bakersfield, CA

Summary

Located within The Grove at Riverlakes, one of Northwest Bakersfield's premier mixed-use office and medical developments, this professional dental suite offers an exceptional opportunity to establish or expand your practice in a highly desirable business environment. Surrounded by medical, professional office, and retail users, the property benefits from excellent visibility, convenient access, abundant amenities nearby, and a prestigious corporate image

Property Detail

- **Total Available Space** 1,490 SF (Per Public Record)
- **Exam Rooms** Five (5)
- **Lab Room**
- **X-Ray Room**
- **Large Waiting Room**
- **Two (2) Restrooms**
- **Compressor Room**
- **APN** 450-230-15
- **Zoning** C-2, City of Bakersfield
- **Excellent Parking** 202 Total Parking Stalls
(119 Front & 83 Back)

Amenities

- Dedicated Right Ingress Turn Lane
- Signalized Intersection – Left Turn Ingress & Egress
- Monument & Pylon Signage on Calloway Drive
- Professionally Maintained & Managed

Utilities

- Electric PG&E
- Gas Southern California Gas Company
- Water Vaughn Water
- Sewer City of Bakersfield
- Telephone AT&T

Sale Price

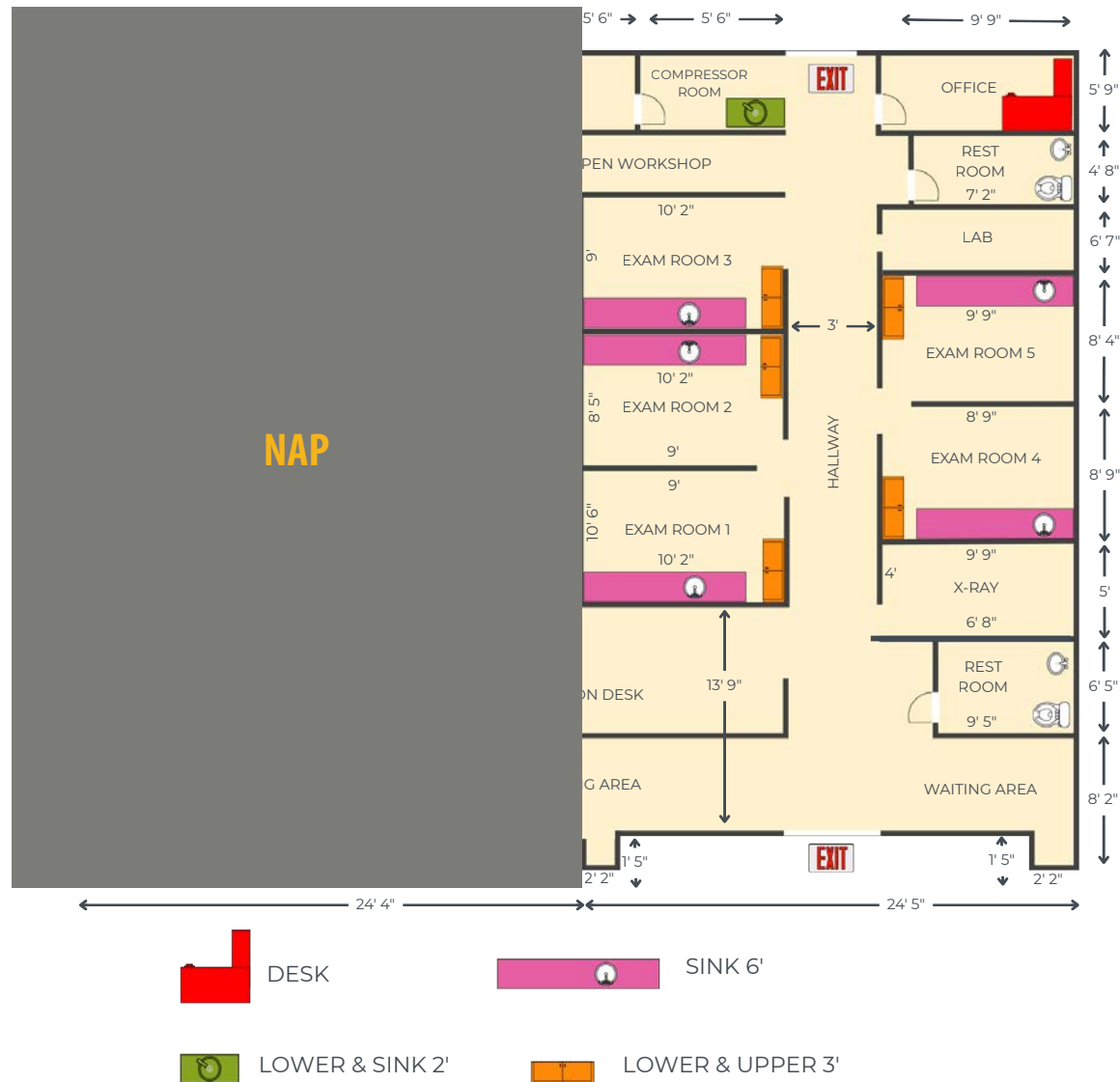
- **\$715,000.00**
(Some equipment & furniture may be included.)



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Floor Plan

3015 Calloway Dr Suite 14 • Bakersfield, CA

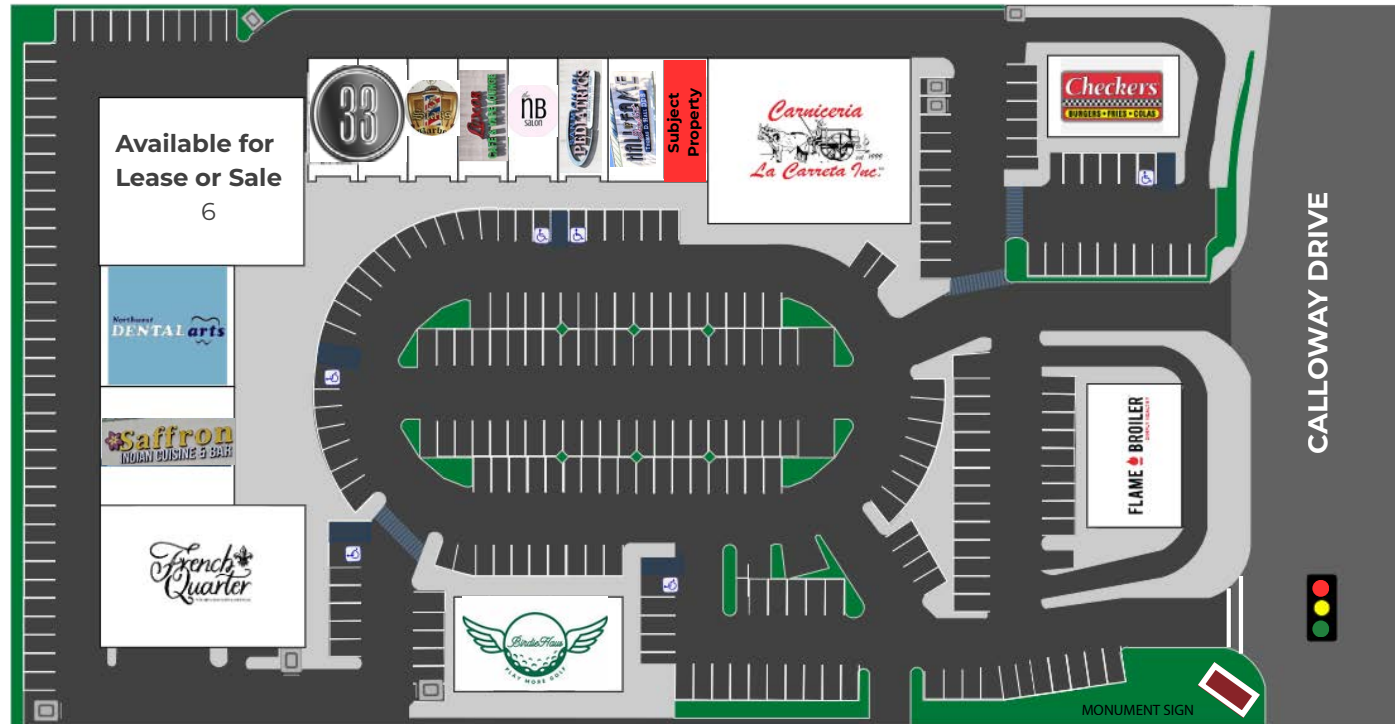


*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Site Plan

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SUITE	1	2	3	4	5	6	7	8	9	10
SQ FT	6,478	1,920	1,920	1,920	1,920	7,880	1,475	1,475	1,475	1,475
TENANT	FRENCH QUARTER	SAFFRON INDIAN CUSINE	SAFFRON INDIAN CUSINE	NORTHWEST DENTAL ARTS	NORTHWEST DENTAL ARTS	AVAILABLE FOR SALE OR LEASE	SALON 33	SALON 33	5 STAR BARBER SHOP	LUXOR VAPE LOUNGE
SUITE	11	12	13	14	15	16	17	A	B	C-1
SQ FT	1,475	1,475	1,475	1,490	1,920	3,970	1,911	N/A	N/A	6,500
TENANT	THE NAIL BOUTIQUE	SAN MICHAEL PEDIATRICS	DENTAL PRACTICE	SUBJECT PROPERTY	CARNICERIA LA CARREAT	CARNICERIA LA CARREAT	CARNICERIA LA CARREAT	CHECKERS	FLAME BROILER	BIRDIE GOLF

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Property Photos

3015 Calloway Dr Suite 14 - Bakersfield, CA



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Dental Office Available For Sale

Neighborhood Aerial

3015 Calloway Dr Suite 14 - Bakersfield, CA



3015 Calloway Drive - Suite 14

28,015 AADT

Calloway Drive

25,648 AADT

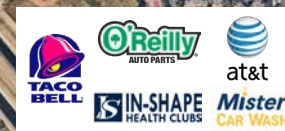
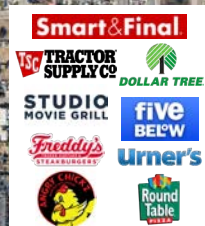
25,823 AADT

29,338 AADT

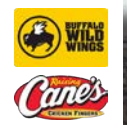
Rosedale Highway

Coffee Road

Downing Avenue



United Security Bank



Demographics	1 Mile	2 Mile	3 Mile
Total Population	11,018	41,249	85,869
Total Households	3,962	14,596	29,901
Average Household Income	\$126,870	\$129,643	\$141,541
Businesses	740	2,093	3,390
Employees	5,734	18,268	32,401