



ROSEDALE CROSSINGS

Retail center sites for sale on
high traffic Rosedale Hwy off Hwy 99

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PROPERTY OVERVIEW

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AREA OVERVIEW

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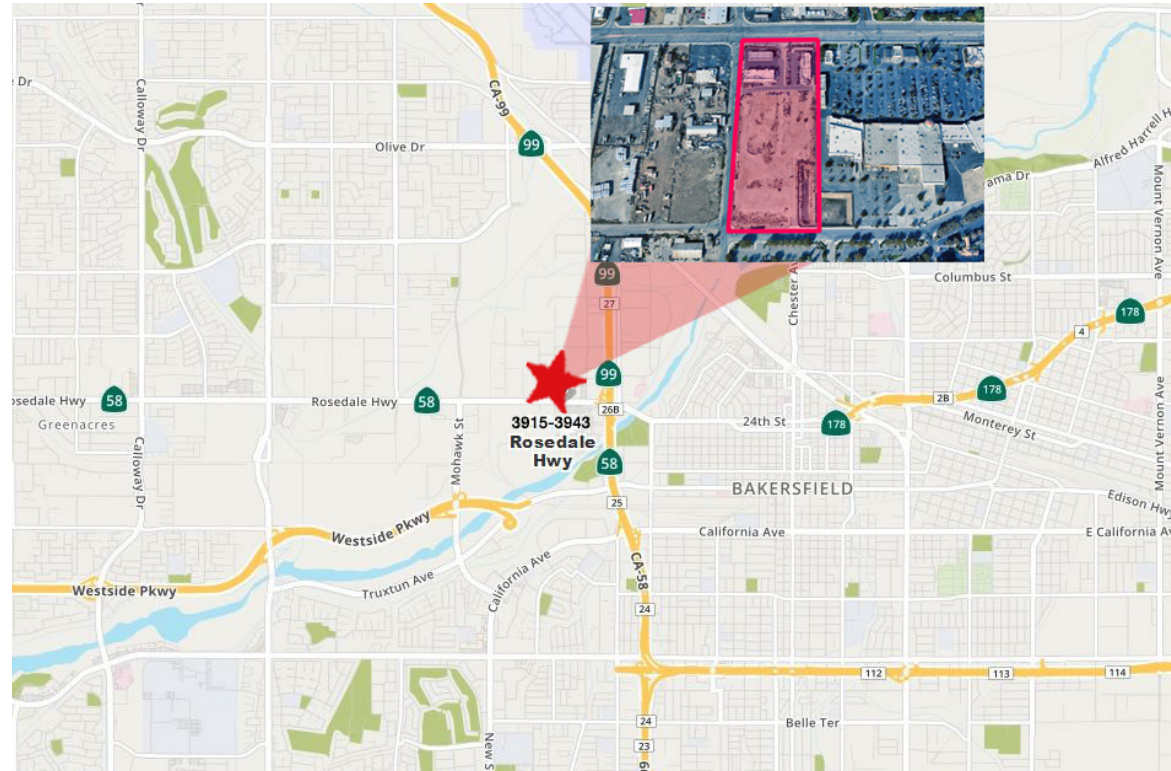
PROPERTY DESCRIPTION

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SITE PLAN

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SUMMARY OF TERMS



LOCATION

Signalized Southeast corner of Rosedale Hwy and Gibson St.

SITE

The subject property is located on the Signalized Southeast corner of Rosedale Hwy and Gibson St, surrounded by a diverse range of branded hotels and businesses..

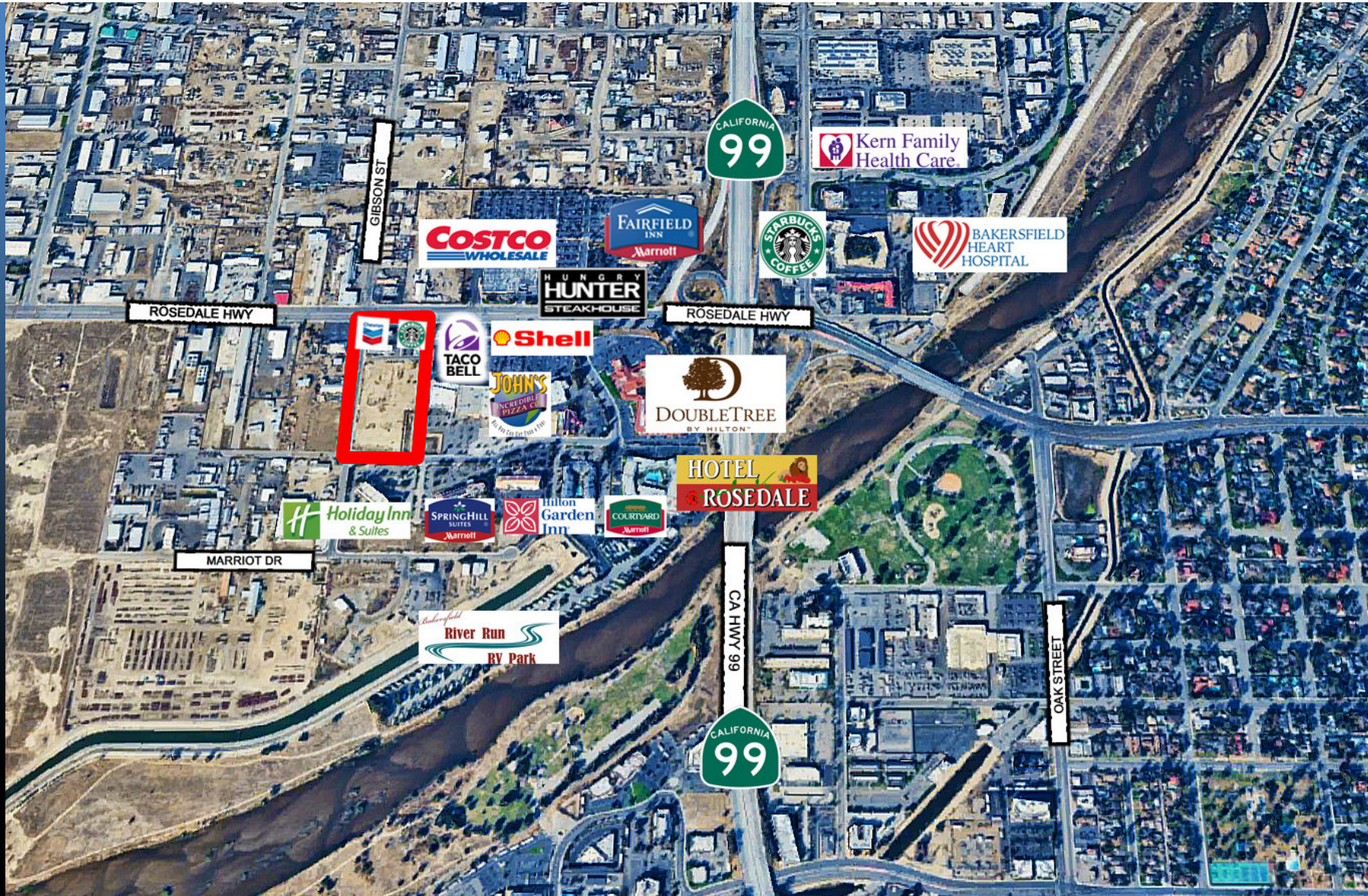
CROSS STREETS

The cross streets are Rosedale Hwy and Gibson St.

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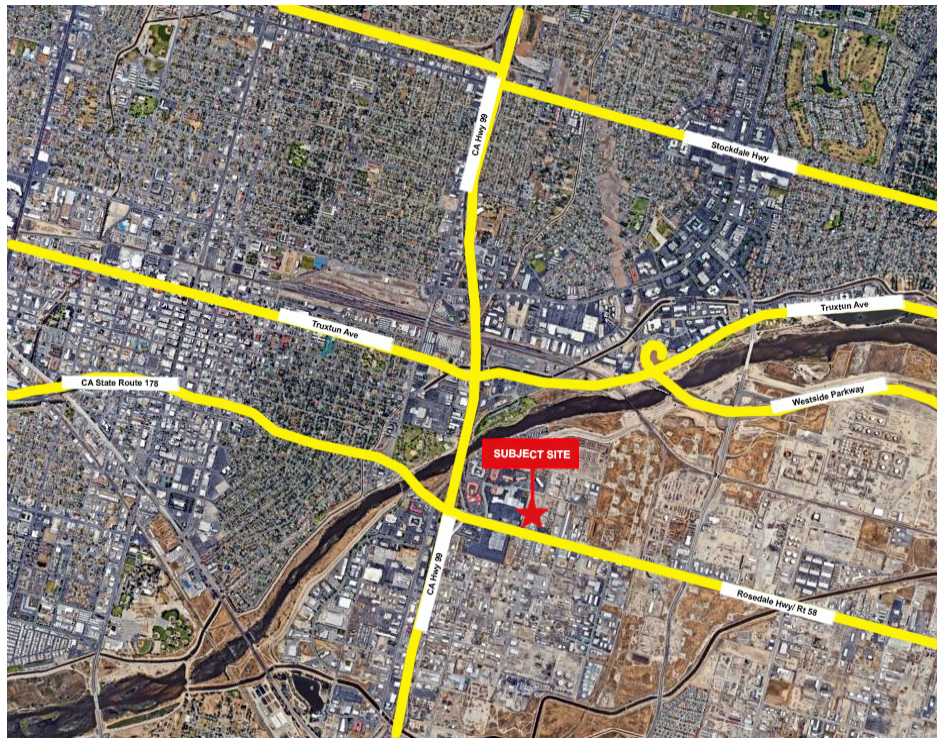
PROPERTY OVERVIEW



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AREA OVERVIEW



Coldwell Banker Preferred, Realtors has been selected to exclusively market the Sale of sites in Rosedale Crossings, Bakersfield CA. The property is approximately 7.83 Total Acres.

Rosedale Crossings / The Retail Center is situated right off Hwy 99, on Southeast corner of Rosedale Hwy and Gibson St. The Retail Center benefits from close proximity to Hwy 99, Costco Wholesale, Carl's Junior, Black Angus Steakhouse, Hungry Hunter Steak House, Taco Bell, DoubleTree Hotel by Hilton, Spring Hill Suites by Marriott, Hilton Garden Inn, Chevron, Starbucks, Houston TX Hot Chicken, and JeJe's Mediterranean Kitchen.

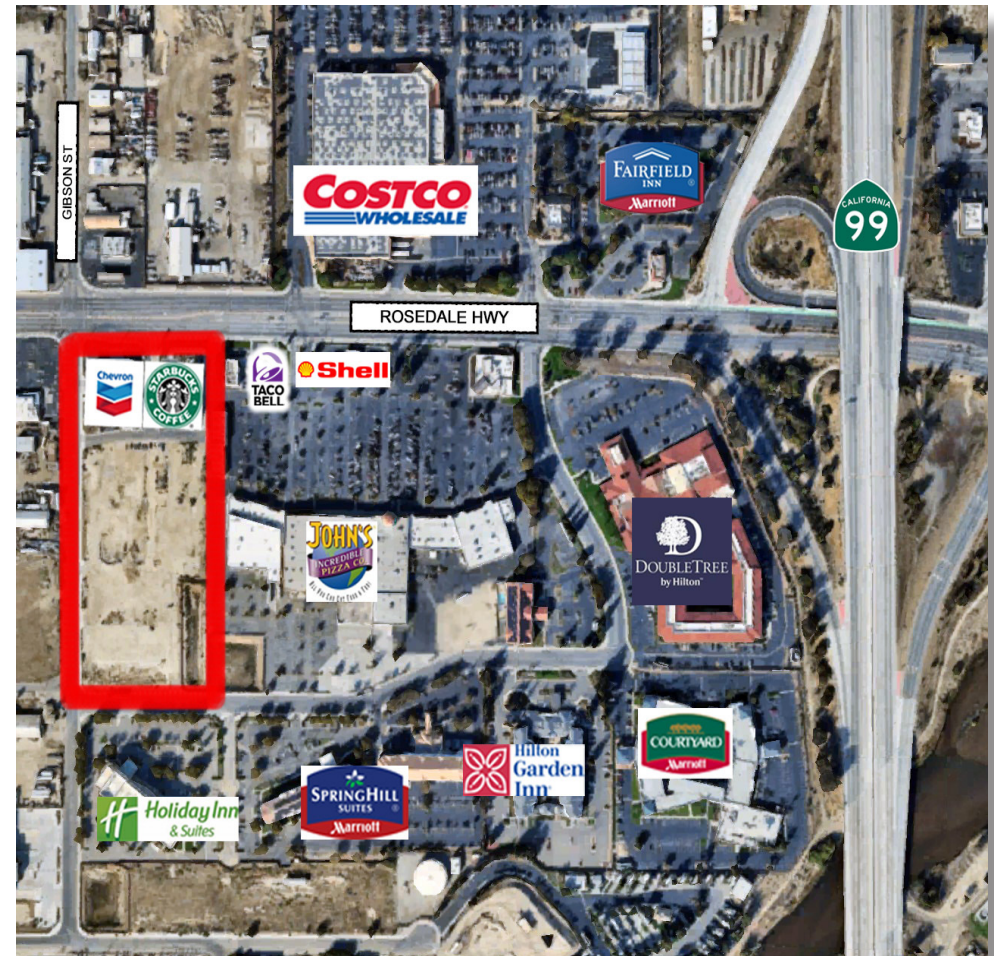
Rosedale Crossings / The Retail Center currently has businesses Chevron, Starbucks, Houston TX Hot Chicken, and JeJe's Medierranean Kitchen.

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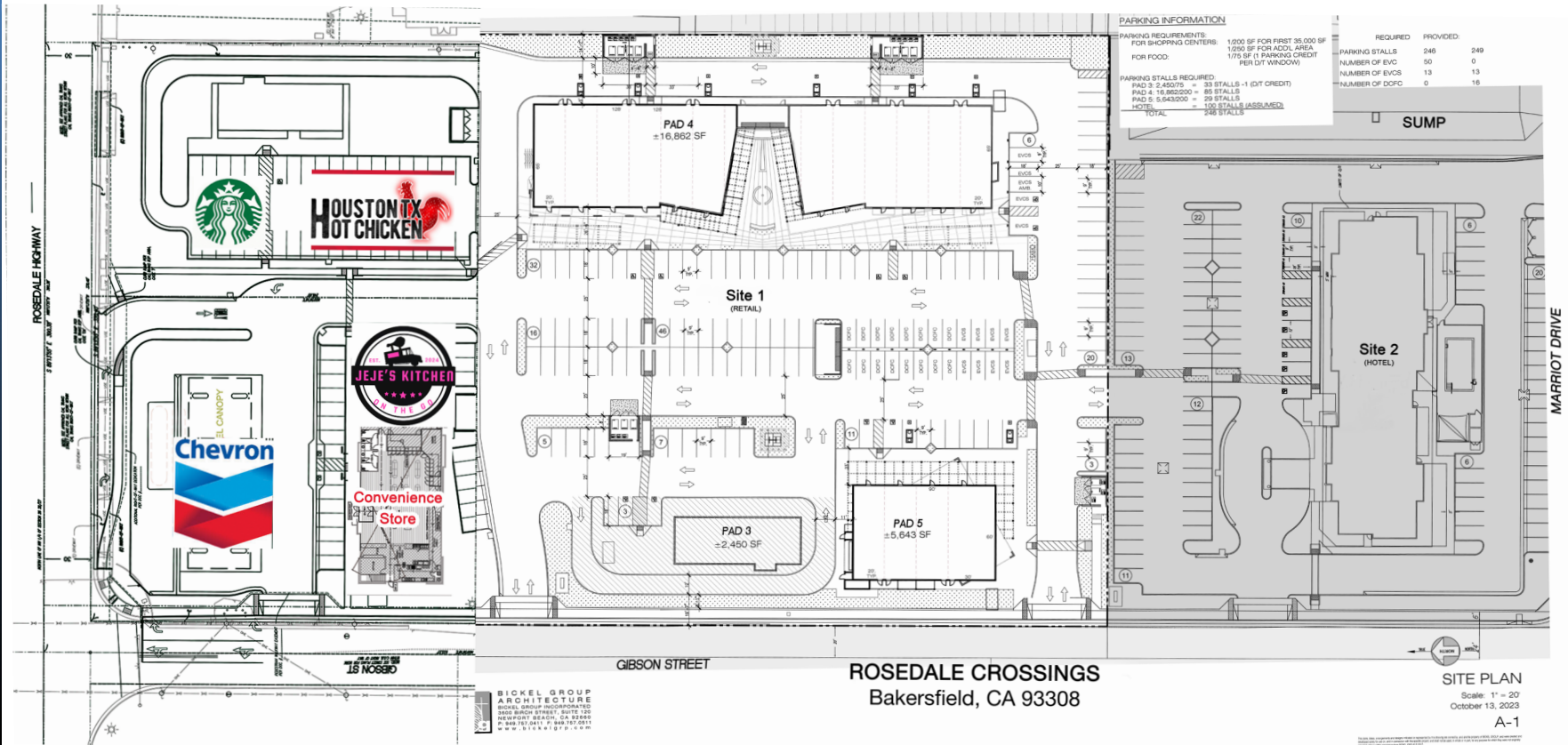
PROPERTY DESCRIPTION

FOR SALE	
Price	Upon Request
Site 1 (with Proposed Building / Site Plans)	
Lot Size	3.29 Acres
Proposed Retail Buildings	
Retail Space PAD 3 (Pad with drive-thru access)	With Proposed Total RBA 2,450 sq. ft. (approx.)
Retail Space PAD 4 Bldg 1	Total RBA - 8,431 sq. ft. (approx.) contiguous Minimum divisible from 1,300 sq. ft. to 8,431 sq. ft.
Bldg 2	Total RBA - 8,431 sq. ft. (approx.) contiguous Minimum divisible from 1,300 sq. ft. to 8,431 sq. ft.
Retail Space PAD 5	Total RBA - 5,643 sq. ft. (approx.) contiguous Minimum divisible from 1,200 sq. ft. to 5,643 sq. ft.
Parking Space (per proposed site plan) (shared parking)	144 (approx.)
Parking Ratio (per proposed site plan)	5.77 (approx.)
Site 2 (with Proposed Building / Site Plan)	
Lot Size	1.90 Acres
PROPOSED HOTEL SITE	
Parking Space (per proposed site plan) (shared parking)	99 (approx.)
AADT	49,311 (2024)



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SITE PLAN



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Interest offered:

100% fee simple interest in Site 1 -
 Approx. 3.29 Acres of commercial land
 Site 2 - Approx. 1.9 Acres of commercial land

TERMS OF SALE:

Real property is being offered on a free and clear basis

PROPERTY TOURS:

Contact Listing Agent for further information and appointment for tours.

TRAFFIC COUNT REPORT (INRIX Database)

INTERSECTION	DAILY COUNT	DIRECTION
CA 99	60,890	North
CA 99	79,752	South
Rosedale Hwy, CA 58	24,285	East
Rosedale Hwy	25,026	West

CONSUMER PROFILE REPORT (STI: POPSTATS, 2024 Q4)

DEMOGRAPHICS	2 MILES	5 MILES
POPULATION	97,779	299,007

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BAKERSFIELD

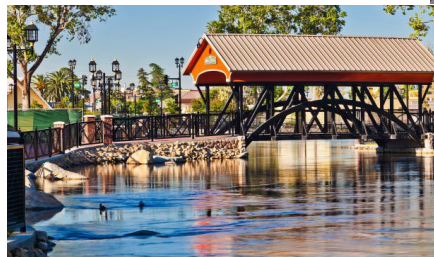
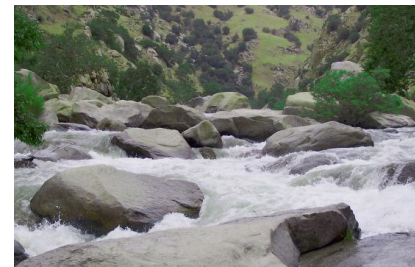
Bakersfield is North of Los Angeles in Kern County. The city is known for its role in agriculture and the oil industry. It is one of the fastest growing cities in the state.

The estimated population in Kern County is 913,090 and in Bakersfield is 389,007 for 2021. The total Area of the city is 151 Square miles with a population density of about 2,570 inhabitants per square mile. It is a very ethnically diverse city. The Median Income for Households is \$63,199 per annum.

The city is a significant hub for both agriculture and oil production. Kern County is the most productive oil-producing county, and the fourth most productive agricultural county (by value) in the United States. Industries include natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, and corporate regional offices. The city is also the birthplace of the country music genre known as the Bakersfield Sound.

Bakersfield's Economy continues to grow consistently and is ranked among the topmost productive agricultural counties in the U.S and one of the nation's leading Petroleum-producing counties.

Bakersfield retains its reputation for Hospitality, friendliness and service. A Popular destination for business and leisure travelers.



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MAJOR EMPLOYERS:

Aera Energy LLC

W M BoltHouse Farms Inc

California State University, Bakersfield

Edwards Airforce Base

Frito Lay

Grimmway Enterprises

Nestle Ice cream

State Farm Insurance

Wonderful Pistachios and Almonds

Amazon Fulfillment Center



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TRANSPORTATION:

Connected through major Freeways

I-5 North connecting to San Francisco and Sacramento, I-5 South connecting to Los Angeles

Hwy 99 Connecting to Fresno and Sacramento

Hwy 58 connecting to Las Vegas

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