

Restaurant **AVAILABLE** For Sale

3015
Calloway Drive
Bakersfield, CA



Mamanjot Kaur

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11601 Bolthouse Drive • Suite 110

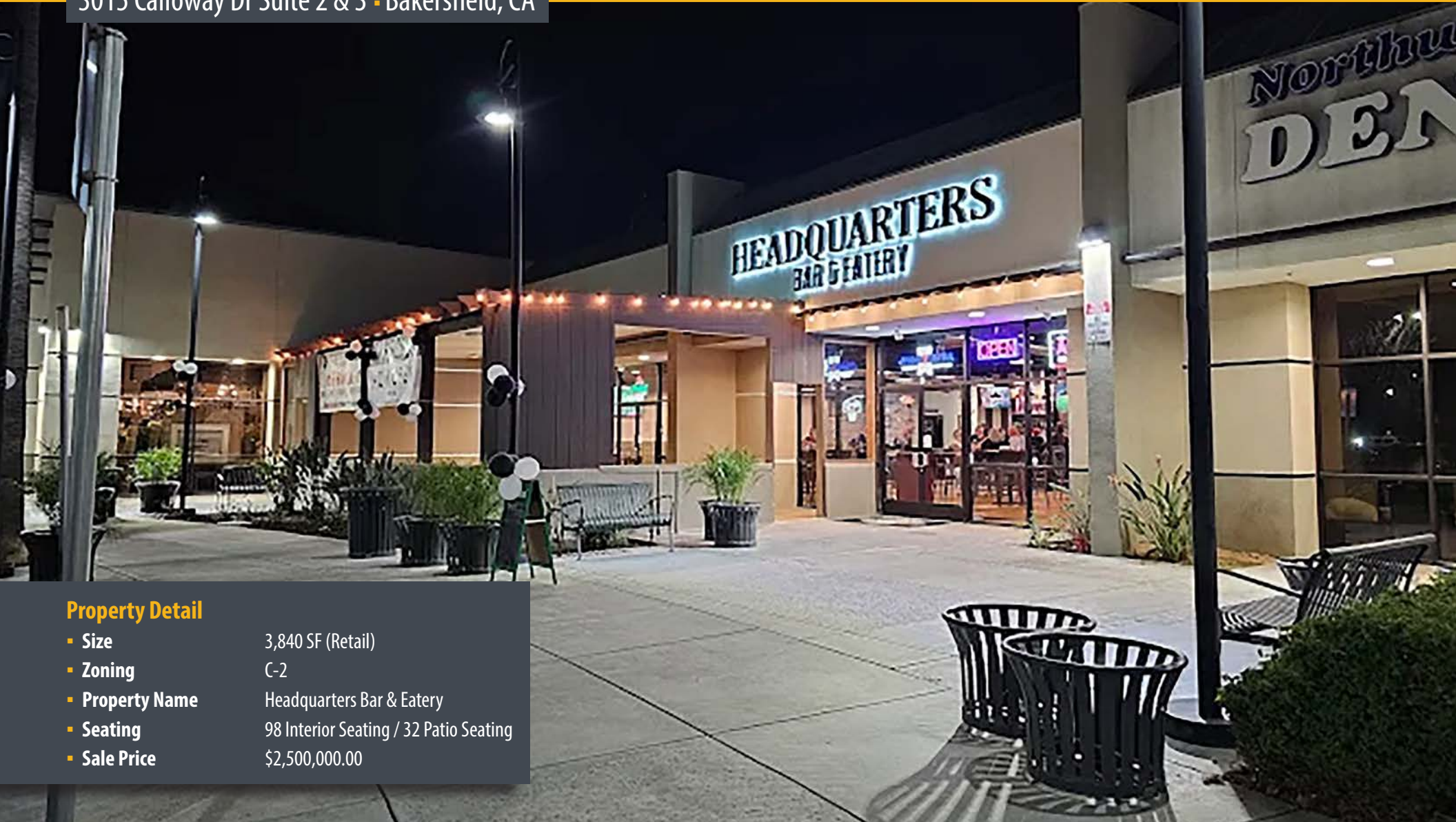
Bakersfield, CA 93311



Restaurant Available For Sale

Property Information

3015 Calloway Dr Suite 2 & 3 - Bakersfield, CA



Property Detail

- Size 3,840 SF (Retail)
- Zoning C-2
- Property Name Headquarters Bar & Eatery
- Seating 98 Interior Seating / 32 Patio Seating
- Sale Price \$2,500,000.00



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Property Highlights

- **Prime Location in Northwest Bakersfield**
Situated in the desirable Riverlakes area near dense residential neighborhoods and national retailers
- **Turnkey Restaurant Opportunity**
Fully built-out with kitchen, bar, Patio and dining area — ready for immediate operation or repositioning
- **3,840 SF of Modern Retail Restaurant Space**
Well-designed layout across two combined suites with open seating, private rooms, and bar
- **High-Visibility Center with Strong Co-Tenancy**
Located in a well-maintained retail plaza anchored by national and regional brands
- **Ample Parking and Easy Access**
Abundant shared parking with excellent ingress/egress from Calloway Drive
- **Flexible Ownership Options**
Ideal for an owner-user, investor, or franchise operator - business sale negotiable
- **Close Proximity to Major Traffic Generators**
Surrounded by schools, parks, and residential communities with strong daytime and evening traffic
- **FF&E and Liquor License Negotiable**
Includes full bar build-out; ABC license and equipment available under specific terms



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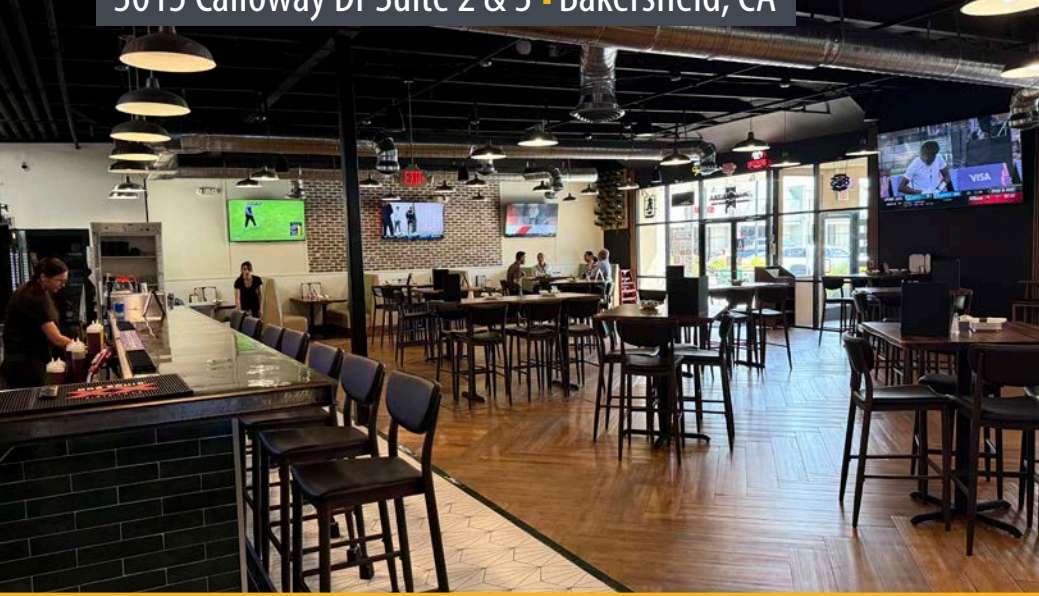
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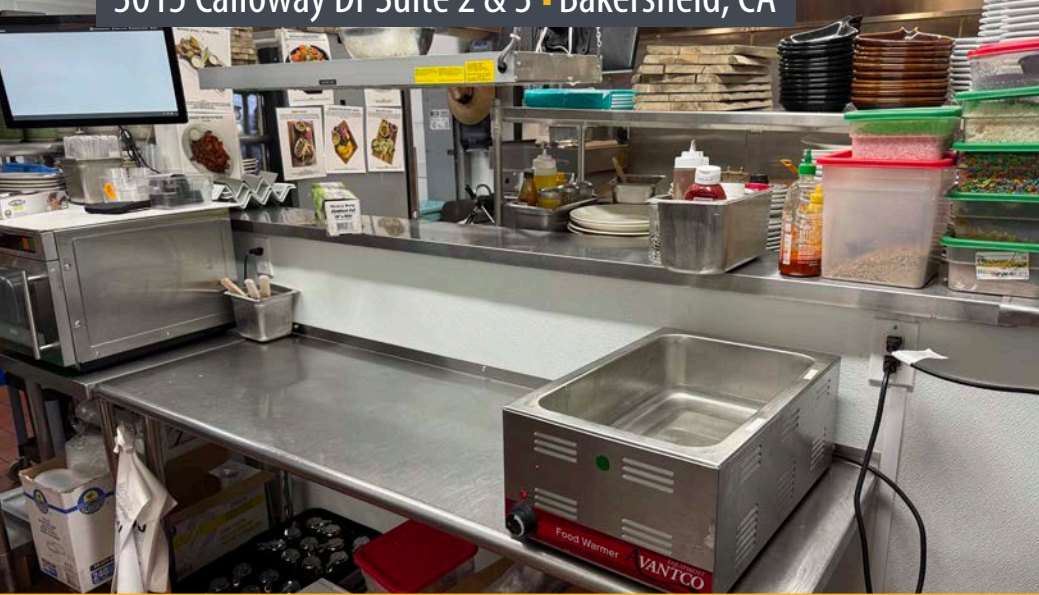
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Neighborhood Aerial

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3015 Calloway Drive - Suite 2 & 3



Demographics	1 Mile	2 Mile	3 Mile
Total Population	10,986	41,379	86,360
Total Households	3,930	14,551	29,913
Average Household Income	\$121,565	\$124,570	\$135,199
Median Household Income	\$97,422	\$104,797	\$112,115
Businesses	740	2,093	3,390
Employees	5,734	18,268	32,401



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