

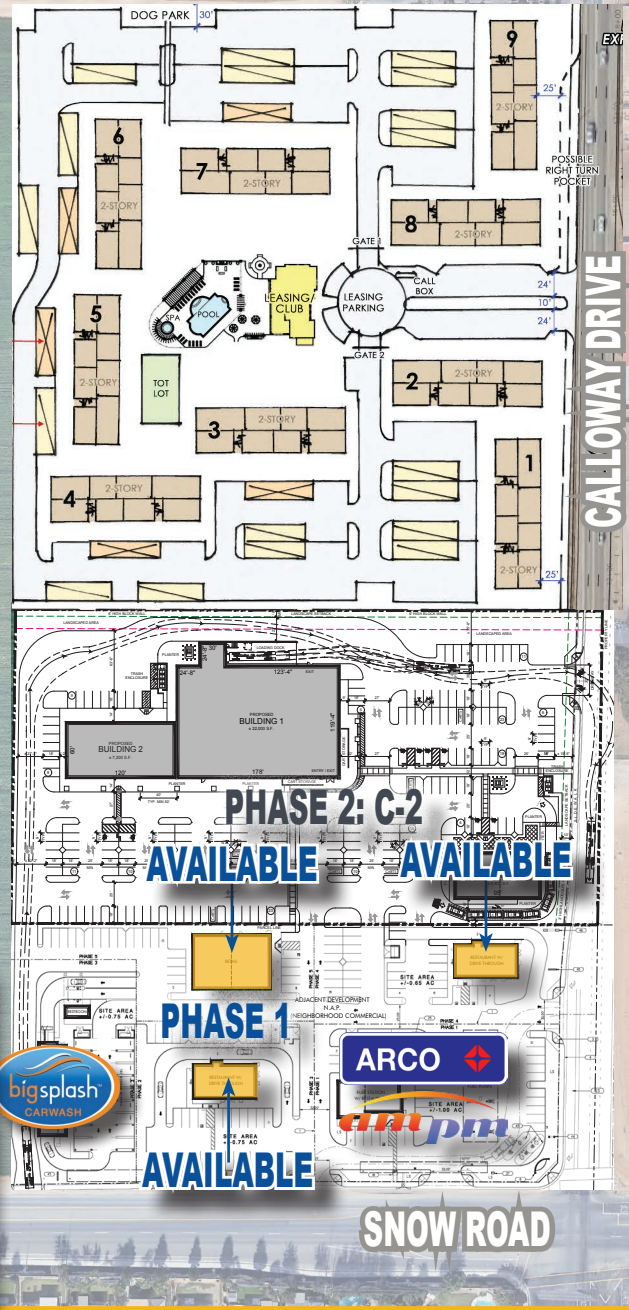


Lease Sale | Build-To-Suit

AVAILABLE

NWC Calloway Drive & Snow Road • Bakersfield, CA

WEST SNOW RANCH UNDER DEVELOPMENT



Property Highlights

- New commercial development.
- Growing Northwest Bakersfield submarket.
- Phase 1—Two acres with 12,500 SF of available Retail Shops and Restaurant.
- Rosedale Ranch (2000 Acre Master Planned Community) and Kratzmeyer Ranch (1000 Acre Master Planned Community) located in immediate area.
- Located within two miles of Highway 99.
- Future phases planned to the north to include additional commercial and multi-family development and communities.

Scott A. Underhill, CRX, SCLS • Principal • 661 616 3575 • scott@asuassociates.com • CA RE #00785728

11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

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NWC Calloway Drive & Snow Road • Bakersfield, CA

Neighborhood Aerial Map & Site Plans

Demographic Summary

	1 Mile	2 Mile	3 Mile
Population	9,159	33,279	62,302
Annual Average Household Income	\$126,727	\$123,665	\$110,495



FUTURE
MULTI-FAMILY
HOUSING COMMUNITY

WEST SNOW RANCH

SNOW ROAD

NORRIS
MIDDLE
SCHOOL

CALLOWAY DRIVE

NORRIS ROAD

OLIVE DRIVE



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