

An aerial photograph of a large commercial plaza. The main building is a long, single-story structure with a flat roof and multiple bays. To its right is a smaller building with a sign that reads "Wendy's". A large parking lot filled with cars is situated between the buildings. In the foreground, a multi-lane highway runs horizontally. A white truck is visible on the highway. The background shows a residential neighborhood with houses and trees.

**Colliers**

For Lease | 9440-9680 Hageman Road

# The Plaza at Riverlakes

Retail/Restaurant Space Available

Proposed Drive Thru Pad Available for  
Ground Lease/BTS

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## Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	13,183	82,165	180,610
Total Households:	4,509	27,911	65,666
Average HH Income:	\$109,707	\$120,039	\$108,605
Employees:	3,617	24,504	70,398
Population Median Age:	35.0	35.6	35.6

Alteryx.com 2021 Estimates

## Property Information

The Plaza at Riverlakes is a grocery and drug anchored neighborhood shopping center in the Northwest Bakersfield trade area. It is located at the signalized intersection of Calloway Drive and Hageman Road with easy access and excellent exposure.

Surrounded by dense residential, in proximity to Centennial High School and adjacent to the Links at Riverlakes Golf Course, The Plaza at Riverlakes offers a convenient location for shoppers and retailers alike.

- Grocery-Drug anchored shopping center
- High daytime population
- Over \$100,000 average income in a 3 mile radius
- Convenient Ingress/Egress
- Come join these tenants!!



Mexico Restaurant

The UPS Store

Walgreens

SAVE MART  
SUPERMARKETS

OneMain  
Financial



## Availability

Suite 9660-A	3,010 SF
Suite 9660-D	1,925 SF
Drive Thru Pad	2,228 SF
Shop Pad	2,000 SF

## Lease Rate

Contact listing agent.

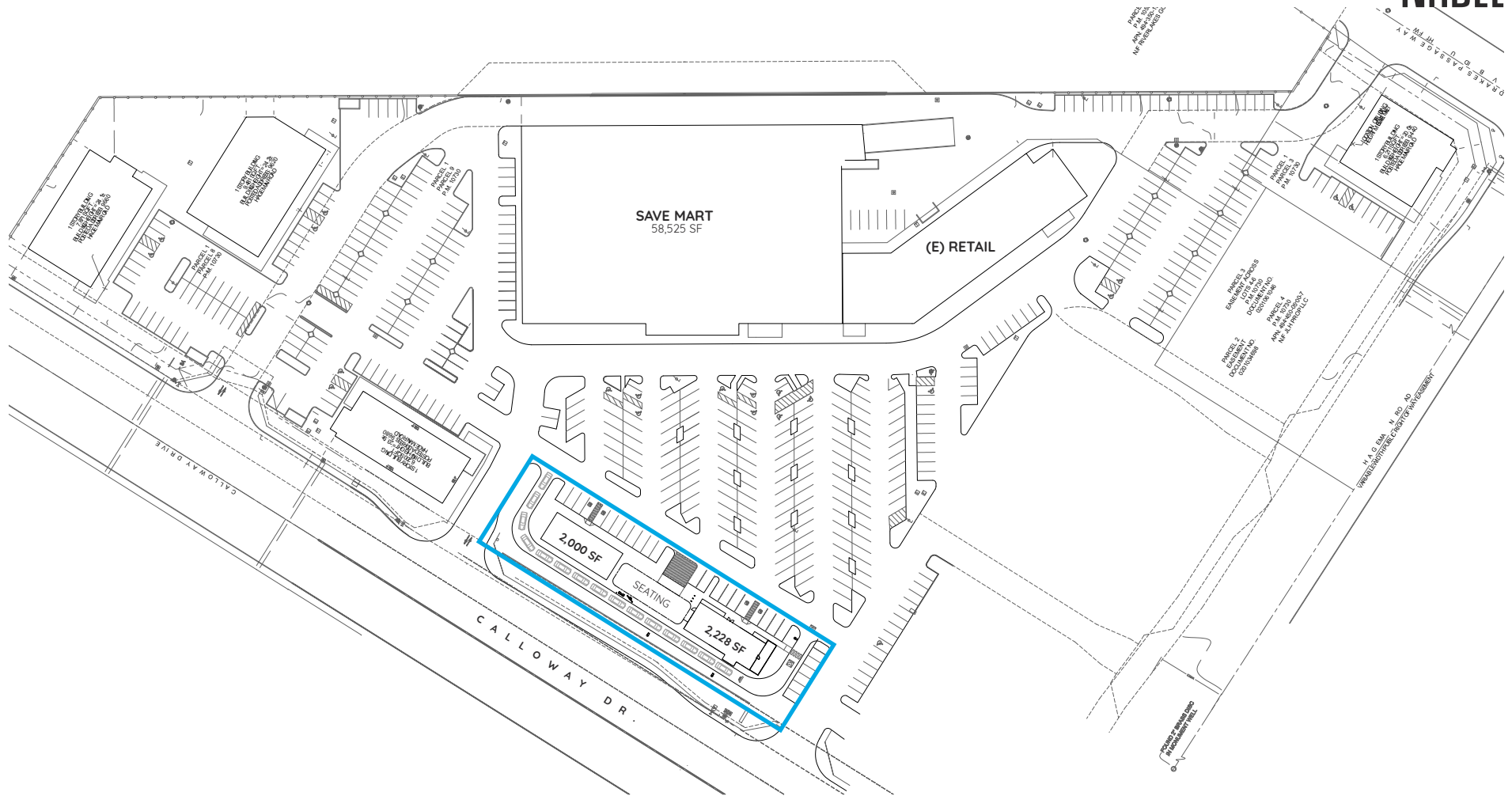
# Site Plan





# Proposed Pad

NADEL



## PROPOSED NEW PAD(S) SITE PLAN

09 | 20 | 2024

PLAZA AT RIVERLAKES | Bakersfield, CA



# Photos



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# Competition Aerial



 Centennial High School

 The Links at Riverlakes Golf