

OFFERING MEMORANDUM

# 150000

## ROSEDALE HWY

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**THE BRAVO**  
TEAM

**RE/MAX**  
*Fine Properties*

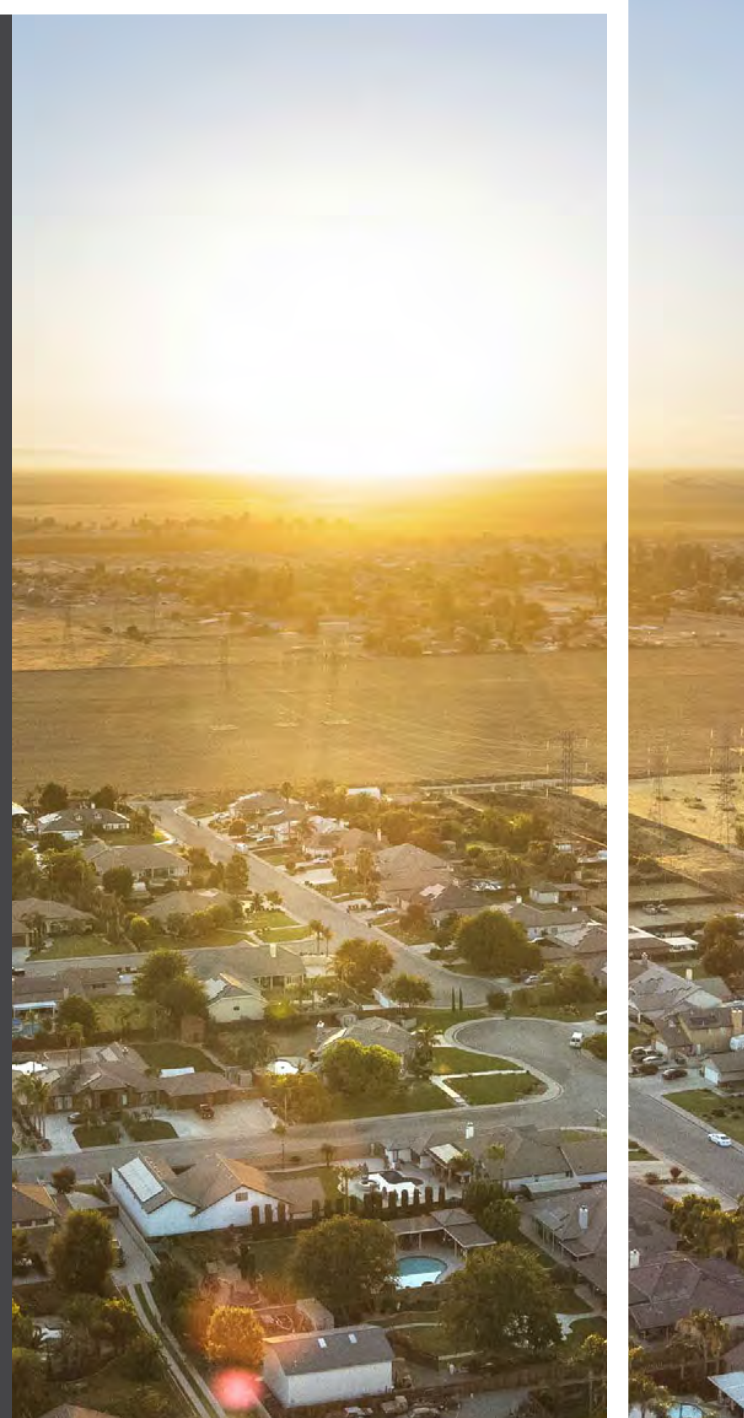
21020 N Pima Rd,  
Scottsdale, AZ 85255

AZ License  
#SA536656000

**RE/MAX** ONE  
COMMERCIAL

30699 Russell Ranch  
Rd, Ste 100 Westlake  
Village, CA 91362

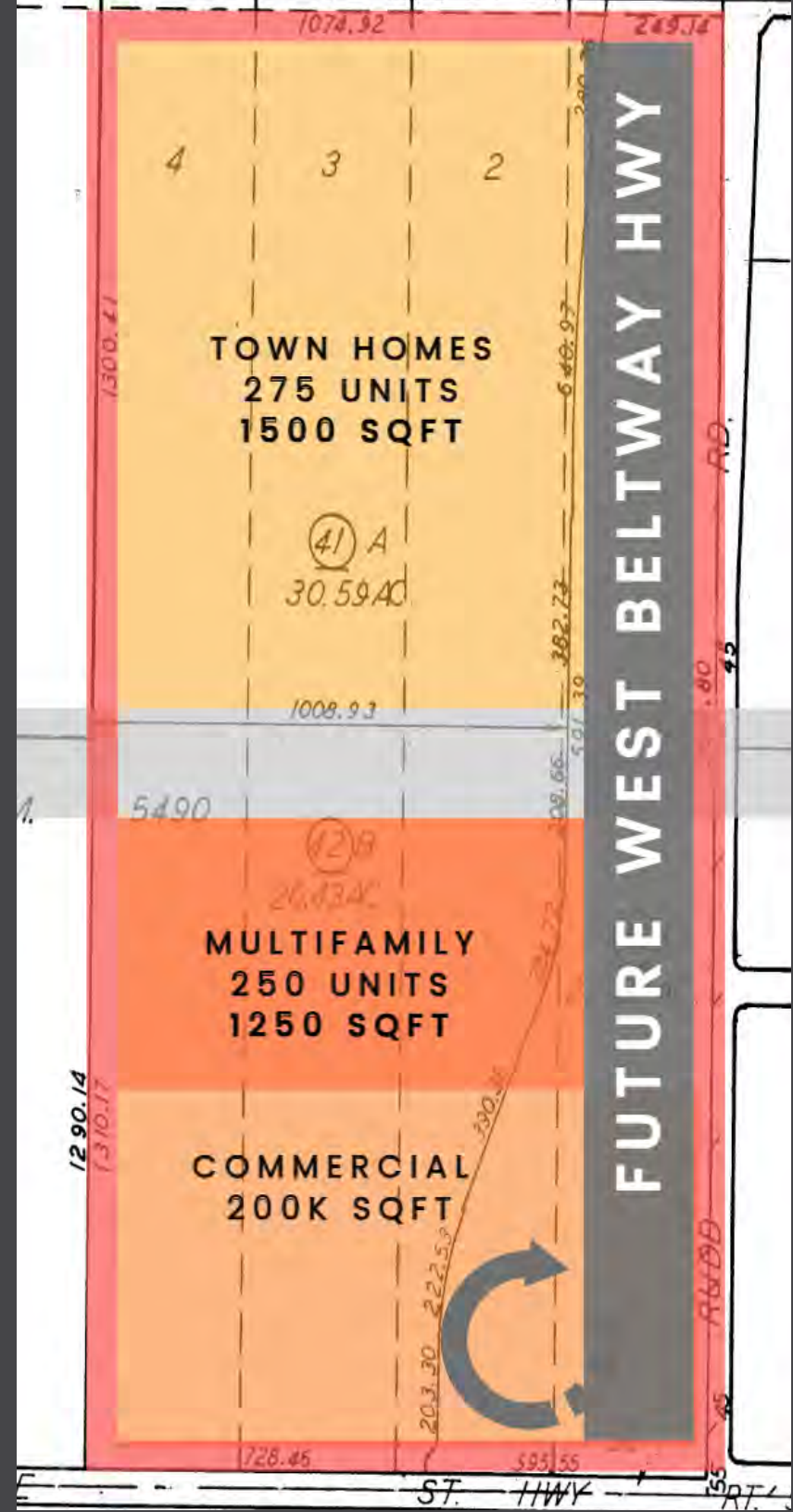
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# PROPERTY DESCRIPTION

Spanning across 80 acres, the West Beltway highway alignment with an interchange at the corner of Rosedale Hwy in blossoming Rosedale, CA, presents vast potential. This visionary endeavor ushers in a fresh corridor of development prospects, catering to businesses, residents, and visitors alike. With direct links to nearby cities like Bakersfield and Fresno, as well as other key Central Valley urban centers, this new highway amplifies connectivity.

The interchange provides seamless access to local businesses and attractions within Rosedale, amplifying the region's appeal. This undertaking is projected to generate employment opportunities, drive economic expansion, and enhance the overall well-being of Rosedale's residents. Bolstered by its strategic placement and growth potential, this initiative is poised for resounding success.





# PROPERTY

# OVERVIEW

## OFFERING SUMMARY

ASKING PRICE \$5.17/Sqft

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LOT SIZE 80 or divisible

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ZONING C2 & E 1/2 RS

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PARCEL NO# 463-13-041, 042 & 043

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JURISDICTION Kern County

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## FEATURES

- Frontage Rosedale Hwy
- Future Beltway Interchange
- Potential Commercial 200,000 Sqft
- Potential Apartments 250 Units
- Potential Townhomes 275 Units







# LOT A

Lot A comprises a dynamic residential facet, characterized by its townhome configuration. This thoughtfully planned parcel, spanning over 30 acres, accommodates a total of 275 units. Each of these townhomes, spanning 1500 square feet, resonates with a spacious and inviting ambiance, harmonizing comfort and modern living seamlessly.

## FEATURES

- **Future Beltway Frontage**
- **Potential Townhomes 275 Units**

## DETAILS

|              |                   |
|--------------|-------------------|
| Dimensions   | 1300 ft x 1075 ft |
| Asking Price | \$9,000,000.00    |
| Lot Size     | 30 +/- Net Acres  |
| Zoning       | E 1/2 RS          |
| Parcel No#   | 463-13-041        |
| Jurisdiction | Kern County       |



# LOT A: TOWNHOMES

**30**

ACRES OF LAND

**1,306,800**

LOT SQFT

**275**

UNITS

**1,500**

UNIT SQFT

**412,500**

TOTAL SQFT

**\$31,546,324**

PROFIT POTENTIAL



**\$9,00,000**

PURCHASE

**\$66,00,000**

SITE WORK

**\$7,012,500**

SOFT COSTS

**\$82,012,500**

TOTAL COSTS

**\$270**

SALE PER SQFT

**\$111,375,000**

MARKET VALUE

**\$7,425,000**

GROSS POTENTIAL  
INCOME

**\$4,826,250**

NET OPERATING INCOME

**\$113,558,824**

STABILIZED VALUE



# LOT B1

Lot B1 of this property unveils a dynamic facet with its captivating apartment complex. Spanning 14 acres, this parcel hosts a total of 250 apartment units, each offering a generous expanse of 1250 square feet. These thoughtfully designed apartments cater to a diverse range of preferences and budgets, ensuring there is an option available for every price point.

## FEATURES

- **Future Beltway Frontage**
- **Potential Apartments 250 Units**

## DETAILS

|              |                          |
|--------------|--------------------------|
| Dimensions   | 614 ft x 1008 ft         |
| Asking Price | \$4,200,000.00           |
| Lot Size     | 14 +/- Net Acres         |
| Zoning       | C2                       |
| Parcel No#   | 463-13-042 North Portion |
| Jurisdiction | Kern County              |



# LOT B1: APARTMENTS

**14**

ACRES OF LAND

**609,840**

LOT SQFT

**250**

UNITS

**1,250**

UNIT SQFT

**312,500**

TOTAL SQFT

**\$26,516,912**

PROFIT POTENTIAL



**\$4,200,000**

PURCHASE

**\$50,000,000**

SITE WORK

**\$5,312,500**

SOFT COSTS

**\$59,512,500**

TOTAL COSTS

**\$270**

SALE PER SQFT

**\$84,375,000**

MARKET VALUE

**\$5,625,000**

GROSS POTENTIAL  
INCOME

**\$3,656,250**

NET OPERATING INCOME

**\$86,029,412**

STABILIZED VALUE



# LOT B2

Lot B2 of this property introduces an exciting commercial dimension, spanning 14 acres and accommodating a total of 80 commercial units, each generously sized at 2500 square feet. This expansive commercial space is poised to cater to a wide range of businesses creating a diverse and vibrant hub of economic activity.

## FEATURES

- Frontage Rosedale Hwy
- Future Beltway Interchange
- Potential Commercial 200,000 Sqft

## DETAILS

|              |                          |
|--------------|--------------------------|
| Dimensions   | 697 ft x 728 ft          |
| Asking Price | \$4,800,000.00           |
| Lot Size     | 14 +/- Net Acres         |
| Zoning       | C2                       |
| Parcel No#   | 463-13-042 South Portion |
| Jurisdiction | Kern County              |



# LOT B2: COMMERCIAL

**14**

ACRES OF LAND

**609,840**

LOT SQFT

**80**

UNITS

**2,500**

UNIT SQFT

**200,000**

TOTAL SQFT

**\$49,400,000**

PROFIT POTENTIAL



**\$4,800,000**

PURCHASE

**\$32,000,000**

SITE WORK

**\$3,400,000**

SOFT COSTS

**\$40,200,000**

TOTAL COSTS

**\$400**

SALE PER SQFT

**\$80,000,000**

MARKET VALUE

**\$5,600,000**

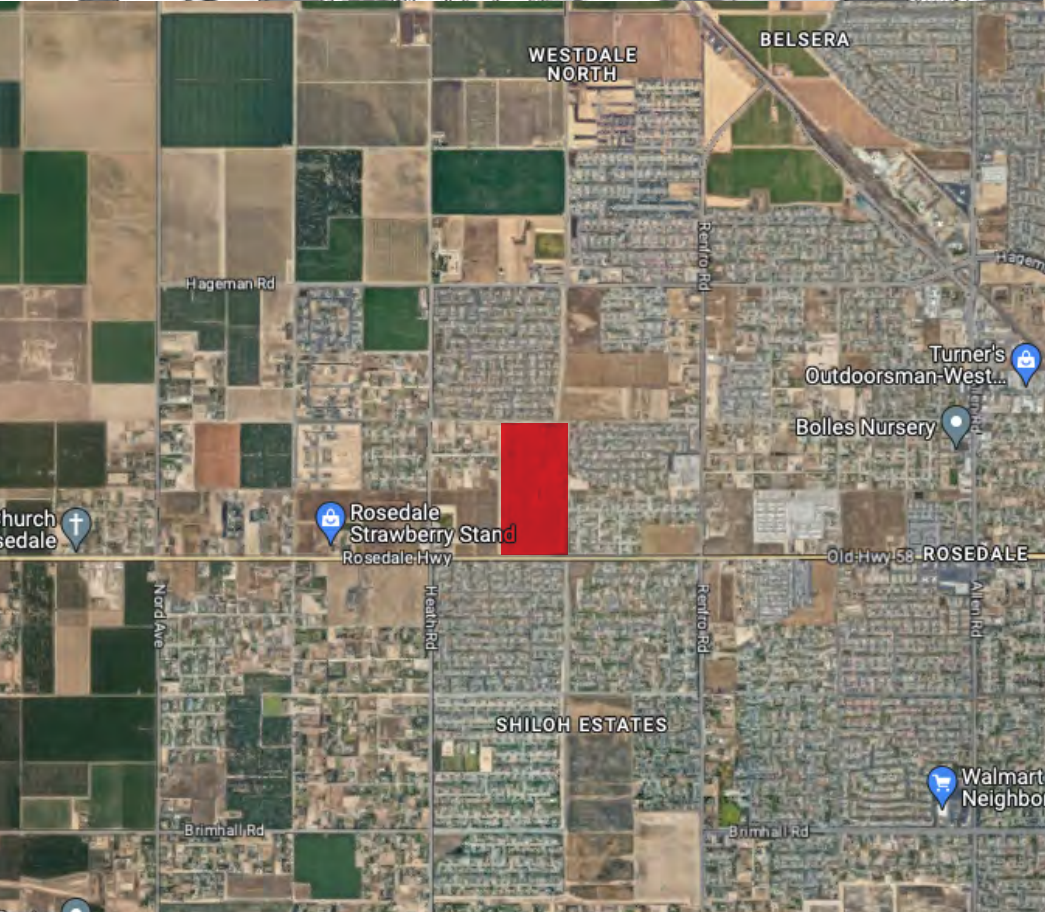
GROSS POTENTIAL  
INCOME

**\$4,480,000**

NET OPERATING INCOME

**\$89,600,000**

STABILIZED VALUE



# AN IDEAL LOCATION

Situated strategically within Rosedale, its proximity to major highways and urban centers provides unparalleled ease of access to neighboring cities such as Bakersfield and Fresno. Residents and businesses alike will appreciate the well-connected nature of this address, enabling seamless travel and efficient logistics.

The central position within the community ensures close proximity to local businesses, attractions, and amenities, creating a balanced lifestyle that blends urban advantages with a neighborhood's charm. Rosedale offers a gateway to a vibrant and interconnected network of opportunities.



**46,678**

**POPULATION IN A  
3 MILE RADIUS**



**\$1,400-\$2,400**

**AVERAGE  
MONTHLY RENT**



# KEY

# EMPLOYERS

The lineup of distribution centers is dominated by major players in the logistics industry including Amazon, Dollar General, IKEA, Ross, Target, and Walmart.





# TRADE AREA RETAILERS

Rosedale remains a fantastic community for both living and working, owing to its abundant shopping centers. These centers showcase a mix of beloved national franchises and vibrant local small businesses, enhancing the overall appeal of the area.





# PRIME LOCALE

Bakersfield's strategic location places it within close reach of major cities. It's a relatively short distance to San Francisco, Fresno, Los Angeles, and San Diego, offering diverse travel and cultural experiences. Additionally, its proximity to Las Vegas adds another exciting destination easily accessible from Bakersfield.



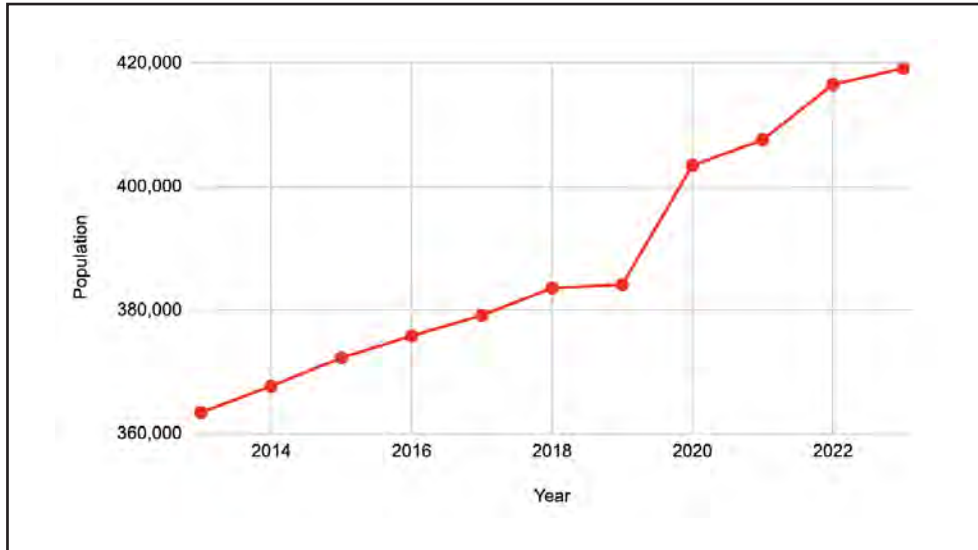


# WHY BAKERSFIELD?

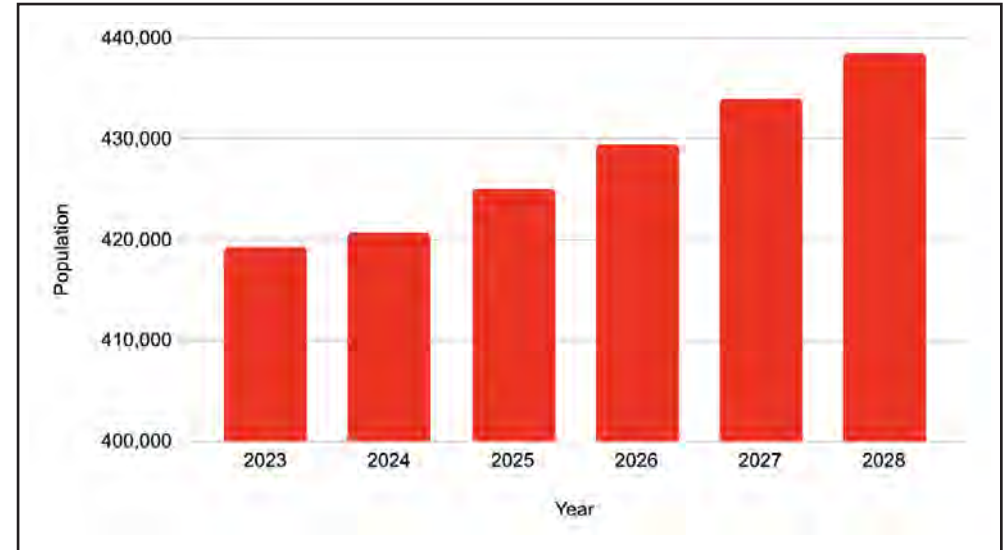
**9th**

LARGEST CITY  
IN CALIFORNIA

## POPULATION GROWTH



## POPULATION GROWTH PROJECTION



**\$163,884**

AVERAGE  
HOUSEHOLD  
INCOME



**3**

HOUSEHOLD  
AVERAGE  
PERSONS



**\$412,200**

MEDIAN  
HOUSE PRICE



**27.8%**

POPULATION  
GROWTH



**21,663**

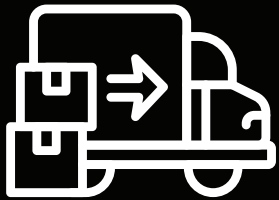
AVERAGE DAILY  
TRAFFIC

# ROSEDALE WORKFORCE



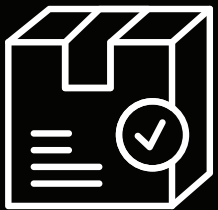
## **JOB GROWTH**

Total employment in Kern County will expand by 2.3 percent in 2021 on an annual average basis.



## **TRUCKING**

Trucking and delivery companies increased their staffing levels by 700 jobs in 2020.



## **DISTRIBUTION**

Kern County is the home to more than 50 distribution and fulfillment centers within 40 miles of Bakersfield.



## **GROWING COMMUNITY**

- The healthcare and education industry will create 700 jobs in 2021 and gain another 1,300 jobs in 2022.
- The country's largest solar farm is Solar Star, which has 1.7 million solar panels and is located in Rosamond.
- China Lake Naval Air Station and Edwards AFB employ nearly 20,000 workers, most of them scientists and engineers.

# COMMERCIAL BUSINESS ON THE RISE



**50**

DISTRIBUTION & FULFILLMENT CENTERS



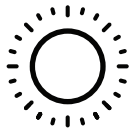
**312 UNITS**

IN NEW APARTMENT DEVELOPMENT



**150 MILLION SQFT**

OF POTENTIAL DEVELOPMENT



**1.7 MILLION**

SOLAR PANELS



**20,000**

WORKERS AT CHINA LAKE AIR STATION

Bakersfield is experiencing notable job growth, with various industries contributing to its economic vitality. From energy and agriculture to healthcare and technology, the city's diverse economy is fostering new employment opportunities. This growth not only benefits the local workforce but also adds to Bakersfield's overall economic resilience.

## FEATURES

- Dominant industrial centers in transportation and warehousing.
- Over 50 distribution and fulfillment centers within 40 miles of Bakersfield.
- Tejon Ranch Commerce Center: Kern County's gateway on Interstate 5.
- Kern County attracts major brands seeking growth space.
- Eastern Kern County thrives with military installations.







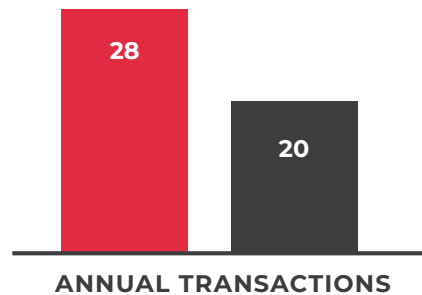


# WORKING WITH A CCIM

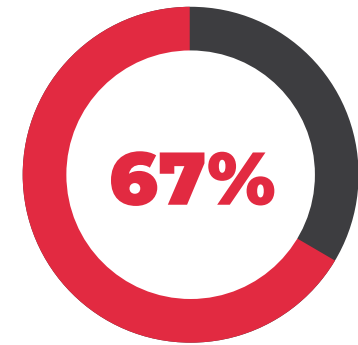
CCIM stands for Certified Commercial Investment Member. Someone who holds the CCIM designation is the **gold standard** for commercial real estate professionals. With a CCIM professional by your side, you gain a trusted advisor who possesses a profound understanding of market analysis, investment strategies, and financial analysis. Their advanced negotiation and decision-making skills are honed through a comprehensive curriculum, ensuring they are well-equipped to navigate complex transactions with ease. By partnering with a CCIM, you gain a competitive edge, empowering you to make informed choices that yield exceptional returns on your investments. Trust in the power of CCIM and embark on a journey towards unparalleled success in the world of commercial real estate.



Less than 10% of commercial real estate professionals are CCIMs.



CCIMs average 42% more transactions annually than a typical brokerage specialist.



67% of CCIM Designees hold the title of owner, partner, principal, president, vice president, or broker.



# BRYCE PEREZ

REALTOR | CCIM



**20 YEARS OF EXPERIENCE**  
**INNOVATION | INTEGRITY | INTELLIGENCE**

The Bravo Team at RE/MAX Fine Properties is a groundbreaking real estate brokerage and real estate marketing company that provides distinct real estate services to developers in various asset classes and commercial real estate investors. We are redefining the marketing and brokerage industry by providing extensive services and systems for the benefit of our clients. We conduct ourselves with the highest ethical standards while performing what is best for our team, our company, and our clients. We work diligently to achieve our clients' goals and to foster a culture of collaboration. We exceed expectations and achieve win-win outcomes. We are market knowledge leaders and experts in what we do.



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**THE BRAVO  
TEAM**

**RE/MAX  
COMMERCIAL**