

New Building with Patio AVAILABLE FOR LEASE - BTS

SWC Stockdale Highway & Buena Vista Road

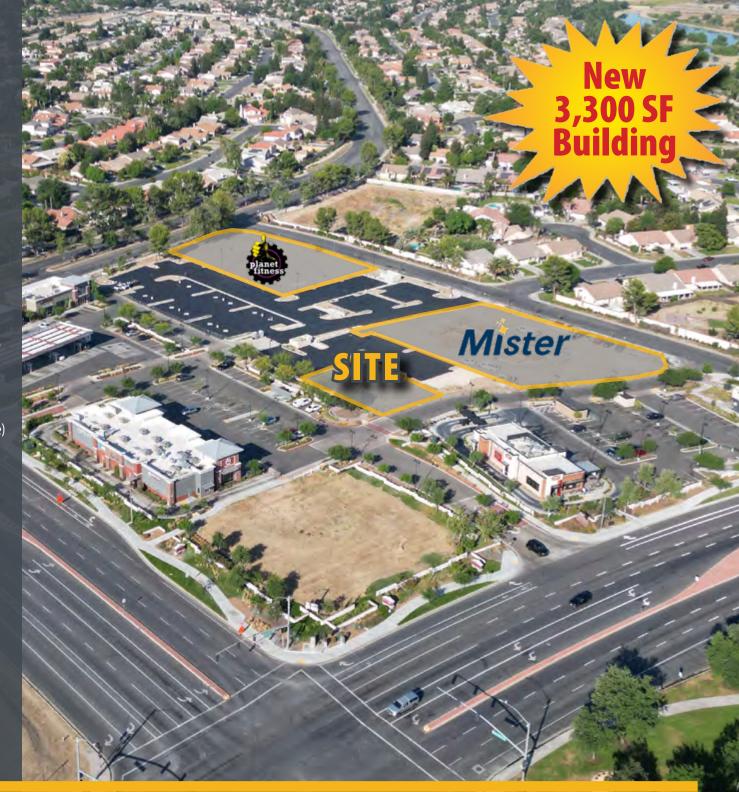
Bakersfield, CA

Property Highlights

- Lease Ground Lease Build-to-Suit (Not for Sale)
- 10 Acre Neighborhood Shopping Center
- Shops & Pads
- Excellent co-tenancy in immediate area
- Beautiful little building with patio



Scott A. Underhill, CRX, SCLS Principal 661 706 9312 mobile # scott@asuassociates.com CA RE #00785728



Village at River Oaks • NEW 3,300 SF BUILDING • Available For Lease SWC Stockdale Highway & Buena Vista Road • Bakersfield, CA

Site Plan

Building Area	SF Size
Fast Food w/Drive-Thru	2,400
Fast Food w/Drive-Thru	3,486
Retail	4,200
Multi-Tenant	8,300
Retail	4,000
Major Tenant	25,891
Retail	4,800
Retail	3,000
Retail	3,300
TOTAL	54,577
	Fast Food w/Drive-Thru Fast Food w/Drive-Thru Retail Multi-Tenant Retail Major Tenant Retail Retail Retail Retail



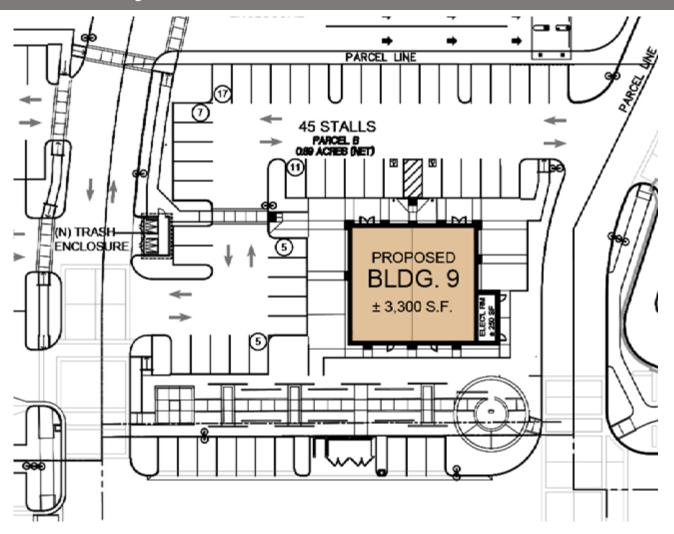


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Proposed Phase 2/ New 3,300 SF Building





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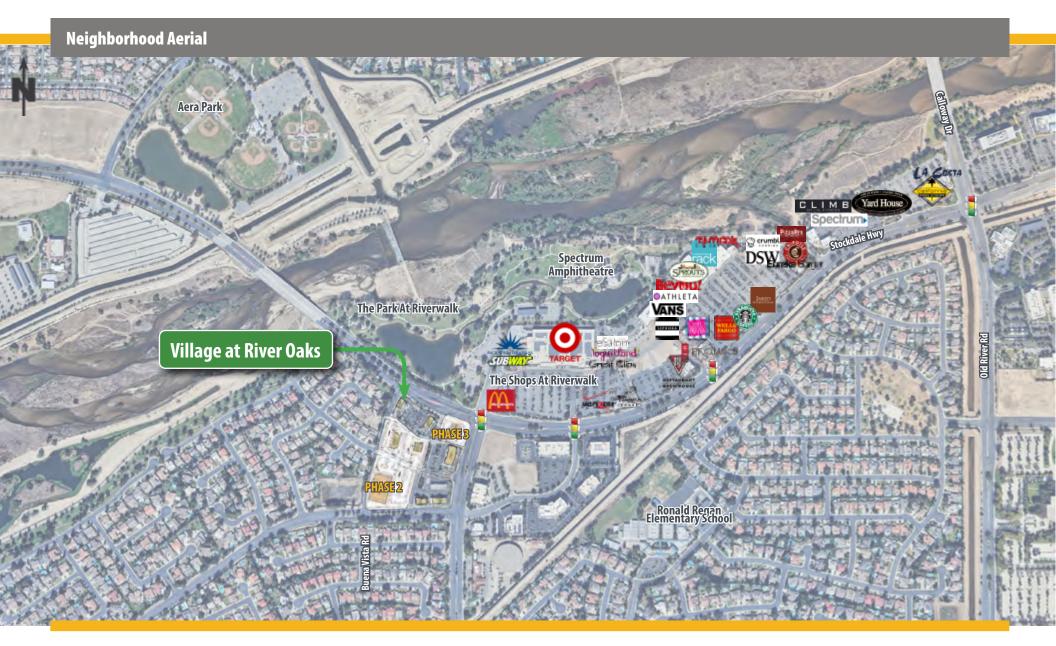
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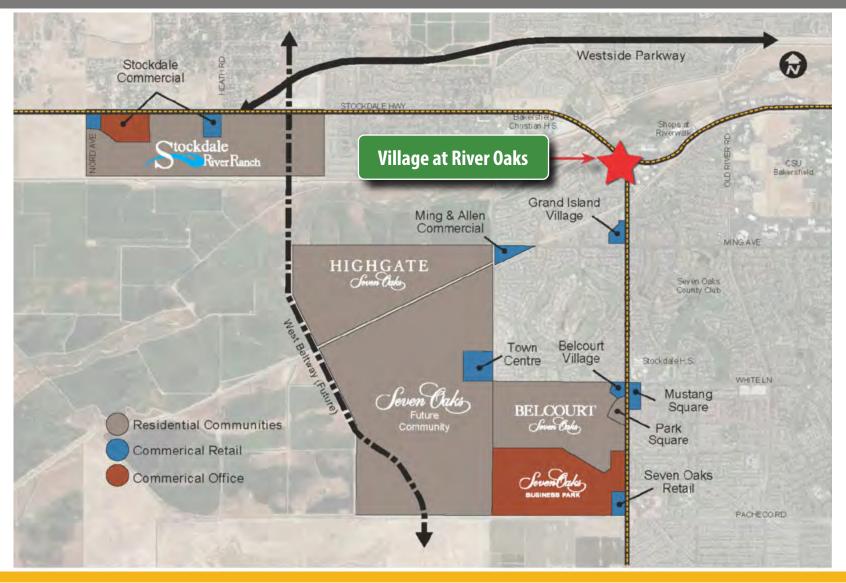


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Masterplan Community Aerial





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City Location Map Field Airport Snow Rd Fruitvale Ave Kratzmeyer Rd Norris Rd Seguro Patton Wa Reina Rd Calloway Dr 99 Nord Ave Auburn St 178 East Bakersfield S ders Corner Fruitvale Rosedale. Greenacres (58) C 58 58 Kern Bakersfield Palm Ave 99 Niles St Pioneer Dr š Westside Pkwy ŝ Virginia Ave 4 0 Stockdale Hwy Stockdale 58 58 58 58 99 **Village at River Oaks** 18 1 Stine Rd California State Fairfax Rd Ming Ave Ming Ave University Mayfa S HSI ŝ Wible Orchard 99 Full Panama Ln Panama Ln E Panama Ln Rd



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