

Village At River Oaks

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

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CA RE #00785728

**New
3,300 SF
Building**

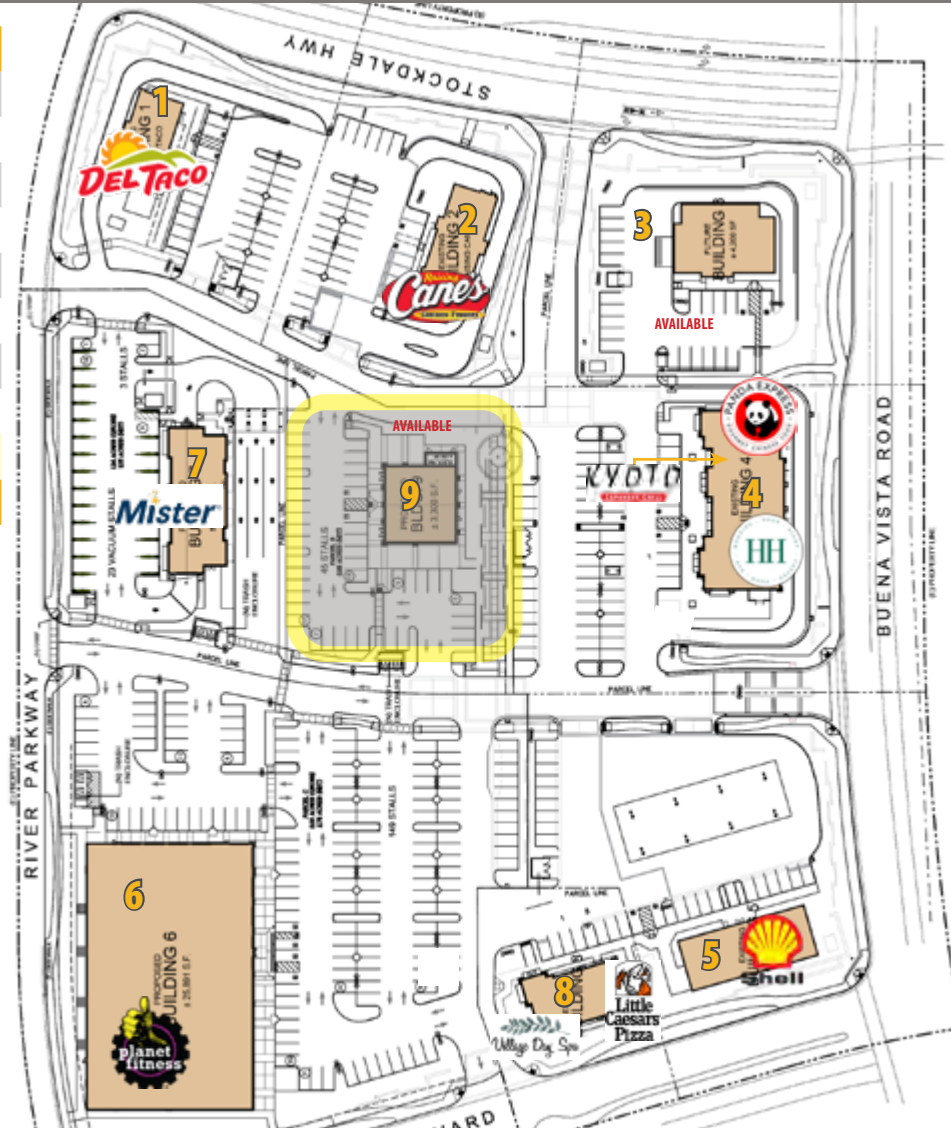


Village at River Oaks ■ NEW 3,300 SF BUILDING ■ Available For Lease

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Site Plan

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

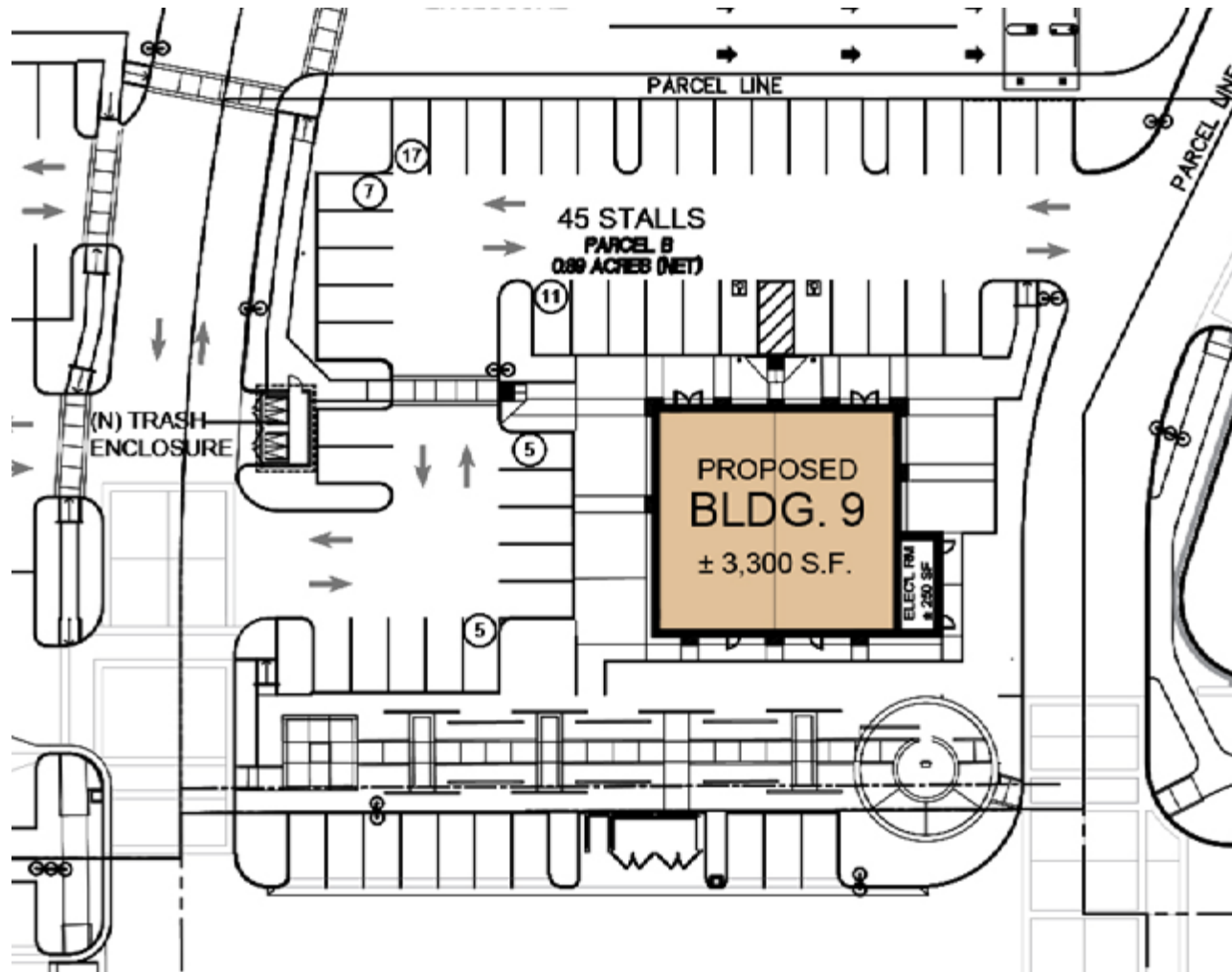


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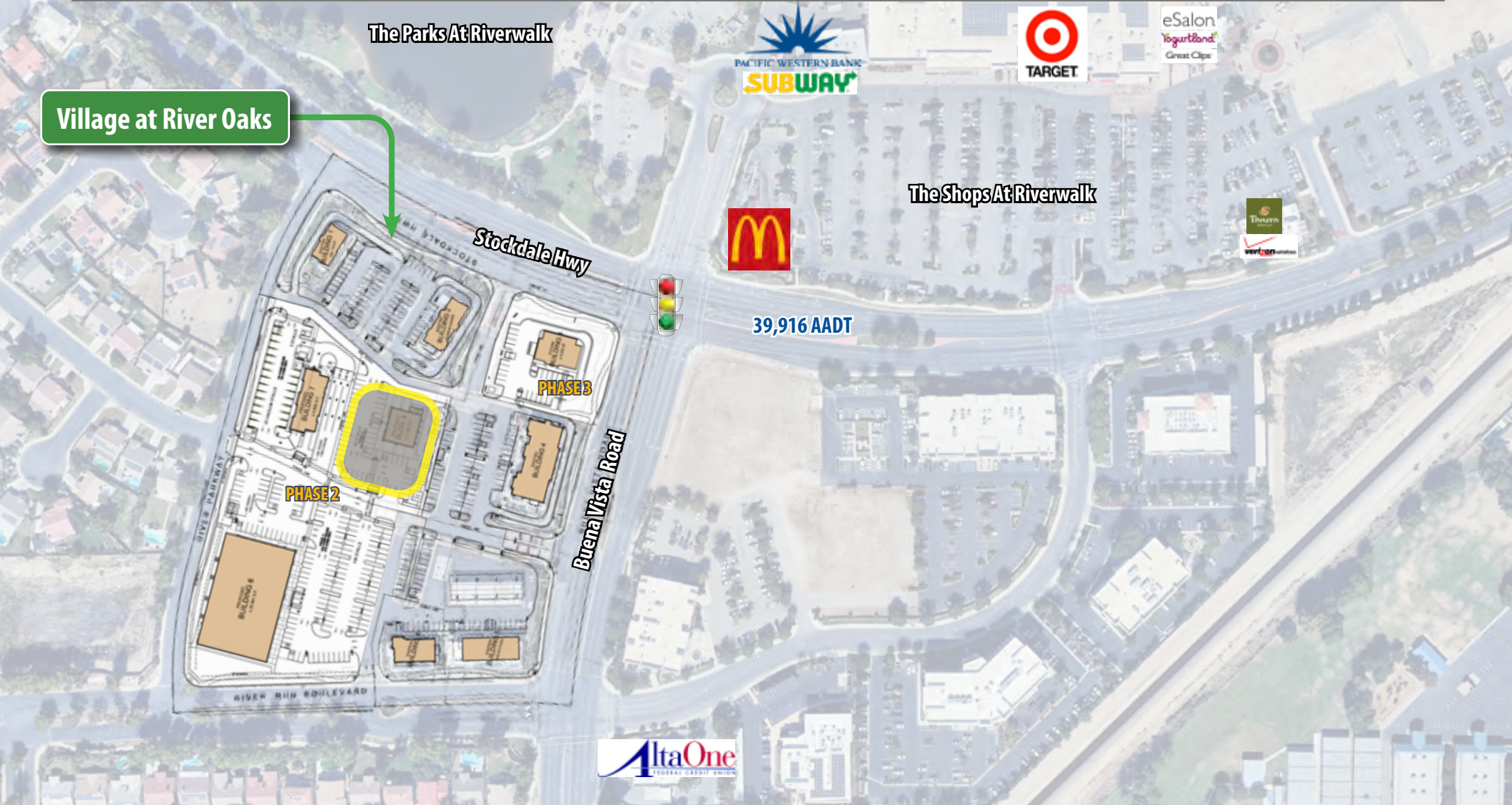
Proposed Phase 2/ New 3,300 SF Building



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Site Plan & Neighborhood Aerial Layout

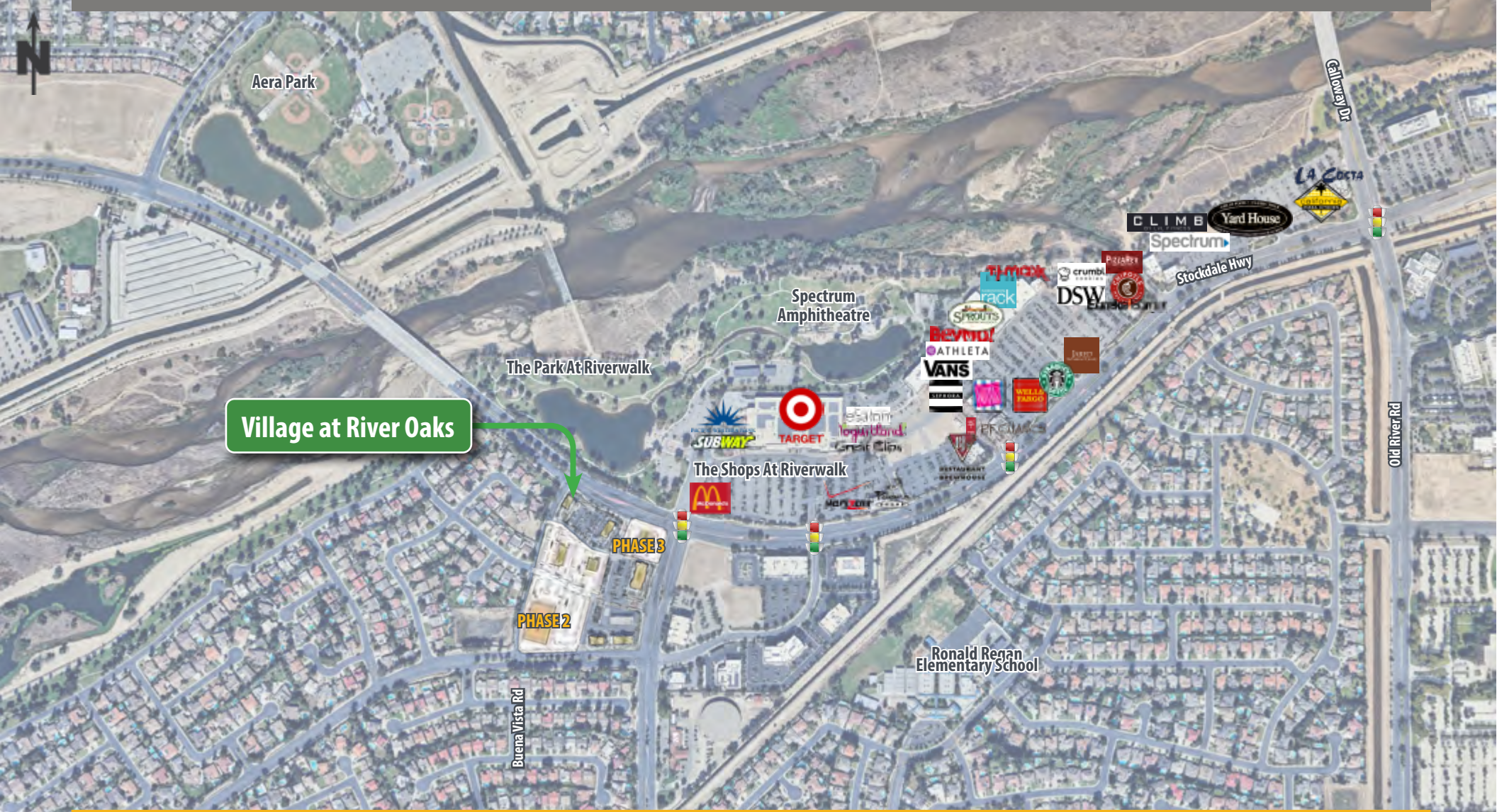


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Neighborhood Aerial



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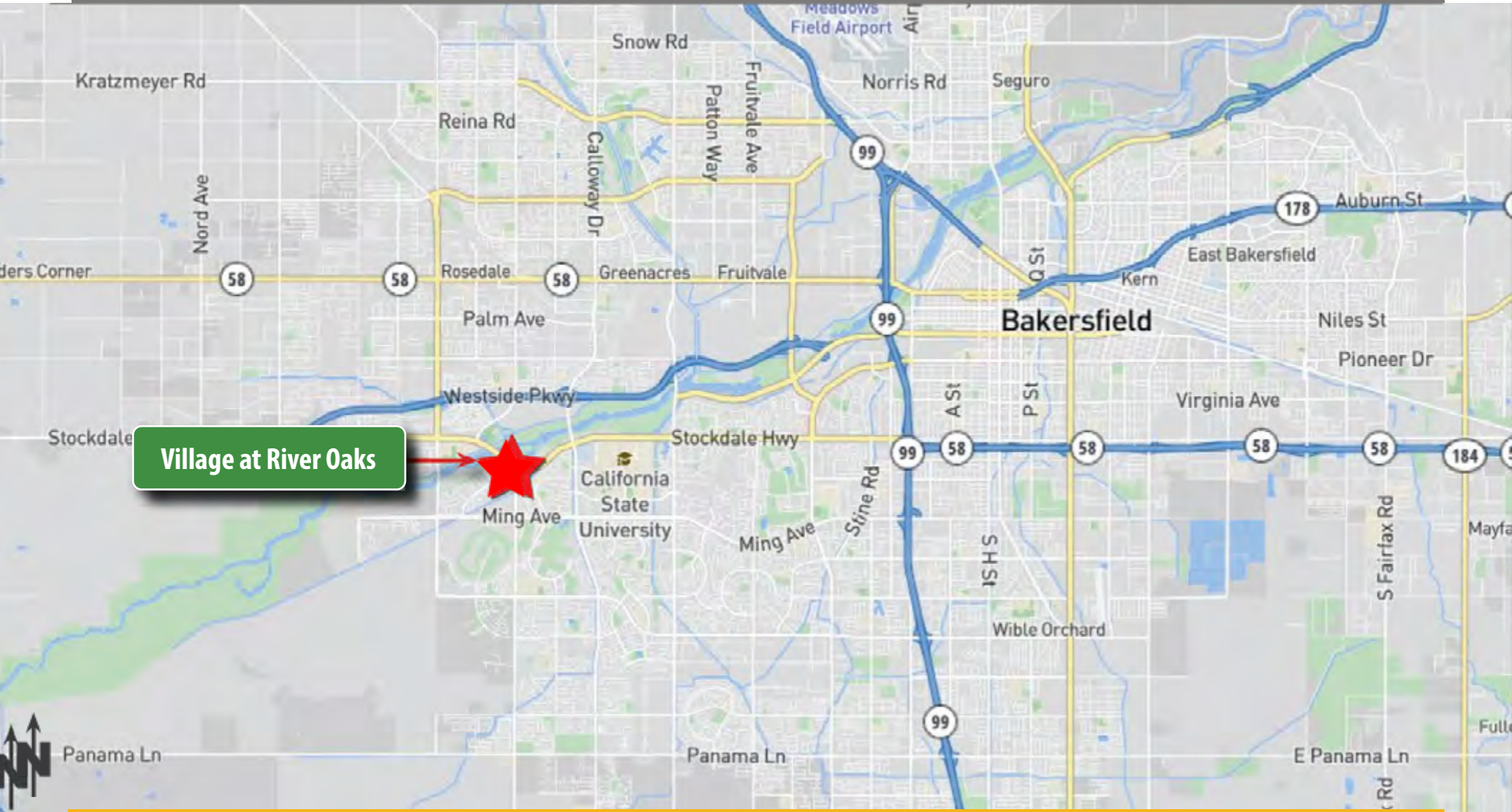
Masterplan Community Aerial



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City Location Map



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