

# Seven Oaks

BUSINESS PARK

FOR SALE OR BUILD-TO-SUIT



**Bolthouse**<sup>SM</sup>  
DEVELOPMENT COMPANY

Bakersfield, CA



For Listing Information Contact

**ASU**  
COMMERCIAL

**661 862 5454**

**Available For Sale or Build-To-Suit**  
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# Seven Oaks

BUSINESS PARK



## Available For Sale or Build-To-Suit

### Seven Oaks Master Plan & Features

**Seven Oaks Business Park** caters to the needs of retail and office users in a live/work environment, incorporating heavy landscapes, open spaces, and trails for the enjoyment of business and neighborhood pedestrian traffic alike.

- Integrated trail system connects the business park to the surrounding residential & retail

- Office and healthcare for the future of west Bakersfield

- Restaurant & retail services throughout the business park and nearby Bolthouse owned retail centers

- Bolthouse Development has time & again brought Bakersfield's finest establishments to their projects for convenience

- Highly rated public school system surrounding Seven Oaks Business Park

- Average Household Income of \$149,447 (2 mile radius)

- Bakersfield's Highest Average Home Values \$474,000 (2 mile radius)



Map not to scale and for illustrative purposes only for the convenience of reference. They should not be relied upon as representation, express or implied, of the final plans.

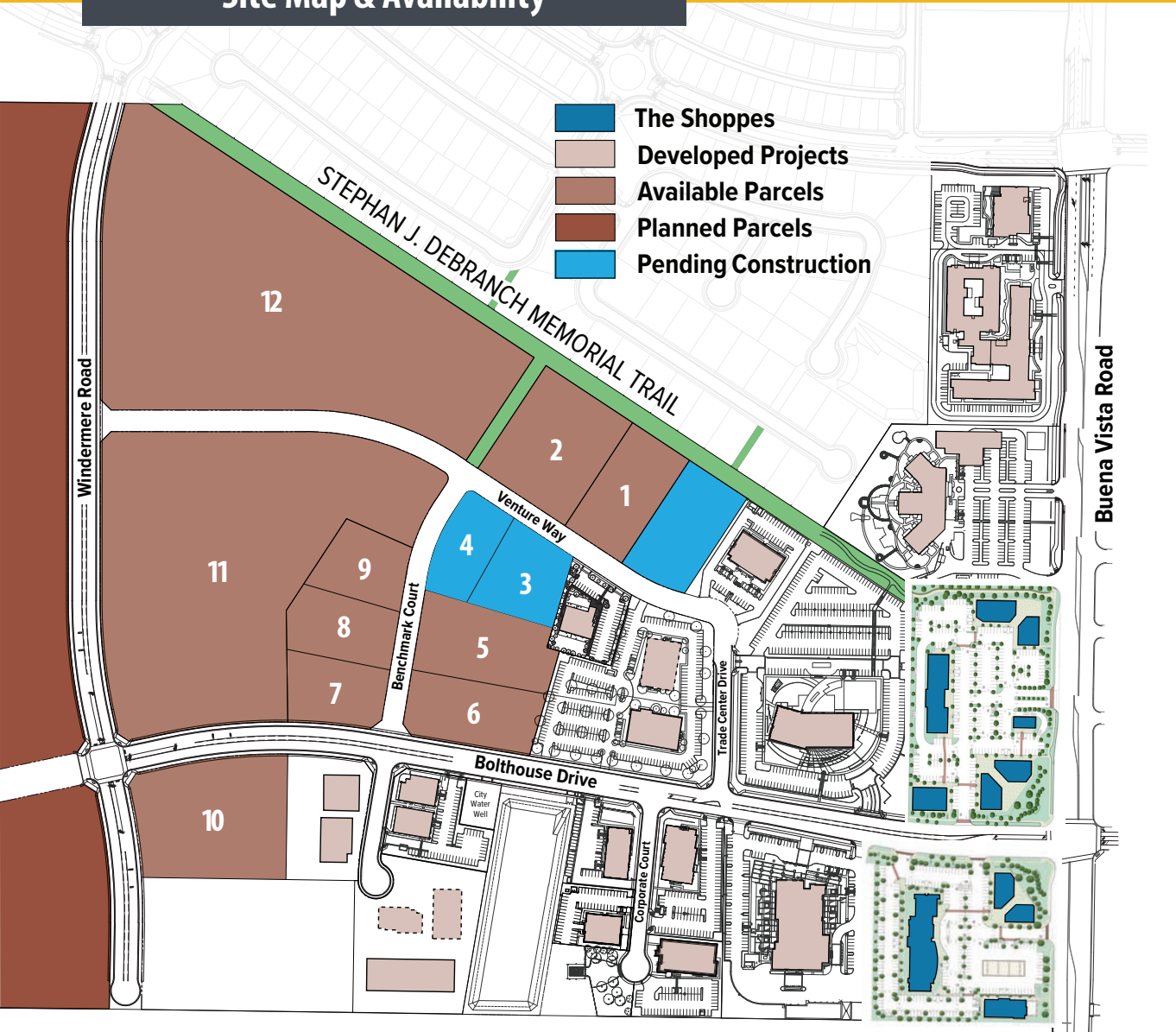


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# Seven Oaks

BUSINESS PARK

Available For Sale or Build-To-Suit  
Site Map & Availability



## Lot Availability

1	1.50 Acres	3.81 Acres Contiguous
2	2.31 Acres	3.81 Acres Contiguous
3	1.11 Acres	LEASED
4	1.05 Acres	UNDER CONTRACT
5	1.81 Acre	3.30 Acres Contiguous
6	1.49 Acres	3.30 Acres Contiguous
7	1.15 Acres	Can Be Expanded
8	1.20 Acres	Can Be Expanded
9	1.05 Acres	Can Be Expanded
10	3.19 Acres	Divisible To As Small As 1.5 Acres
11	12.64 Acres	CONTACT AGENT
12	16.72 Acres	CONTACT AGENT

- Lot lines have flexibility. They can be moved to modify the sizes of available parcels within reason
- West Ming Specific Plan Special Use zoning allows for an abundance of uses within the business park
- Quality maintained through architectural control
- Contact listing agents for more details

*Bolthouse*<sup>SM</sup>  
PROPERTIES, LLC

# Seven Oaks

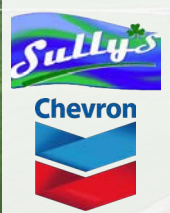
BUSINESS PARK

## Available For Sale or Build-To-Suit

### Seven Oaks Business Park

Seven Oaks Business Park is a 276-acre mixed-use land development offering parcels from approximately 1 acre to 50 acres for sale or build-to-suit in an environmentally friendly, master-planned development. It is located within Bakersfield's premier Seven Oaks community between Buena Vista Road and Allen Road. Seven Oaks Business Park caters to the needs of retail and office users in a live/work environment, incorporates heavily landscaped open spaces and linked trails for the enjoyment of businesses and neighborhood pedestrian traffic alike. Seven Oaks Business Park has committed to an architectural standard that will lead the Bakersfield marketplace into the next generation.

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PROPERTIES, LLC



The Shoppes

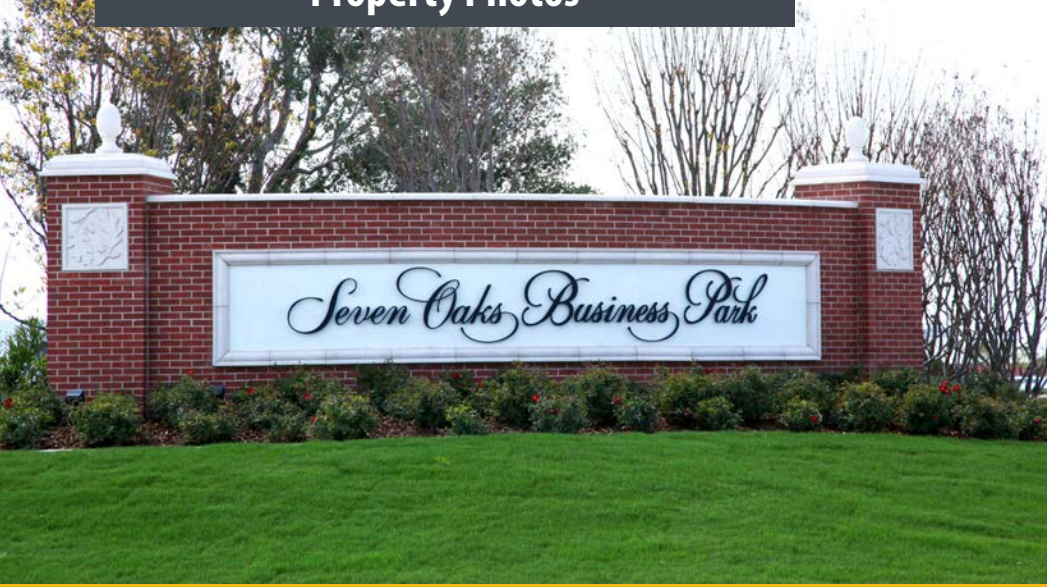
- Adventist Health
- UPS
- Coffee Bean Tea Leaf
- Sequoia
- Mas Balla Restaurant Lounge
- PAIR MAROTTA Physical Therapy
- Superior Smiles
- KUMON
- wpg
- WOODBRIDGE PACIFIC GROUP
- Coming Soon!
- HARRIS BBQ

# Seven Oaks

BUSINESS PARK

Available For Sale or Build-To-Suit  
Property Photos

Bolthouse<sup>SM</sup>  
PROPERTIES, LLC



Available For Sale or Build-To-Suit  
Existing Development



**Houchin Community Blood Bank**  
40,000 SF Headquarters and Blood Bank



**Valley Strong Credit Union**  
60,000 SF Headquarters



**11601 Bolthouse Drive**  
27,200 SF Professional Offices

**Centric Health**  
27,000 SF

**Valley Montessori Academy**  
7,500 SF

**11901 & 11905 Bolthouse Drive**  
20,000 SF Professional/Medical Office

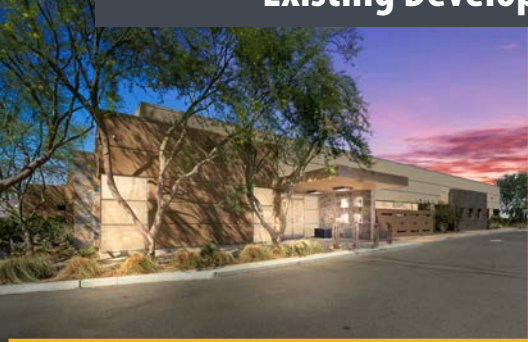


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**Available For Sale or Build-To-Suit**  
**Existing Development**

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**Grow Public Schools Administration**  
 14,912 SF

**Davita Dialysis**  
 12,000 SF Treatment Center

**Ivy Park at Seven Oaks**  
 & Memory Care - 83,500 SF

**Hoffmann Hospice**  
 Free Standing In-Patient Hospice Facility, Administrative Building & Grief Support Building - 40,215 SF

**New Horizon Surgical Center & Oaks Surgical Center**  
 13,000 SF

**11837 Bolthouse Drive**  
 13,725 SF Professional Offices

**Northern Digital Inc.**  
 14,000 SF Corporate Office

**Alzheimer's Disease Association of Kern County**  
 Approximately 13,000 SF



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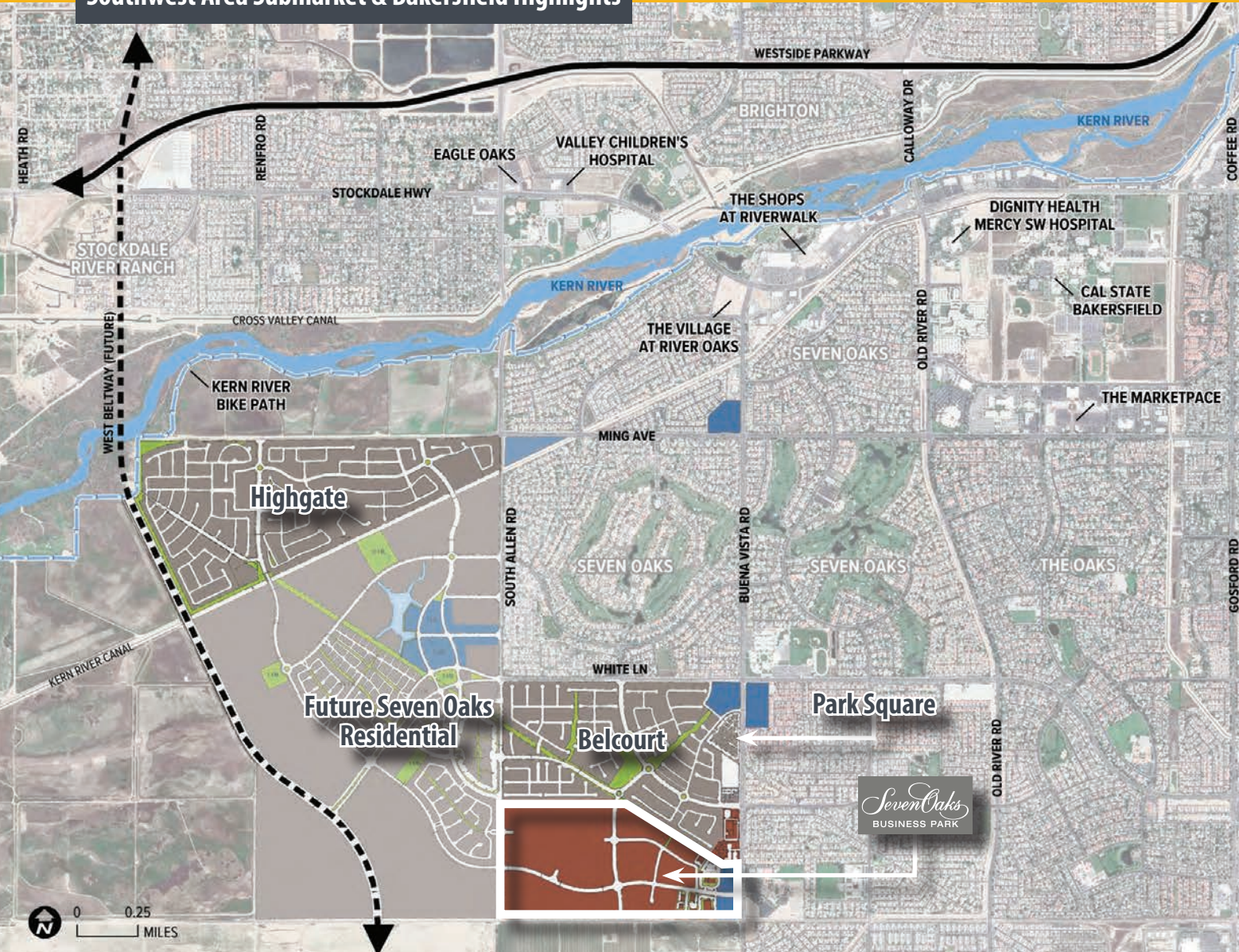
# Seven Oaks

BUSINESS PARK

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Southwest Area Submarket & Bakersfield Highlights

Bolthouse<sup>SM</sup>  
PROPERTIES, LLC



## Bakersfield Market Growth On Continuous Rise



Steady Employment, Economy & Population Base

9th Largest City In California



Energy Capital Of The Nation

2nd Ranked Agricultural Industry In The Nation



Central Location Between Los Angeles & Fresno



One Of California's Most Affordable Home Markets

## Available For Sale or Build-To-Suit

### Demographic Information

#### Demographic Summary

Bakersfield is a significant hub for both agriculture and energy production. Kern County is California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices. Major crops for Kern County include grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. The city is home to the corporate and regional headquarters of companies engaged in these industries.

There is a growing manufacturing and distribution sector in Bakersfield. Several companies have moved to Bakersfield because of its inexpensive land, as well as proximity to international ports in both Los Angeles and Oakland. Other companies have opened regional offices and non-oil/agricultural businesses because of Bakersfield's and Kern County's business-friendly policies, such as having no local utility or inventory taxes. Products manufactured in the city include ice cream (the world's largest ice cream plant), central vacuums, highway paint, and stock racing cars.



Community Profile	1 Mile	2 Mile	3 Mile
Total Population	11,624	38,512	67,838
Total Households	3,469	11,773	22,005
Average Household Income	\$152,408	\$149,447	\$147,203
Median Household Income	\$115,593	\$111,120	\$107,366
Total Businesses	148	488	1,476
Total Employees	1,079	3,963	14,841



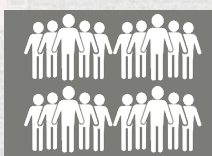
3 Mile Population  
**67,838**



3 Mile Average HH Income  
**\$147,203**



3 Mile 2023 Housing Units  
**22,737**



3 Mile 2028 Population Projection  
**70,618**

Available For Sale or Build-To-Suit  
Kern County At A Glance

# KERN COUNTY At A GLANCE

**#2 LARGEST ECONOMY**  
IN THE SAN JOAQUIN VALLEY

**#3** in Agricultural  
Production Nationwide



**#3** in Economic  
Diversity  
Nationwide



**#4** in STEM  
Jobs  
Nationwide



**OVER 50** MAJOR DISTRIBUTION  
CENTERS



**THE ENERGY CAPITAL OF CALIFORNIA**  
Largest Provider of Oil & Renewable Energy in the State

**75%**



**60%**



**#1** Largest Wind  
Project in the  
Nation

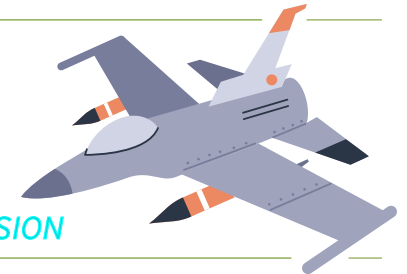


**#1** Largest Battery  
Energy Storage  
System in the World



**#13** Oil-Producing  
County in the  
the Nation

**OVER 50** WORLD'S TECH  
"FIRSTS"  
NAVAL AIR WARFARE  
CENTER WEAPONS DIVISION



**1ST** INLAND SPACE PORT  
IN U.S.

MOJAVE AIR &  
SPACE PORT AT  
RUTAN FIELD



**1ST** SPACE SHUTTLE  
LANDING

EDWARDS  
AIR FORCE  
BASE

