

Riverwalk I & II

9450-9500 Stockdale Highway, Bakersfield, CA 93311



[View Virtual Tour](#)

SIZE
60,423 RSF

PARKING RATIO
5.0 per 1,000 RSF

- Adjoining medical office buildings with on-site urgent care center, Emergency Physicians Urgent Care
- Diverse specialty base including family medicine, internal medicine, pediatrics, and more
- Located in large medical corridor across from Dignity Health Hospital campus
- Monument signage opportunity, modern atrium, and abundant surface parking
- Multiple 2nd generation suites available, up to 5,500 RSF
- Generous Tenant Improvement Allowance with flexible terms

Located across from hospital campus with on-site urgent care and 2nd-gen suites available.

POPULATION (5-MILE RADIUS)

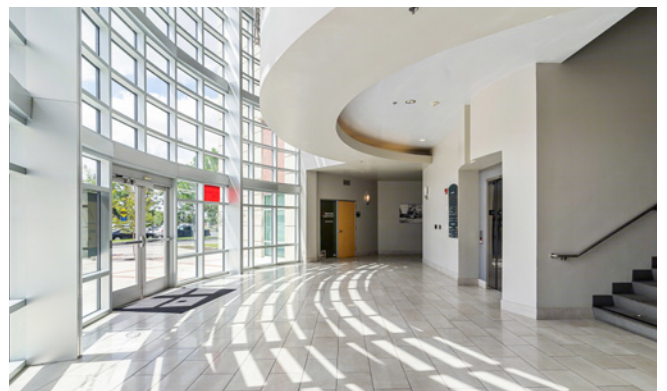
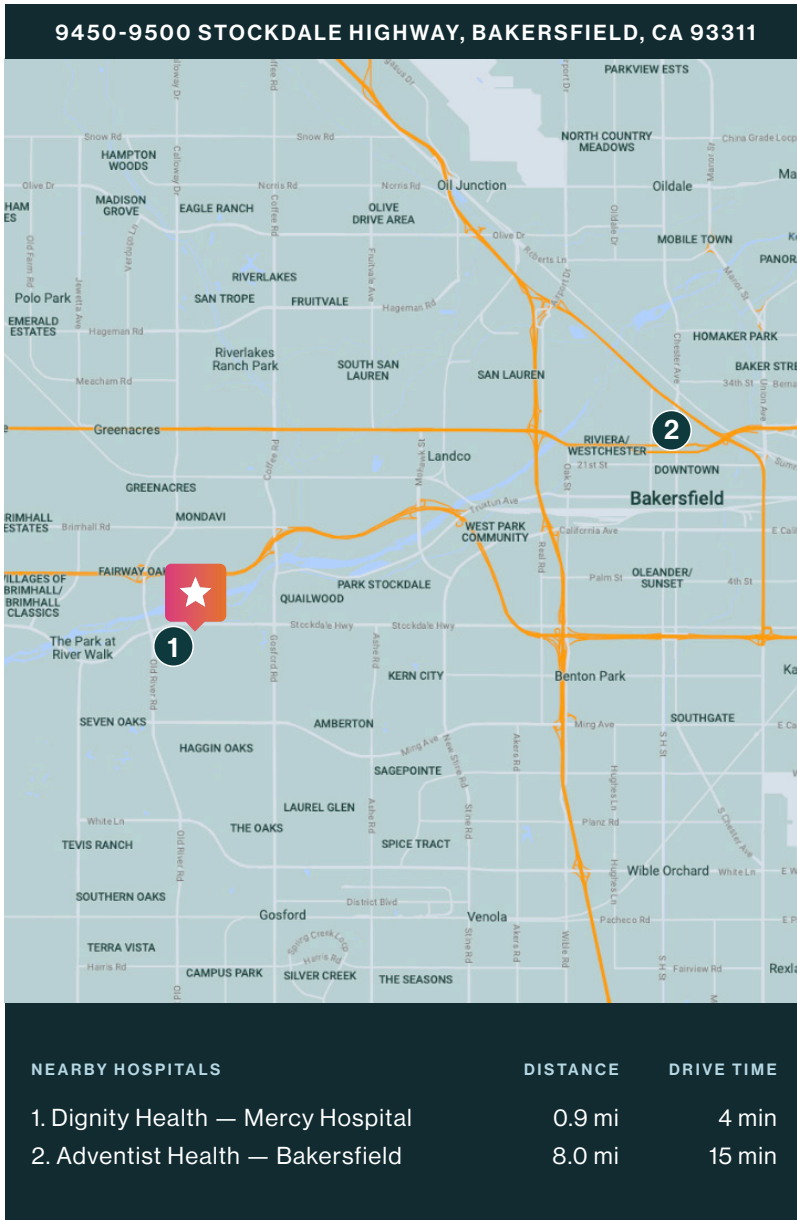
253,468

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$101,471

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

93.7%



SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Trader Joe's
- Vons
- Plaza on Calloway
- Plaza at Riverlakes
- Hyatt Place Bakersfield
- Seven Oaks Country Club
- Orange Theory Fitness
- Starbucks
- Dutch Bros Coffee
- Panda Express
- Chipotle Mexican Grill

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