

300 Old River Rd

500 Old River Rd

- **Model Suites In Progress with moving allowance available.**
- **Double Broker commission for all SPEC suite leases signed before year end (6% total).**
- **2% Broker bonus for new non-SPEC suites signed before year end (5% total).**

For Lease

Dignity Health Southwest Mercy Hospital Campus

300 & 500 Old River Rd | Bakersfield, CA

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Property Details:

Address	300 & 500 Old River Rd Bakersfield, CA 93311
Building Size	300: ± 40,000 SF 500: ± 40,000 SF
Number of Floors	Two (2) Floors with Elevator
Year Built	1993
Parking Ratio	5/1,000 SF
Utilities	Suites are separately metered

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Lease Rate:

Call broker

Property Overview:

300 & 500 Old River Road offers prime southwest Bakersfield location adjacent to Mercy Southwest Hospital, a member of Dignity Health. Situated in close proximity to California State University Bakersfield, Mercy Hospital, and the US Post Office, these two-story buildings provides convenient access to essential amenities and services. The property features medical space available on campus, catering to the needs of healthcare professionals and patients alike. Co tenants include long-term, well-established physicians, ensuring a robust and supportive professional environment. With ample parking and strong walkability to nearby retail and restaurants, this property offers prominence and accessibility in the Bakersfield metropolitan area.



Property Highlights:

- Prime southwest Bakersfield location.
- Medical space available on the campus of Mercy Southwest Hospital, a member of Dignity Health.
- New Mercy Southwest Tower Expansion Project.
- Elevator service.
- Co-tenants are long term well established physicians.
- Ample Parking.
- Adjacent to California State University Bakersfield, Mercy Hospital, and US Post Office.
- Strong walkability to retail & restaurants.
- New signalized entry from Stockdale Hwy.

**Lease Suite 160 prior to 12/31/24 and receive a \$6,600 moving allowance. Terms and conditions apply.*

Available:

Building 300

- **Model Suite 160:** ± 2,201 RSF

Building 500

1st Floor

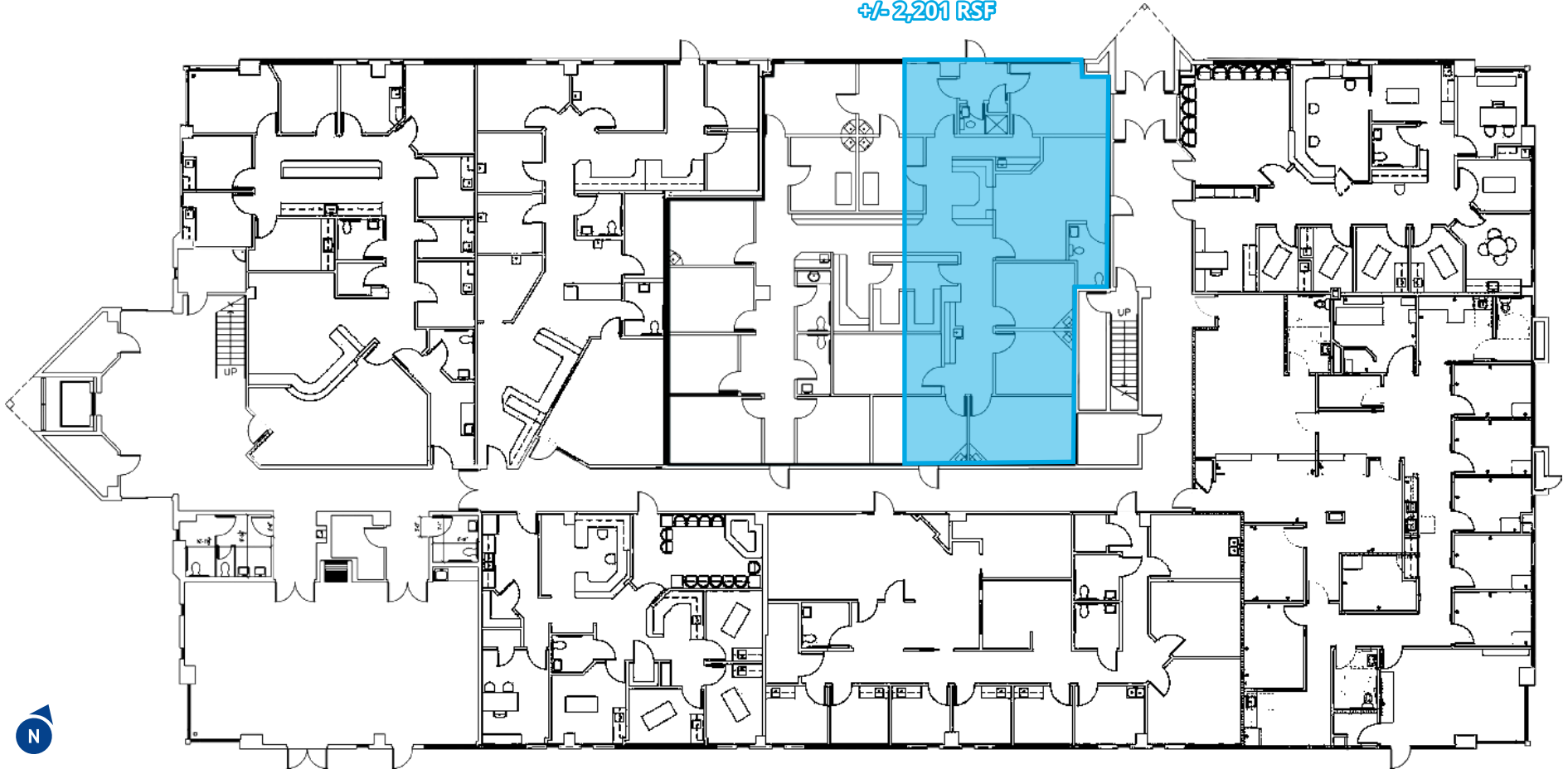
- **Suite 155:** ± 3,036 RSF

2nd Floor

- **Model Suite 205:** ± 2,215 RSF
- **Suite 250:** ± 2,386 RSF

Building 300 - 1st Floor Plan (As Built)

Model Suite 160*
+/- 2,201 RSF



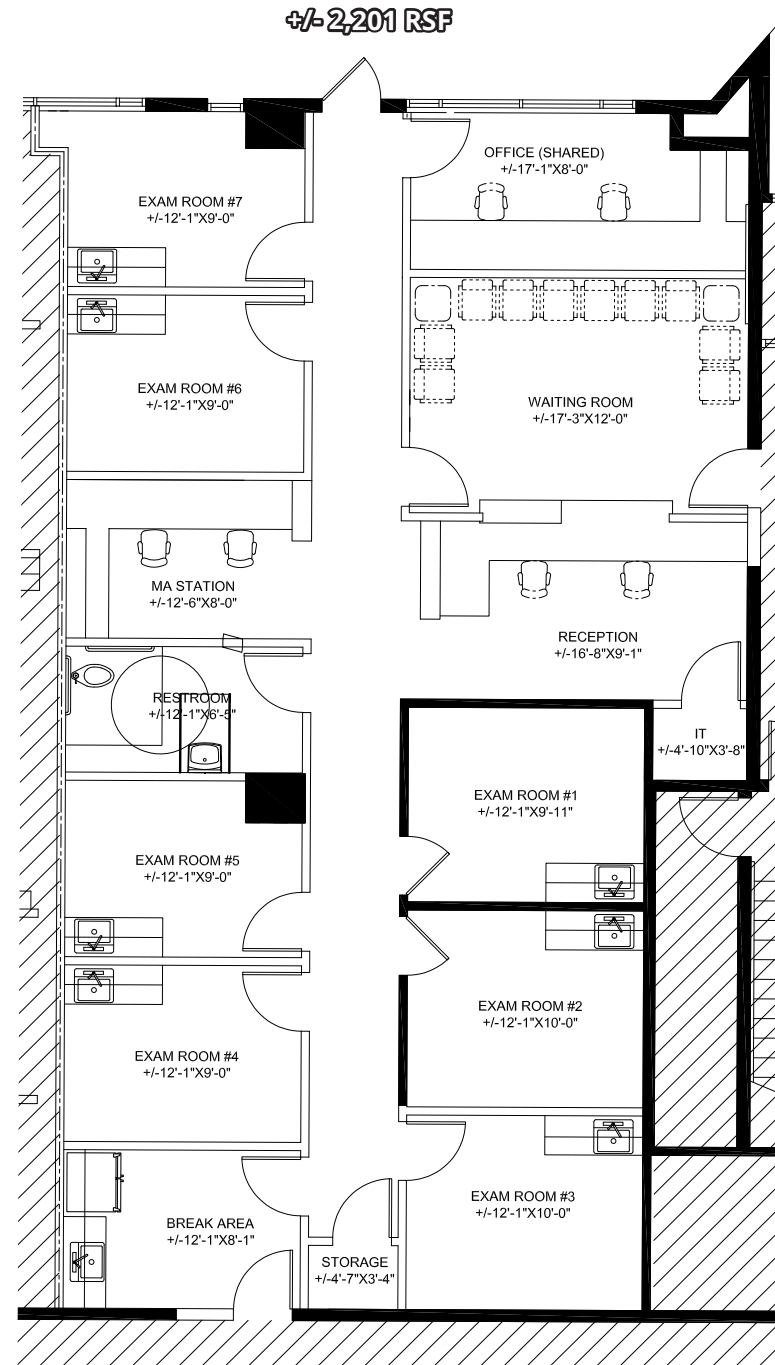
**See Model Suite Plan*

Building 300 - 1st Floor Plan (Model)

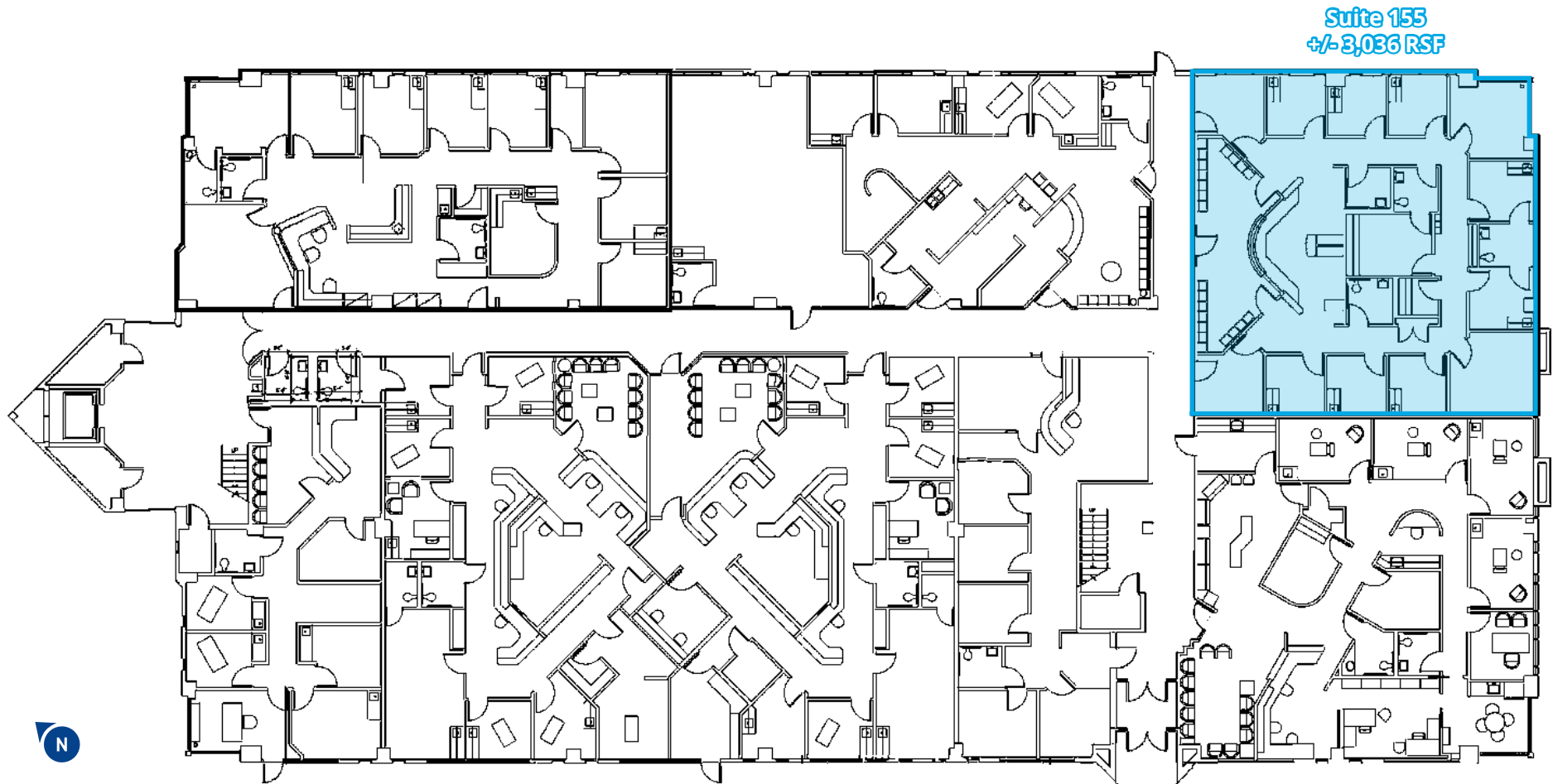
Model Suite Under Construction

****Incentives****

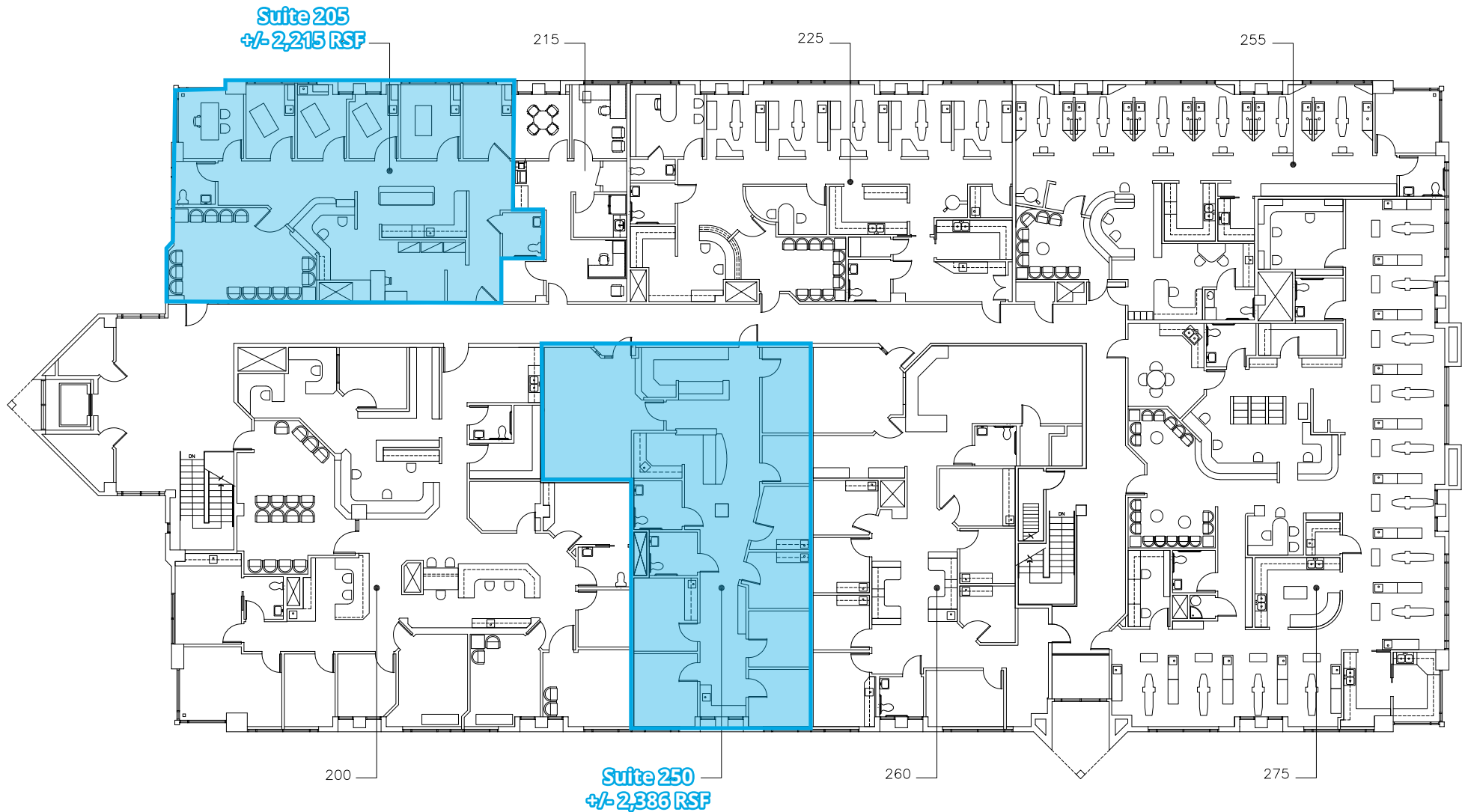
- Lease model suite prior to 12/31/24 and receive a \$6,600 moving allowance.
- Full 6% commission to procuring broker (SPEC suite only).
- Terms and conditions apply. Call for details.



Building 500 - 1st Floor Plan

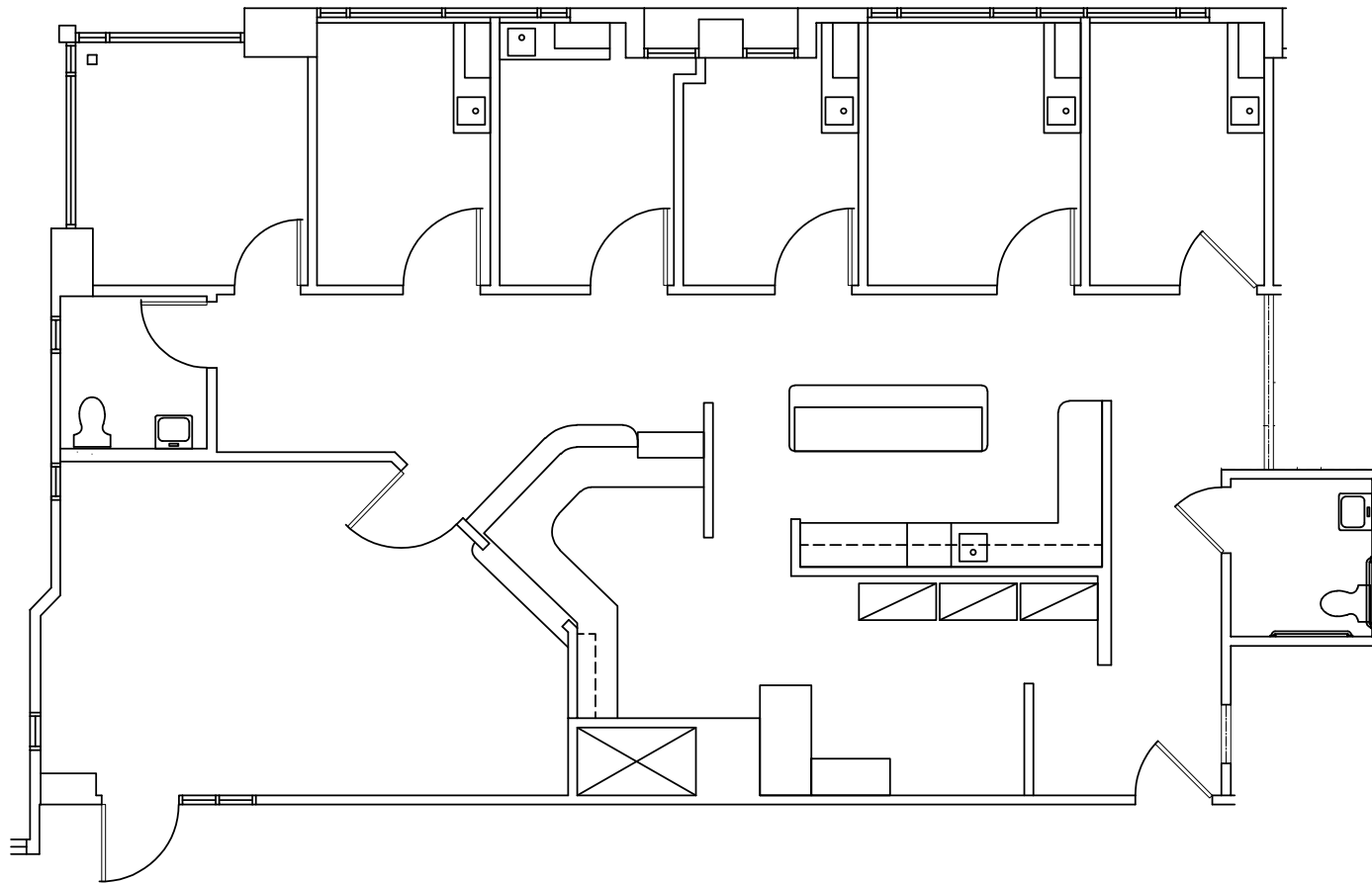


Building 500 - 2nd Floor Plan



Building 500 - 2nd Floor Plan (Model)

Suite 205
+/- 2,215 RSF

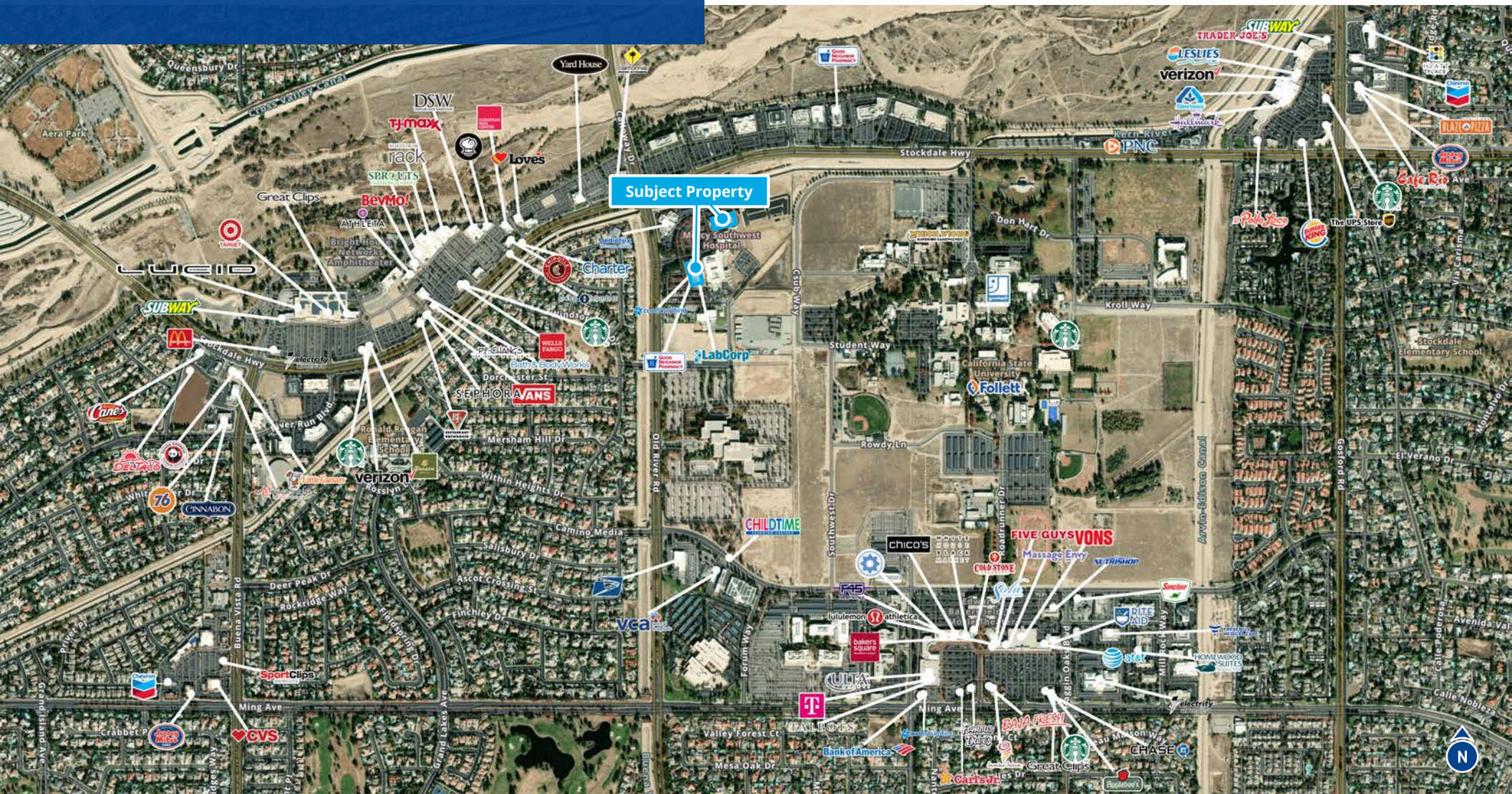


Model Suite Under Construction

Incentives

- Lease model suite prior to 12/31/24 and receive a \$6,600 moving allowance.
- Full 6% commission to procuring broker (SPEC suite only).
- Terms and conditions apply. Call for details.

Submarket Aerial



Population
 1 Mile: 5,656
 3 Mile: 91,986
 5 Mile: 250,701



Daytime Population
 1 Mile: 11,993
 3 Mile: 88,049
 5 Mile: 245,653



Households
 1 Mile: 1,760
 3 Mile: 33,447
 5 Mile: 84,462



Median Age
 1 Mile: 44.4
 3 Mile: 37.2
 5 Mile: 34.6



Businesses
 1 Mile: 449
 3 Mile: 3,293
 5 Mile: 9,431



Average HH Income
 1 Mile: \$188,154
 3 Mile: \$135,274
 5 Mile: \$119,667

Neighboring Map



Mercy Southwest Tower Expansion Project

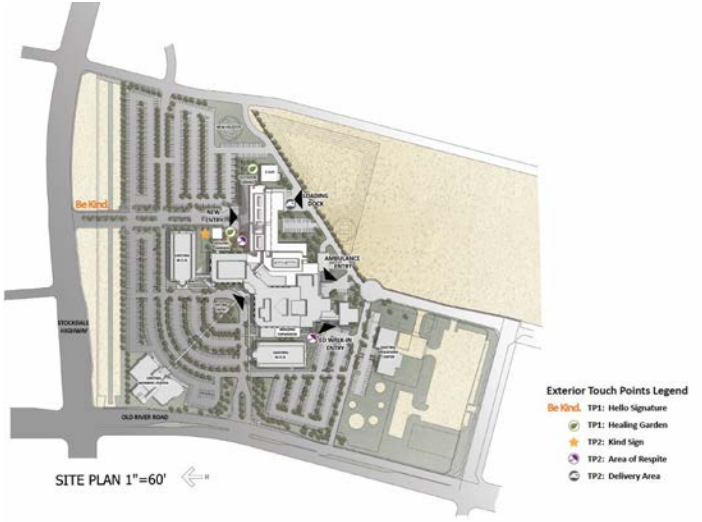
500 Old River Rd

300 Old River Rd

Old River Rd - 38,519 AADT



Property Photos



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Mercy Southwest Tower Expansion Project

Mercy Hospital is underway on its new four-story Mercy Southwest Tower Expansion Project. Along with the new 106-bed patient tower, the existing hospital will undergo extensive renovations to accommodate the increase in patient volume and expansion of health care services including cardiology, neurosurgery, oncology, orthopedics, women's services and more. The area around Mercy Hospital Southwest is projected to grow by seven percent in the next five years. As the community grows, there comes a greater need for access to healthcare services west of Highway 99.

The Mercy Southwest Tower Expansion Project was made possible through the many significant contributions from philanthropic donors dedicated to improving the health and wellbeing of our community for generations to come. The community has donated more than \$15,000,000 toward the project, and Mercy Hospital employees have donated more than \$400,000.

Construction of the \$350 million project is expected to be complete by 2025 and is led by Layton Construction, SC Anderson, Inc., Cunningham, and Devenney Group. The Mercy Southwest Tower Expansion Project includes:

- 106 Private Patient Rooms
- A New 24 Room Intensive Care Unit
- 18 Private Neonatal Intensive Care Unit Rooms
- State-of-the-Art Cardiac Catheterization Suites
- Expanded Neurosurgery Capabilities
- 6 additional Operating Rooms
- Specialized Oncology and Orthopedic Units
- Expanded Emergency Department
- Additional Parking and Campus Redesign

Along with remodeled admitting, imaging, and public areas, the hospital plans to hire additional physicians, specialists, nurses, and other clinical and non-clinical staff, creating hundreds of new area jobs.