

Village At River Oaks

RETAIL SPACES
AVAILABLE FOR LEASE

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
- CORNER AVAILABLE!!



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**New
3,300 SF
Building**

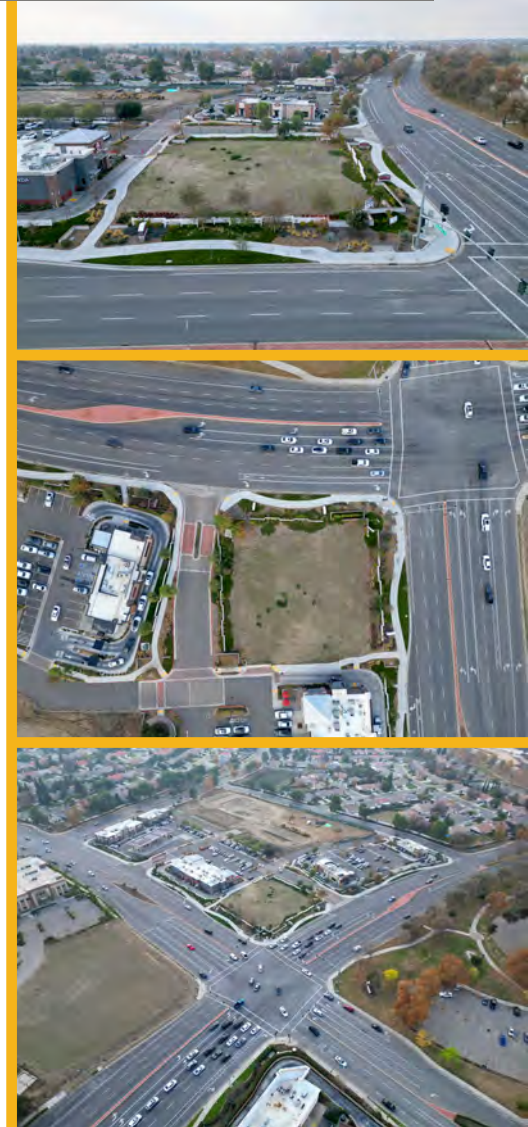
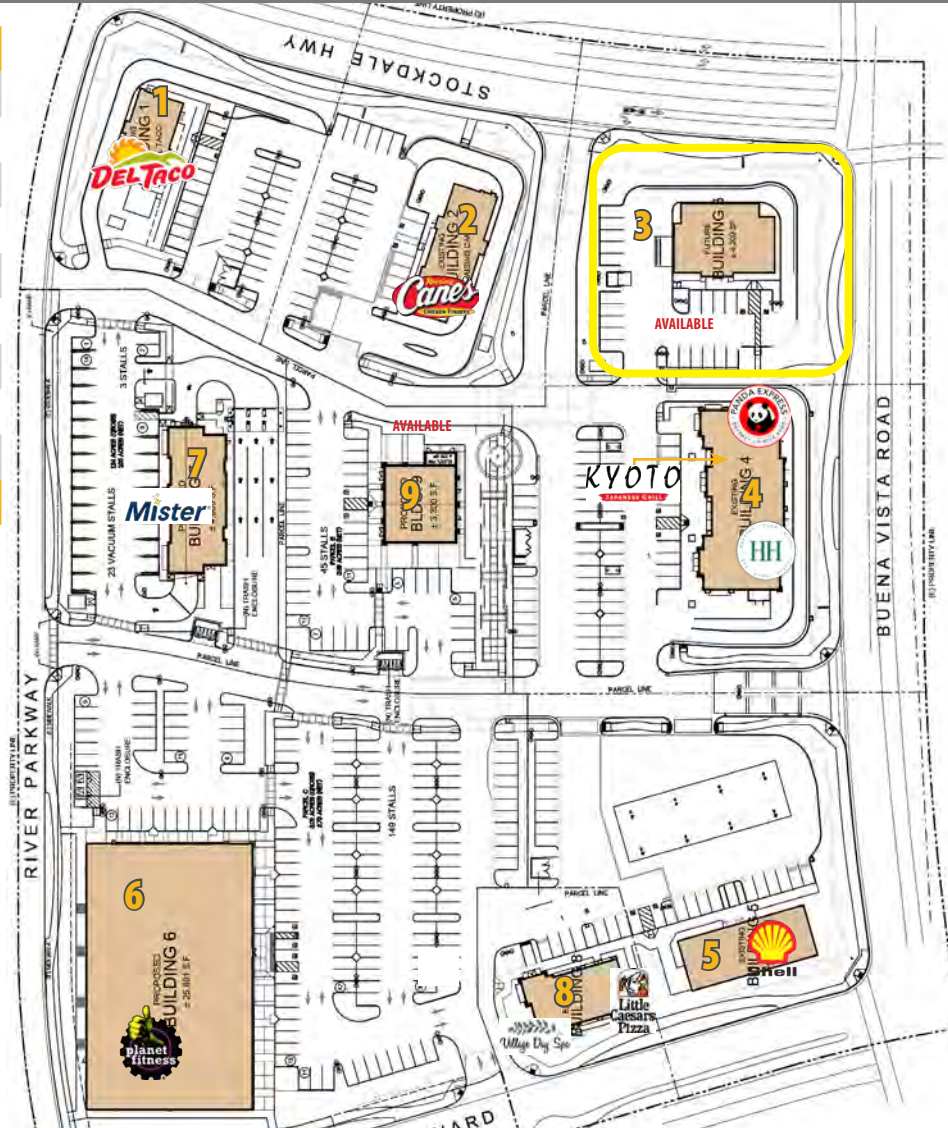
**You
Tube**

Village at River Oaks ■ Hard Corner Available For Lease

SWC Stockdale Highway & Buena Vista Road ■ Bakersfield, CA

Site Plan

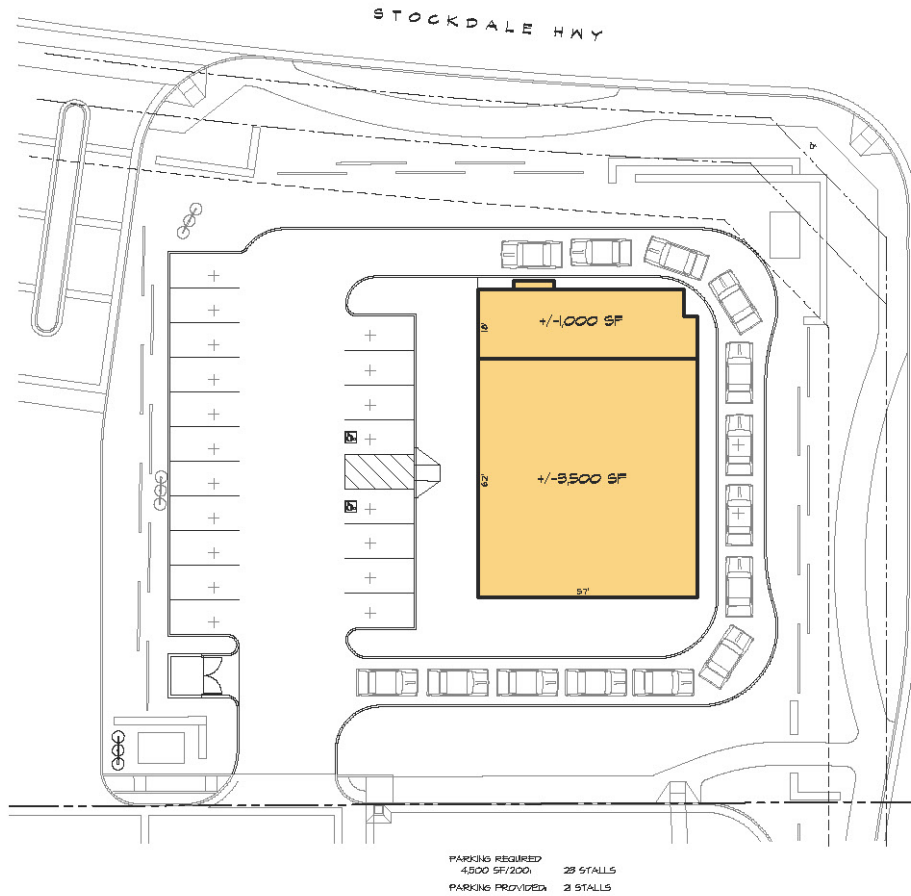
Bldg	Building Area	SF Size
1	Fast Food w/Drive-Thru	2,400
2	Fast Food w/Drive-Thru	3,486
3	Retail	4,200
4	Multi-Tenant	8,300
5	Retail	4,000
6	Major Tenant	25,891
7	Retail	4,800
8	Retail	3,000
9	Retail	3,300
TOTAL		54,577



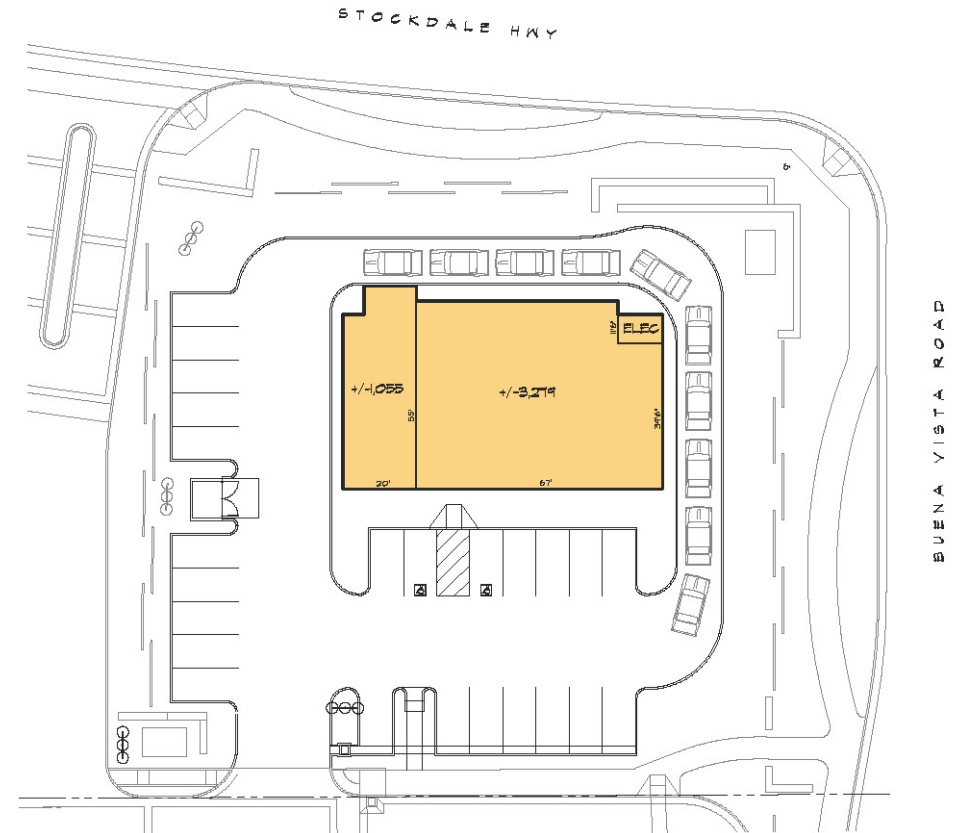
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Proposed Phase 3/Hard Corner Site Plans



PARCEL 3 SCHEME 'C'
VILLAGE AT RIVER OAKS

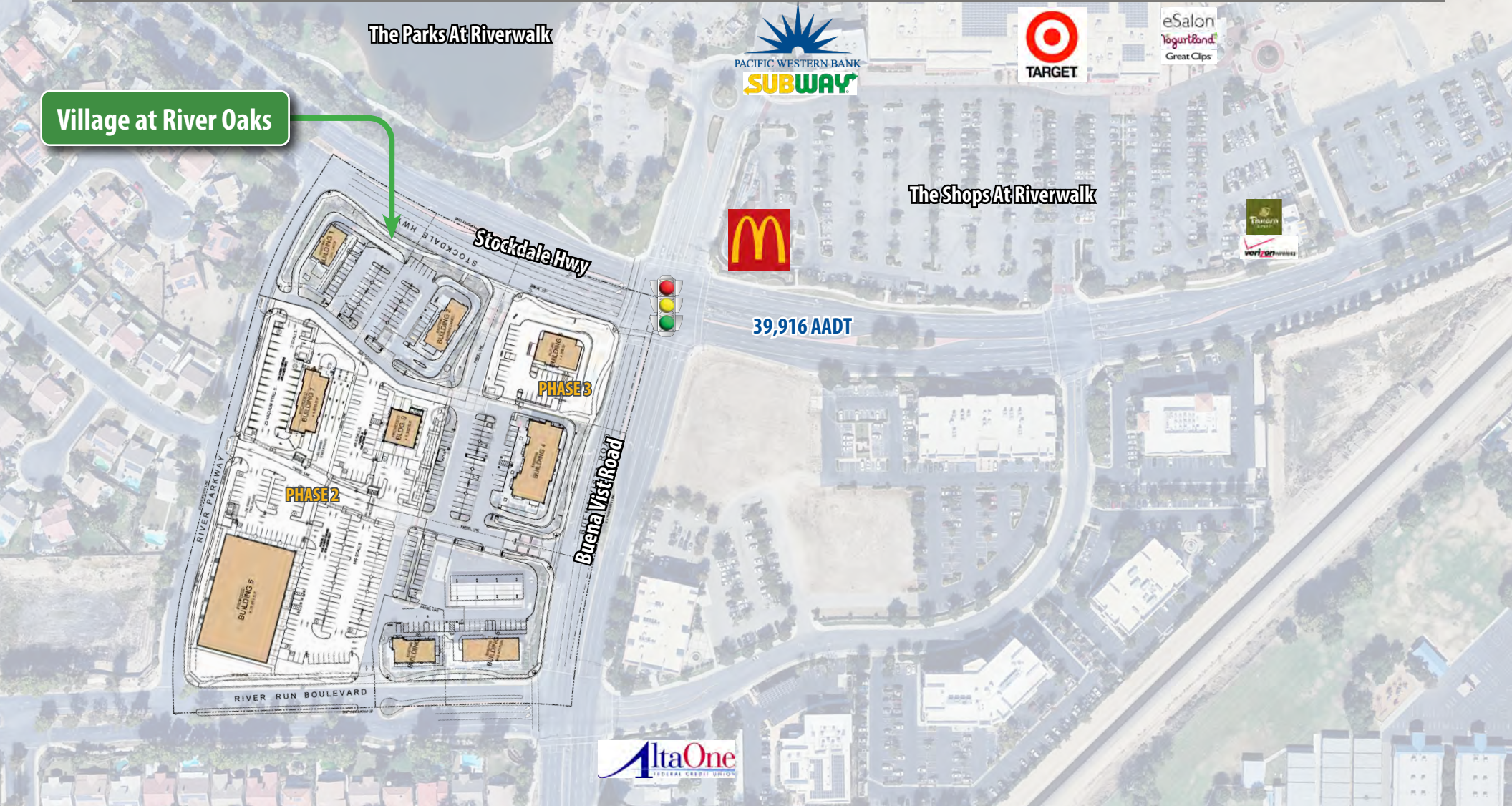


PARCEL 3 SCHEME 'A'
VILLAGE AT RIVER OAKS

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Site Plan & Neighborhood Aerial Layout

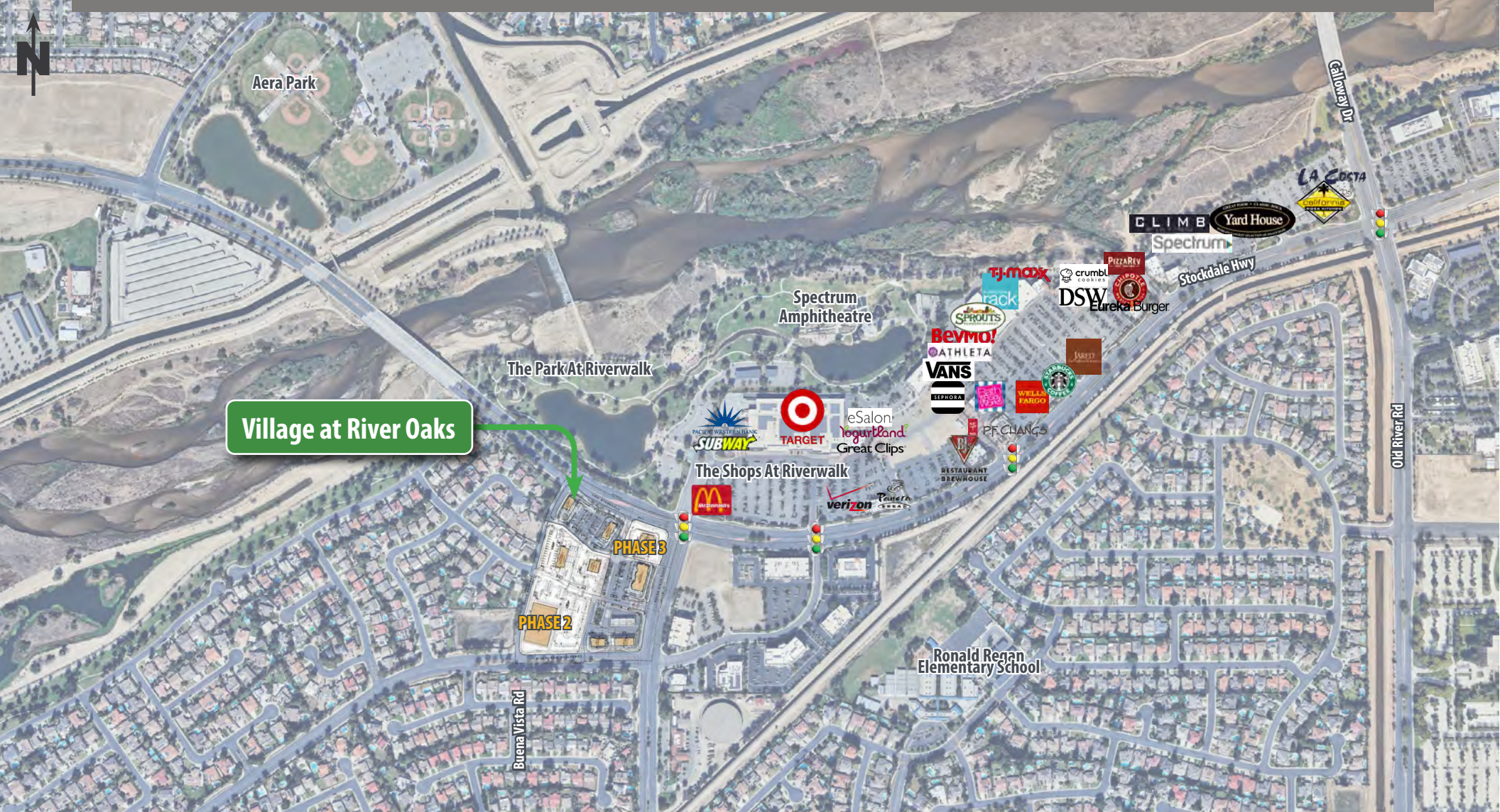


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Neighborhood Aerial



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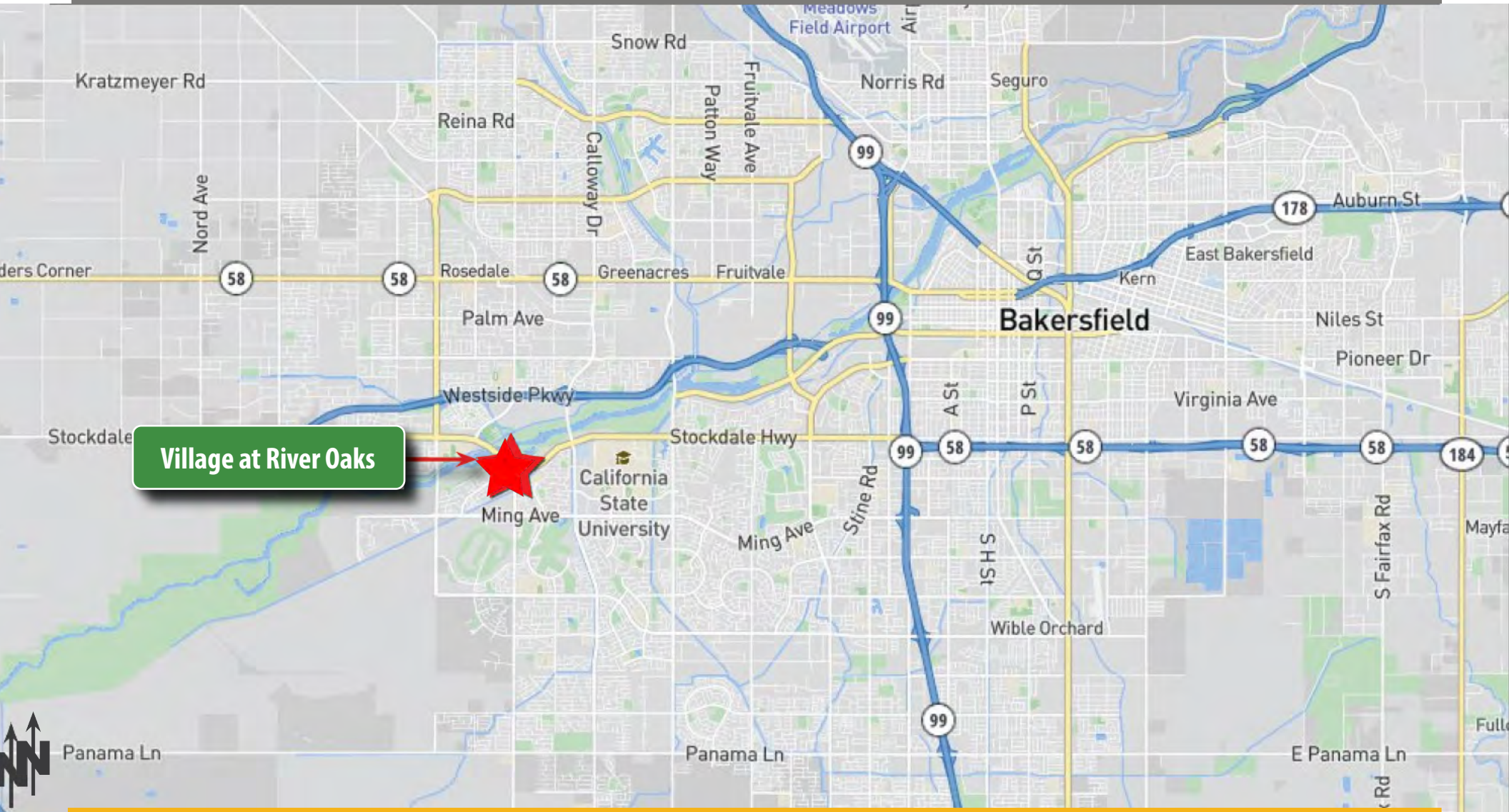
Masterplan Community Aerial



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City Location Map



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