

DJM

Where People Thrive



**SAGE
INVESTCO**

RIVERVIEW MARKETPLACE

Rosedale Hwy & Coffee Rd | Bakersfield, CA

RIVERVIEW MARKETPLACE

ANCHORED BY WHOLE FOODS AND OVER 375K SF OF
RETAIL, RIVERVIEW MARKETPLACE WILL BRING AN
ELEVATED SHOPPING AND DINING EXPERIENCE TO
BAKERSFIELD,

WITH TIMELESS MODERN DESIGN, LUSH
LANDSCAPING, AND ACTIVATED PUBLIC AREAS,
RIVERVIEW MARKETPLACE IS SET TO
BECOME ONE OF BAKERSFIELD'S BEST RETAIL
DESTINATIONS.



Welcome to Our Neighborhood

RIVERVIEW MARKETPLACE WILL CREATE A FRESH NEW RETAIL DESTINATION IN BAKERSFIELD THAT PAIRS EVERYDAY AMENITIES WITH ELEVATED RETAIL AND RESTAURANT CONCEPTS.



Bakersfield's New Backyard



Elevated
Dining



Everyday
Amenities



Public
Green Space



Open Air
Retail



Heirloom



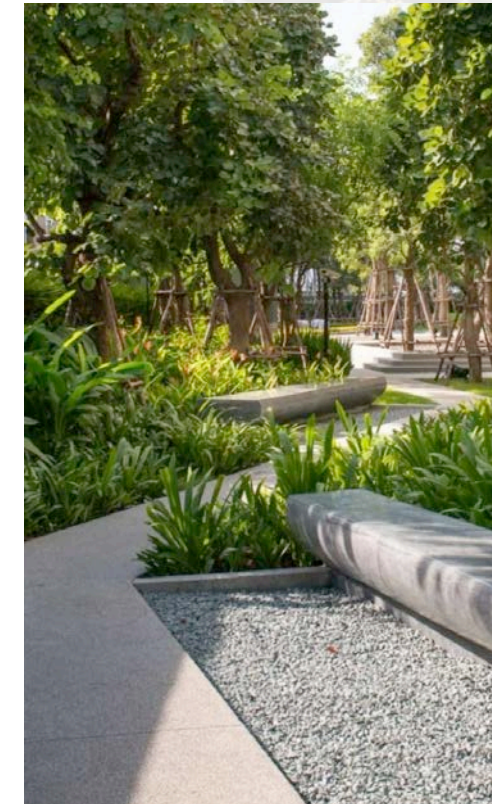
Elevated Dining

FARM TO TABLE, LOCALLY OWNED, AND CHEF DRIVEN RESTAURANTS PAIRED WITH PREMIUM COFFEE AND ELEVATED FAST CASUAL OFFER SOMETHING FRESH FOR THE COMMUNITY.



Public Green Space

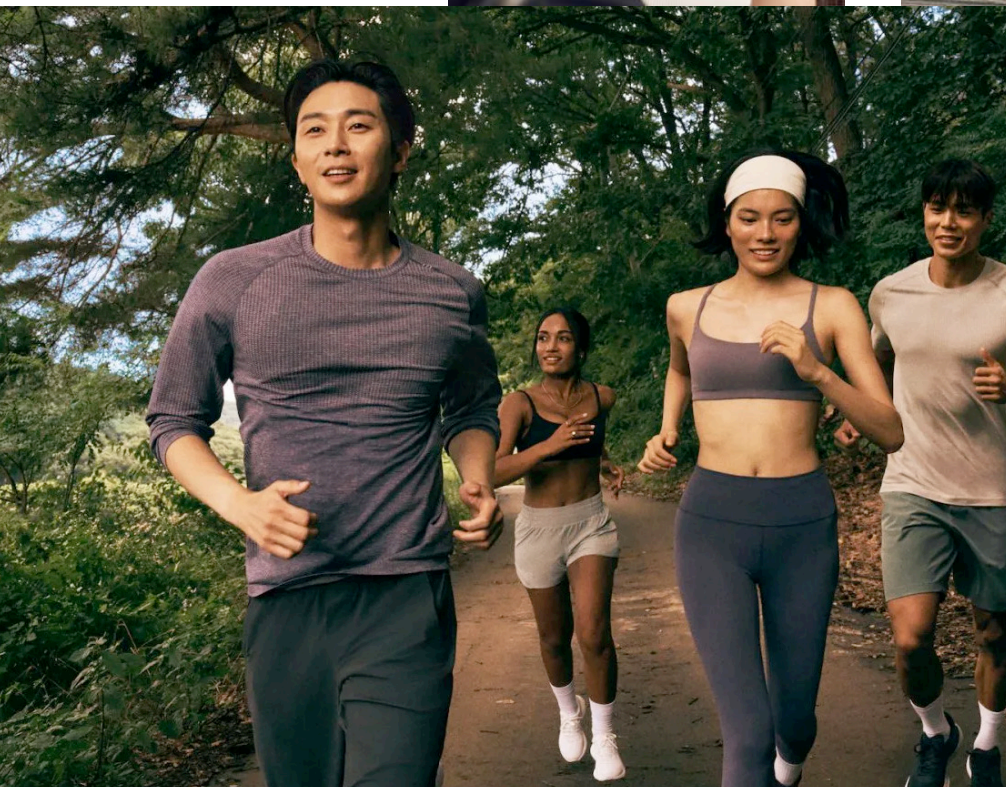
VIBRANT LANDSCAPING, SHADED
RETREATS, AND GREEN SPACE FOR
FAMILIES TO ENJOY TOGETHER MAKE
RIVERVIEW MARKETPLACE MORE THAN
JUST A SHOPPING DESTINATION. WE ARE
CREATING A TRUE "THIRD PLACE" FOR
THE NEIGHBORHOOD.





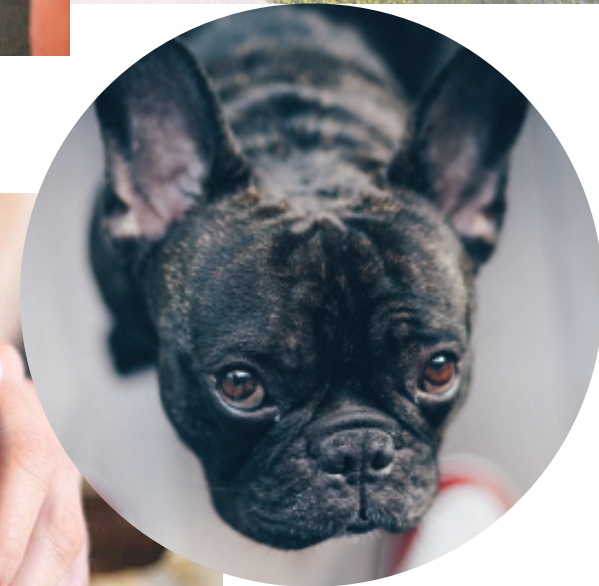
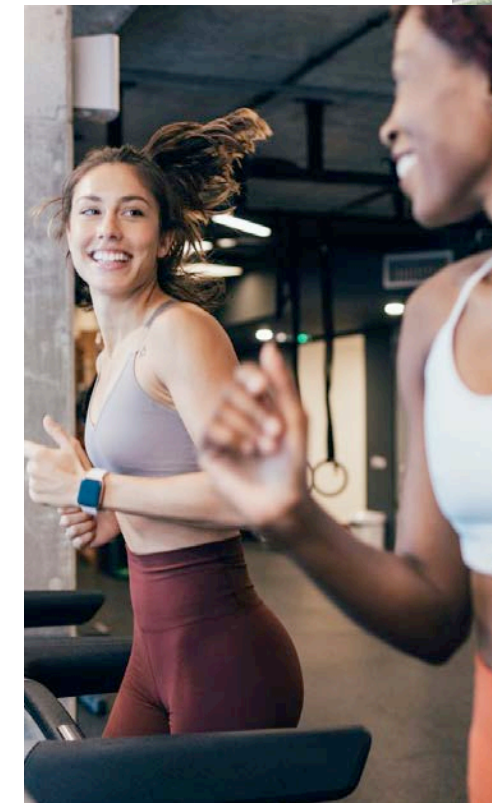
Open Air Retail

WALKABLE RETAIL FEATURING THE
BEST LOCAL AND NATIONAL BRANDS
INCLUDING FIRST-TO-BAKERSFIELD
TENANTS, LIFESTYLE APPAREL,
BEAUTY, AND ATHLEISURE.



Everyday Amenities

FROM COFFEE RUNS, PERSONAL FITNESS, MEDICAL OFFERINGS, PET CARE, AND MORE. RIVERVIEW MARKETPLACE HAS EVERYTHING THE COMMUNITY NEEDS. ANCHORED BY WHOLE FOODS AND OFFERING A MIX OF DAILY NEED ESSENTIALS, THIS IS THE PLACE THAT CHECKS EVERY BOX.



FOR LEASE

By the Numbers

46.84 ACRES

That's well over 2 million square feet of total land area

+/- 1,900 SPACES

Parked well above Bakersfield city parking requirements

+/- 333,800 SF

Well over a quarter-million SF of retail and food service opportunities

25+ RETAIL SUITES

A breadth of suite options for commercial tenants



DJM

Where People Thrive

Vision



Vision



Vision



Vision



Vision



Vision





LOCATION PLAN
N.T.S.



RIVERVIEW MARKETPLACE

BAKERSFIELD

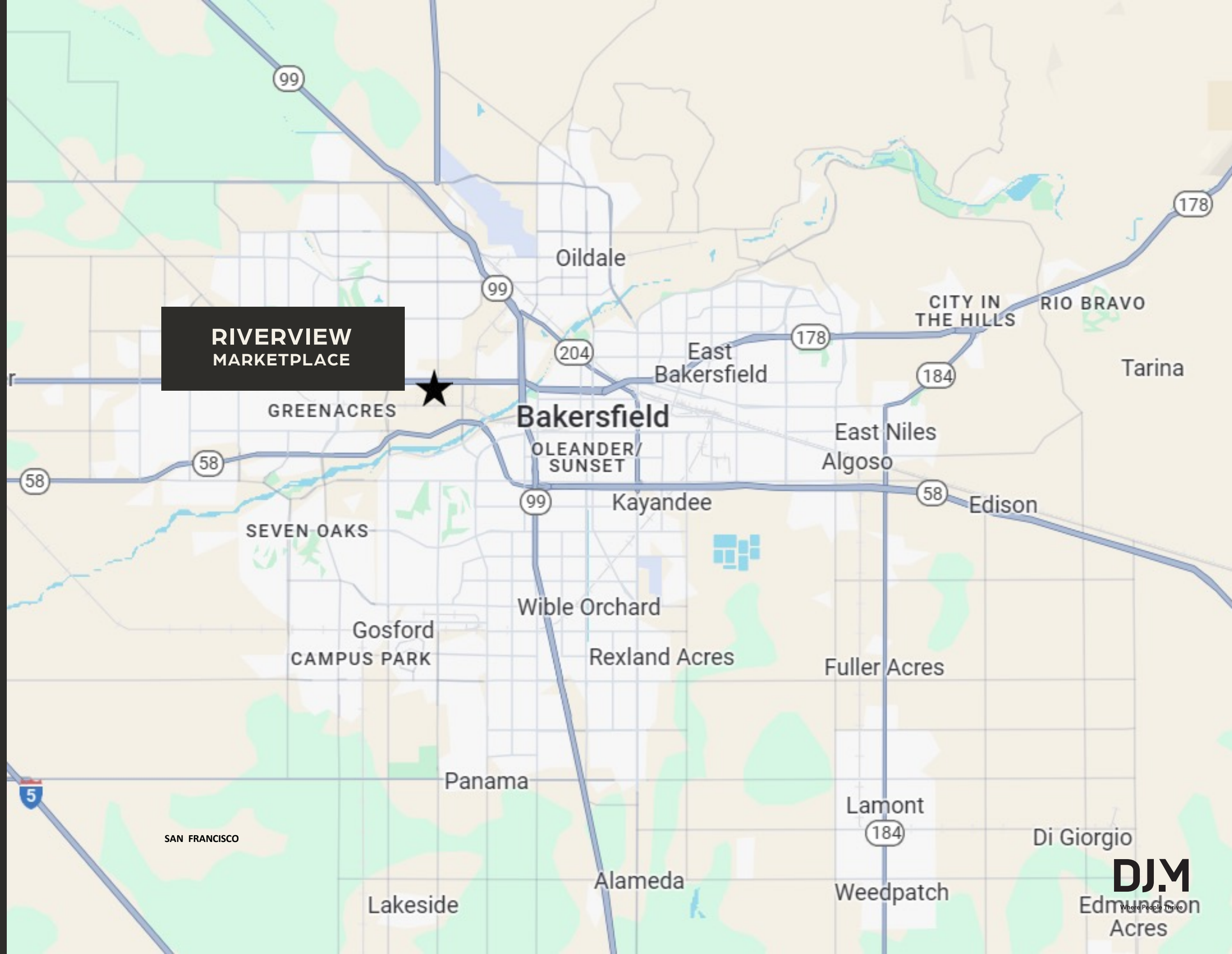
CALIFORNIA

A Curated Mix



Location Overview

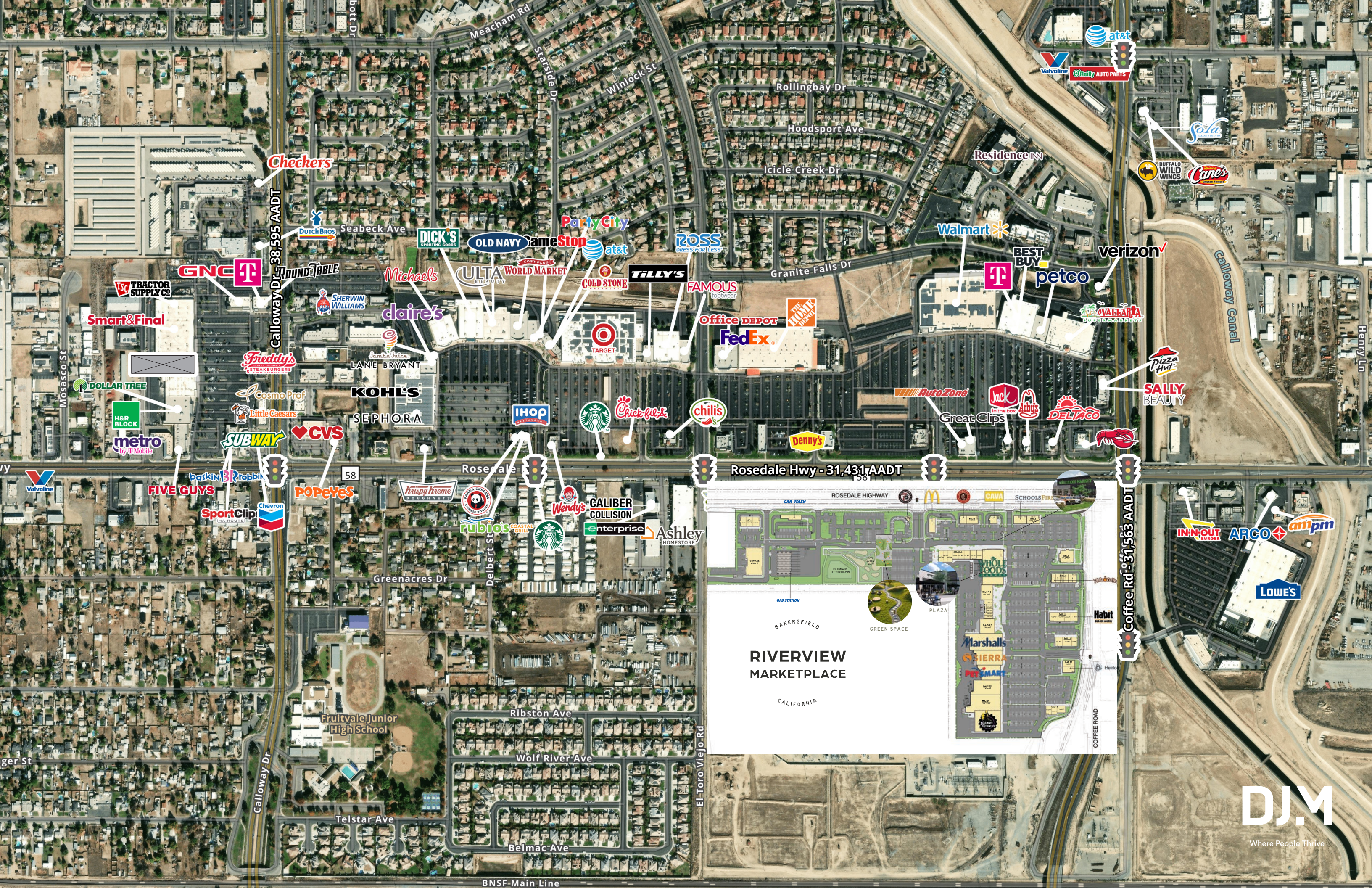
Location Overview



**RIVERVIEW
MARKETPLACE**

DJM

Edmundson Acres
Where People Thrive



Checkers

Calloway Dr - 38,595 AADT

Rosedale Hwy - 31,431 AADT

Coffee Rd - 31,563 AADT

RIVERVIEW MARKETPLACE
CALIFORNIA

Map features include: CAR WASH, GAS STATION, BAKERSFIELD, GREEN SPACE, PLAZA, WHOLE FOODS, MARSHALLS, SIERRA, PET-SMART, HABIL, and COFFEE ROAD.

FOR LEASE

Rosedale Hwy & Coffee Rd.

Premier retail development located at Rosedale Hwy & Coffee Rd in Bakersfield, CA. Whole Foods has signed a lease with several others in negotiation. The project is a planned 46+ acre development that will include +/- 333,800 square feet of retail and food services, offering anchor boxes, junior anchor space, retail pads, shops, drive through buildings and multi-tenant drive through pads.

- Premiere New Retail/Lifestyle Development
- Prime Central/Regional Location
- Convenient access to Rosedale Hwy & Westside Pkwy
- Adjacent to existing Power Center

THE NEIGHBORING RETAIL TENANTS INCLUDE:

- | | | |
|---------------------|-----------------|---------------------------|
| 7-Eleven | GameStop | Red Lobster |
| Ace Hardware | Great Clips | Residence Inn by Marriott |
| Arby's | Grocery Outlet | Rite Aid |
| Ashley Furniture | IHOP | Ross Dress for Less |
| AutoZone | In-N-Out Burger | Round Table Pizza |
| Baskin Robbins | Jack in the Box | Rubio's |
| Best Buy | Jamba Juice | Sally Beauty Supply |
| Buffalo Wild Wings | KFC | Smart & Final |
| Carl's Jr. | Kohl's | Sonic Drive-In |
| Chili's Grill & Bar | Lowe's | Sport Clips |
| Cold Stone | Macaroni Grill | Starbucks |
| CVS | Michaels | Target |
| Del Taco | Office Depot | The Home Depot |
| Denny's | Old Navy | Tilly's |
| Dickey's BBQ | O'Reilly Auto | T-Mobile |
| Dick's Sporting | Panda Express | Tractor Supply Co. |
| Dollar Tree | Party City | Tuesday Morning |
| Domino's Pizza | Pep Boys | ULTA Beauty |
| Dutch Bros | Petco | Walmart |
| Famous Dave's | Pizza Hut | Wendy's |
| Famous Footwear | Popeyes | World Market |
| Five Guys | Raising Cane's | |

Sponsor Overview



Ovation Hollywood

About DJM Capital

California Retail Experts

The Right Strategy:

- Development
- Placemaking
- Leasing
- Operations

**Creating Places
Where People Thrive**

DJM



DJM's Track Record

- 1 Montalvo Square
- 2 Ovation Hollywood
- 3 La Habra Market Place
- 4 Village Del Amo
- 5 Long Beach Exchange
- 6 Lakewood Square
- 7 Bella Terra
- 8 Warner Marketplace
- 9 Lido Marina Village
- 10 Gateway Center
- 11 Deer Creek Village
- 12 Bridgeside
- 13 Poway Marketplace
- 14 Encino Courtyard
- 15 Ellinwood Business Center
- 16 Great America Place
- 17 Marketplace at Lakes West Covina

5M
Square Feet
Developed

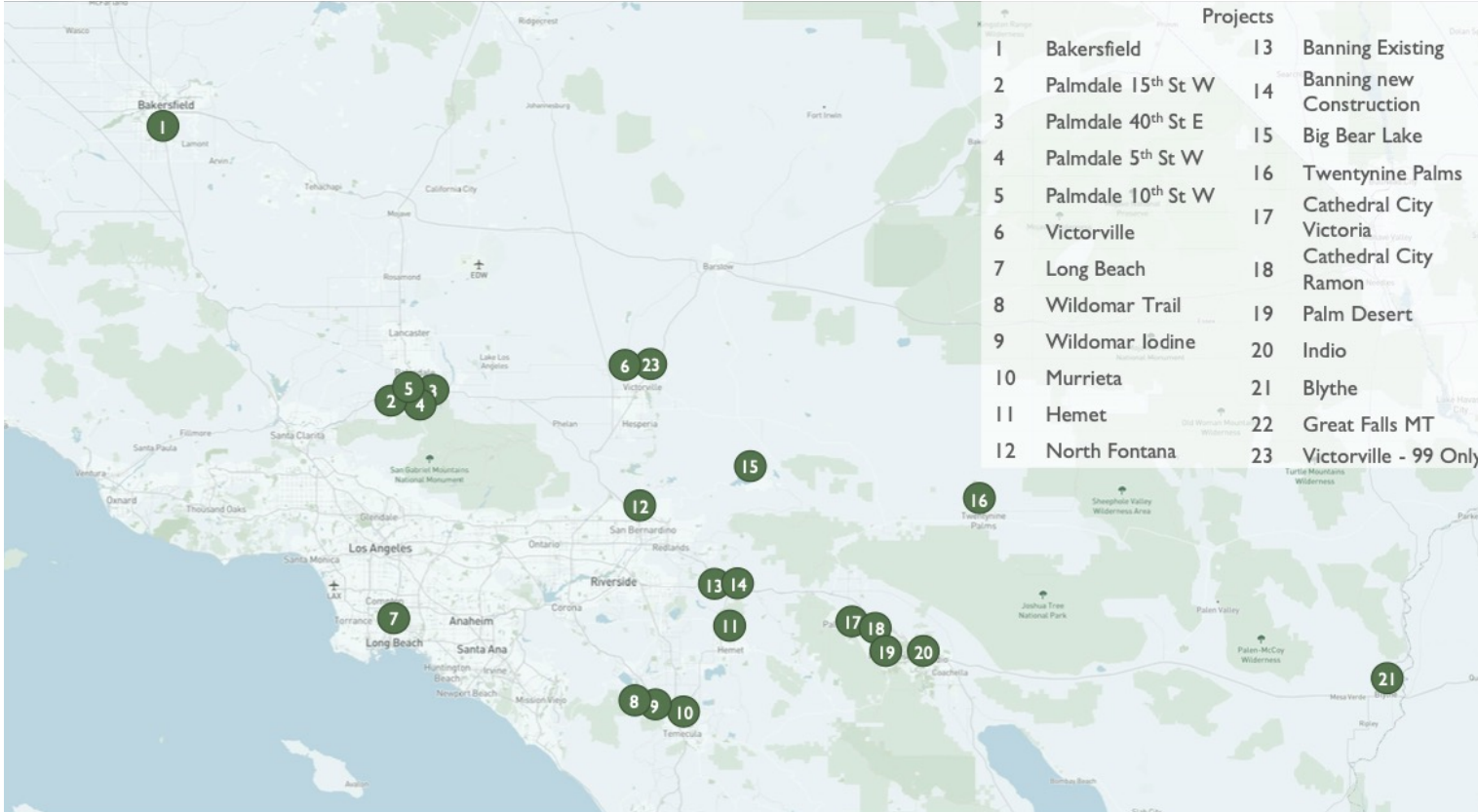
**40+ Years of
Development
Experience**

Co-Sponsor: Sage Invesco



Development of Retail Real Estate in Southern California and the Western US

Sage Investco is a Retail Real Estate company based in Newport Beach California. It was formed in 2011 by Patrick Charriou, its current Manager. Sage is actively working with a select group of retail tenants, grocery markets, restaurants and gas station operators to find, develop and build new sites for their operations in the Western States of the US. With a main presence in California, Sage has experience and ongoing activity in other States like Utah, Idaho, Arizona, Nevada, Montana and Texas.



Thank You

DJM

Where People Thrive

SI SAGE
INVESTCO