

# Riverwalk I & II

9450-9500 Stockdale Highway, Bakersfield, CA 93311



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VP | LEASING

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 **VIEW LISTING**

- 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)

267,348

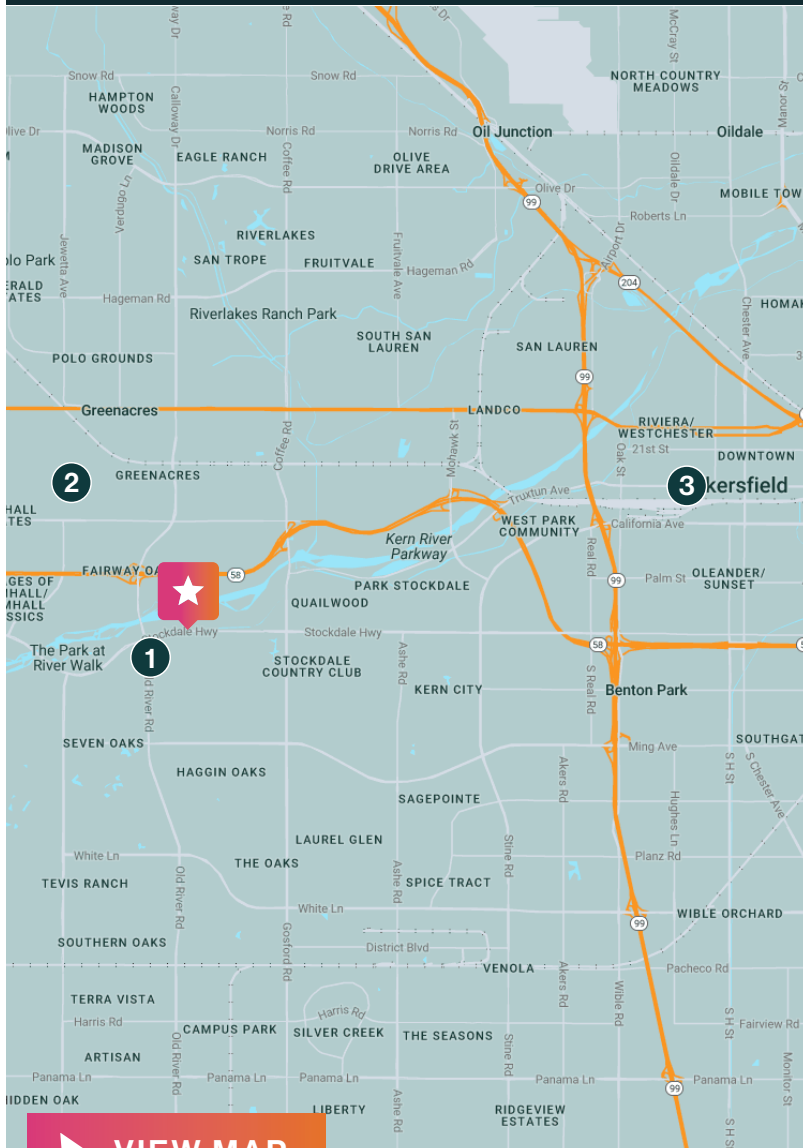
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$121,243

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.3%

9450-9500 STOCKDALE HIGHWAY, BAKERSFIELD, CA 93311



#### SURROUNDING POINTS OF INTEREST

- California State University, Bakersfield
- University of California Merced
- Meadows Field Airport
- The Shops at River Walk
- Solstice Senior Living at Bakersfield
- San Luis Physical Therapy

#### NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Dignity Health - Mercy Hospital Southwest	0.9 mi	4 min
2. Kaiser Permanente	5.0 mi	13 min
3. Dignity Health - Mercy Hospital Downtown	6.7 mi	11 min