



OLD RIVER RANCH

SHOPPING CENTER

SWC Old River & Panama • Bakersfield, CA



**ONE REMAINING
RESTAURANT SPACE
AVAILABLE!**



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OLD RIVER RANCH

SHOPPING CENTER



SITE

R-1
RESIDENTIAL

C-2
COMMERCIAL

C-2
COMMERCIAL

PANAMA LANE

150 LOTS
UNDER
CONSTRUCTION

104 LOTS
UNDER
CONSTRUCTION

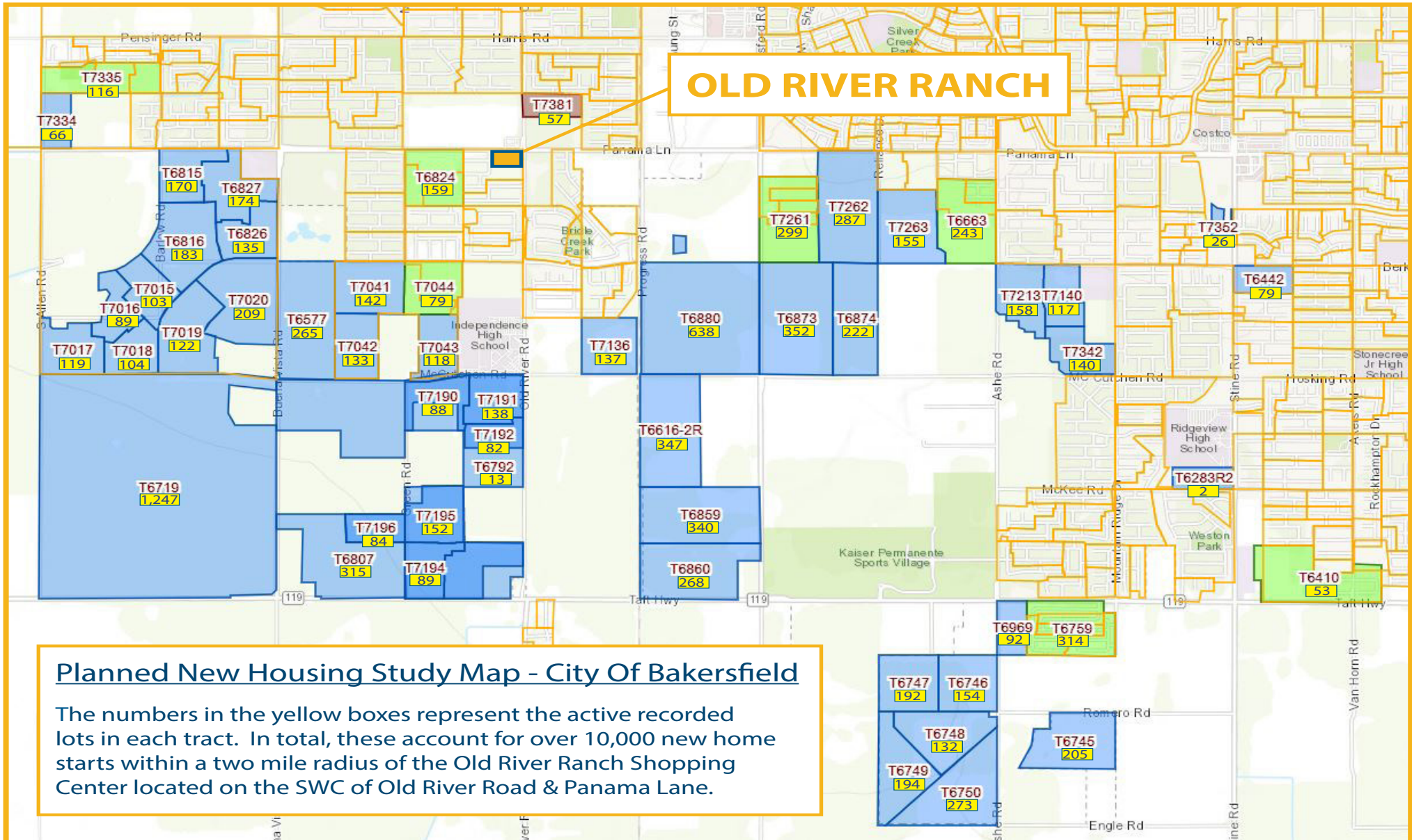
R-1
RESIDENTIAL

OLD RIVER ROAD

- Fastest residential growth sector in Kern County
- Over 10,000 new home starts with 2 miles
- Average HH Income: \$85,000 within 5 miles
- Population: 185,000 within 5 miles
- Zoned C-2 City of Bakersfield

OLD RIVER RANCH

STUDY MAP



OLD RIVER RANCH

SITE PLAN



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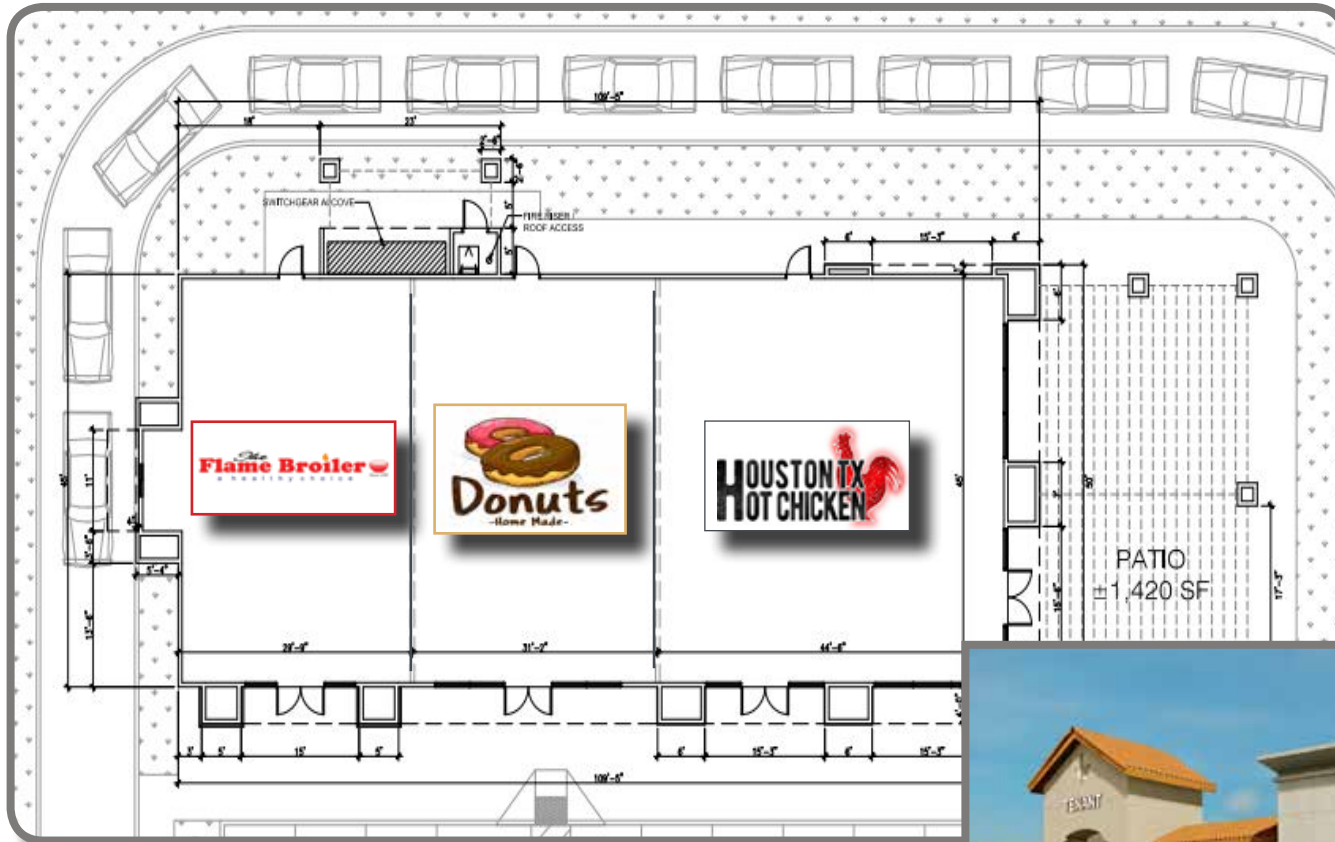
OLD RIVER RANCH

BUILDING 1 FLOOR PLAN



OLD RIVER RANCH

BUILDING 2 FLOOR PLAN

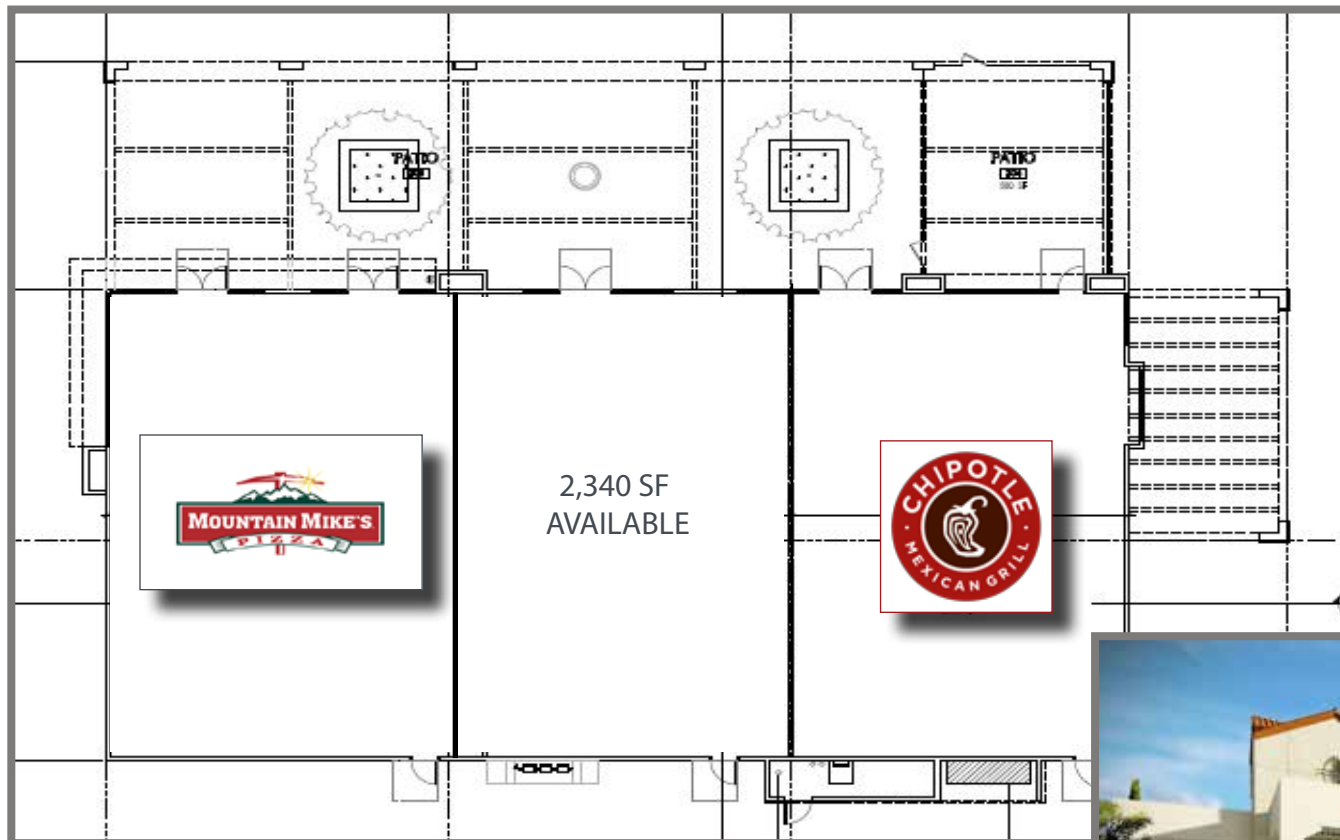


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BUILDING 4 FLOOR PLAN

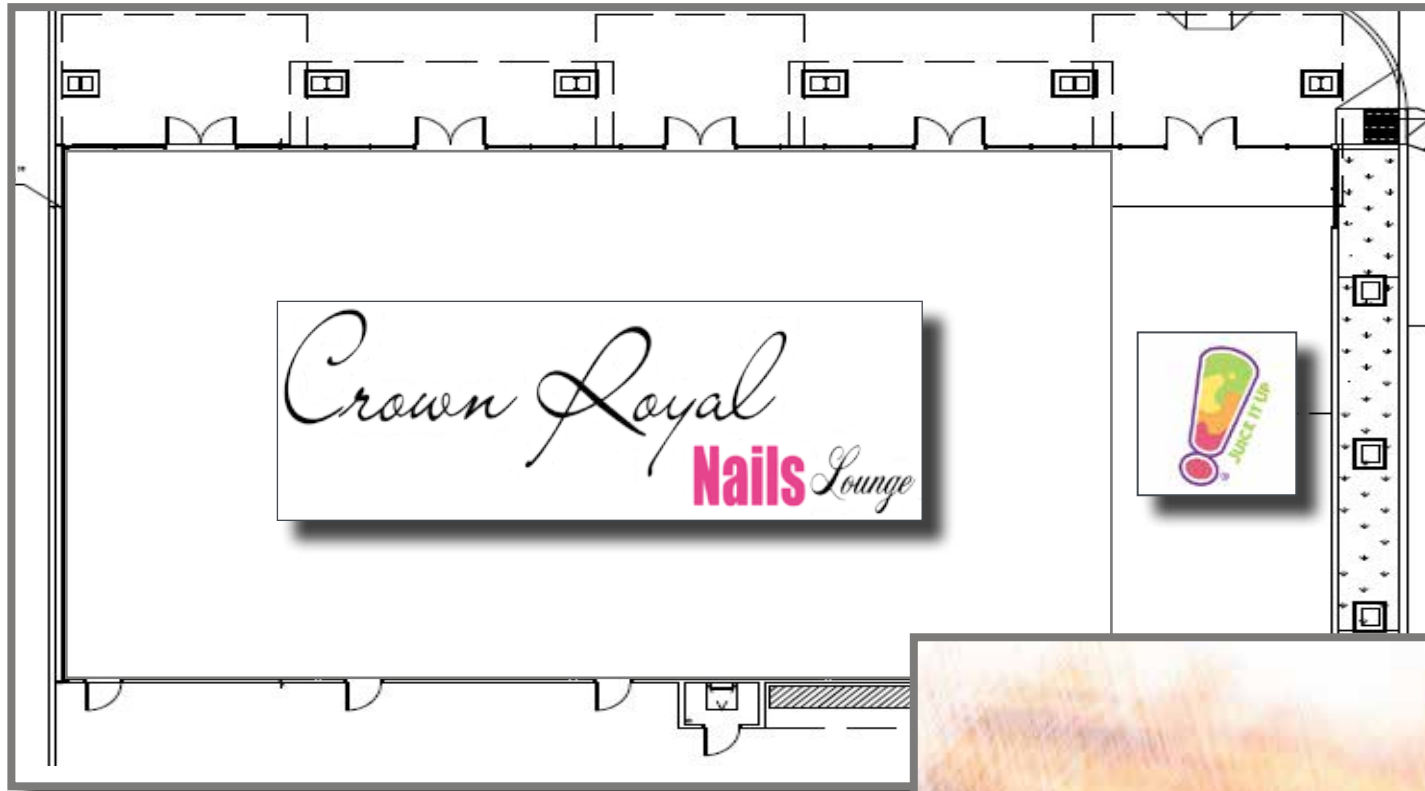


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BUILDING 7 FLOOR PLAN



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BICKEL GROUP
ARCHITECTURE

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