



Village at River Oaks

RETAIL SPACES AVAILABLE FOR LEASE

SWC Stockdale Highway & Buena Vista Road ■ Bakersfield, CA



**New Phase II
Site Plan**

Property Features

- Lease - Ground Lease - Build-to-Suit (Not for Sale)
- 10 Acre Neighborhood Shopping Center
- Shops - Pads - Major Tenant
- Excellent co-tenancy in immediate area
- CORNER AVAILABLE!!

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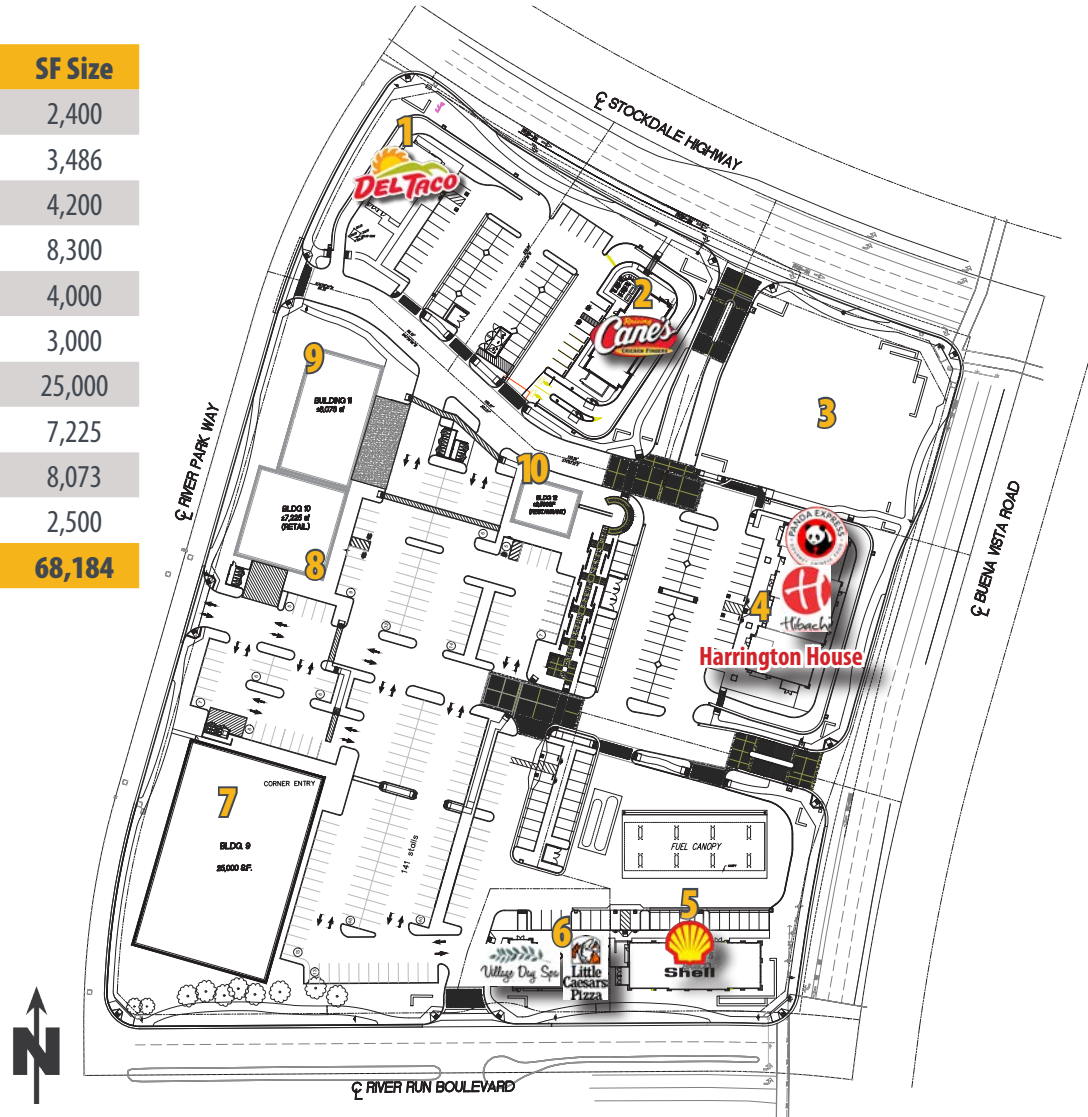
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Site Plan

Bldg	Building Area	SF Size
1	Fast Food w/Drive-Thru	2,400
2	Fast Food w/Drive-Thru	3,486
3	Bank w/Drive-Up Teller	4,200
4	Multi-Tenant	8,300
5	Retail	4,000
6	Retail	3,000
7	Major Tenant	25,000
8	Retail	7,225
9	Retail	8,073
10	Retail	2,500
TOTAL		68,184



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Site Plan & Neighborhood Aerial Layout



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Neighborhood Aerial

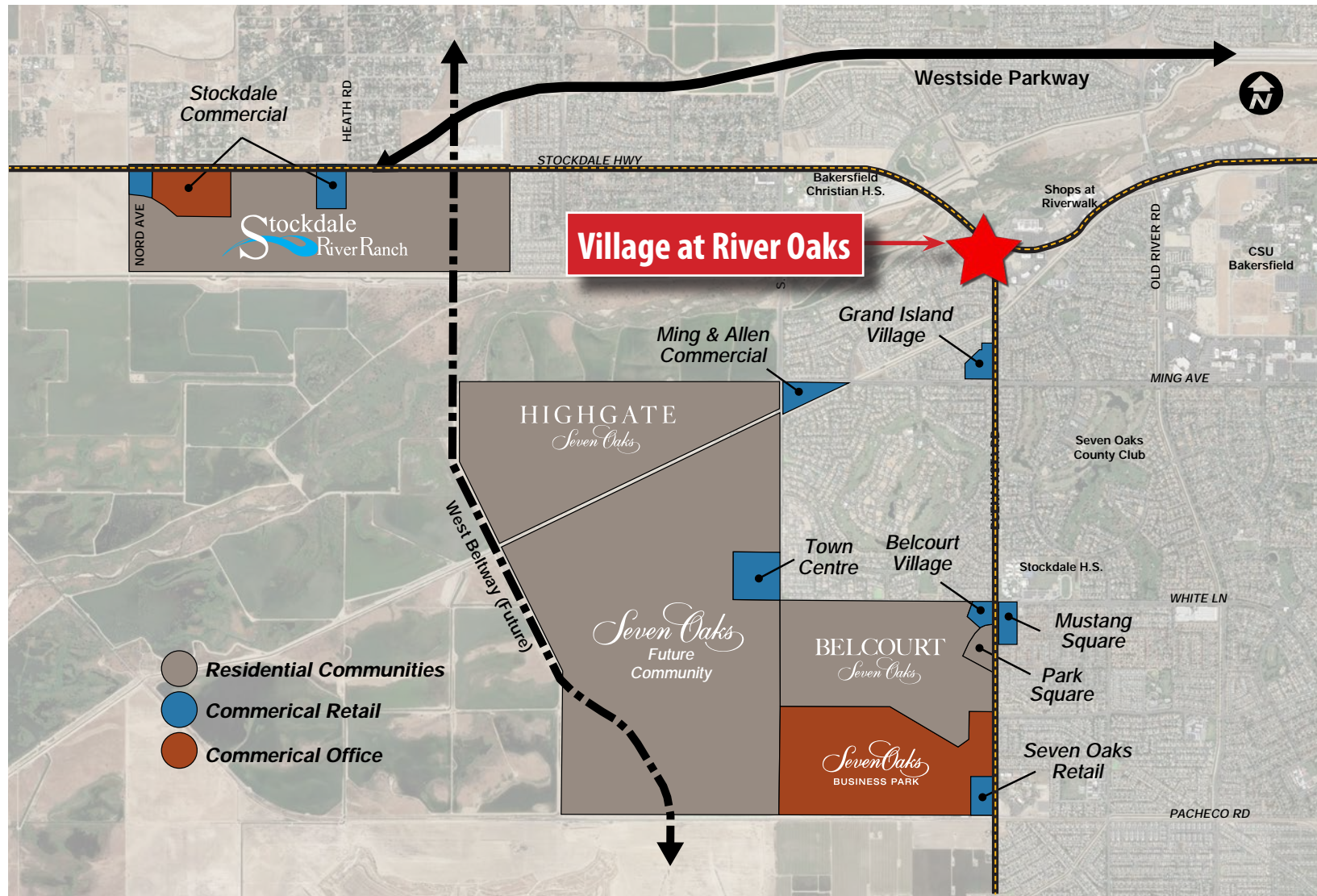


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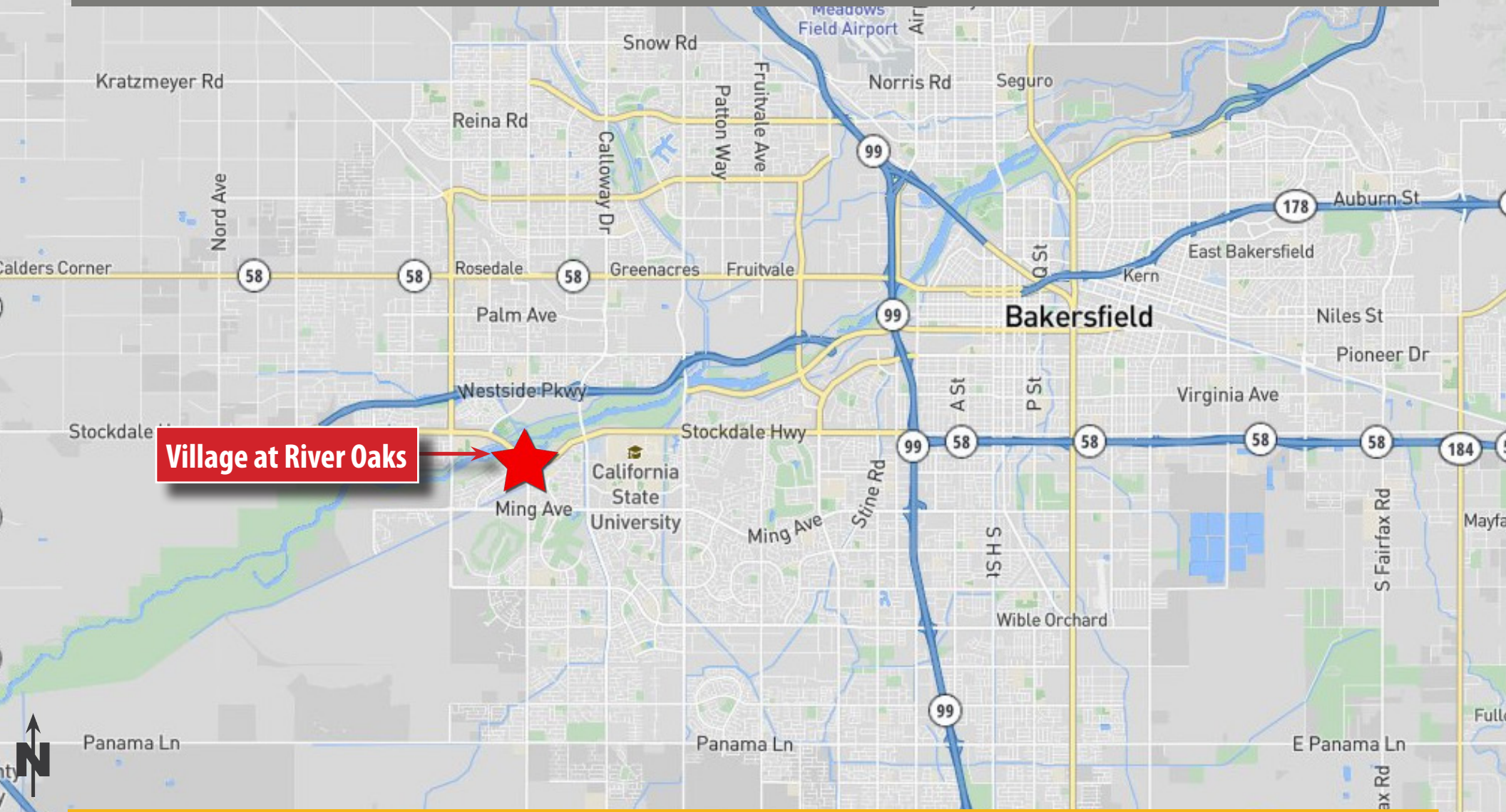
Masterplan Community Aerial



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City Location Map



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