



Colliers

300 Old River Rd

500 Old River Rd

- **Model Suites Ready for Immediate Occupancy**
- **Leasing Incentives Available for Model Suite in Building 300 - Suite 160 (See page 5 for details)**
- **Recent Common Area Upgrades**
- **Various Suite Sizes and Configurations**

For Lease

# Dignity Health Southwest Mercy Hospital Campus

300 & 500 Old River Rd | Bakersfield, CA

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## Property Details:

<b>Address</b>	300 & 500 Old River Rd Bakersfield, CA 93311
<b>Building Size</b>	300: ± 40,000 SF 500: ± 40,000 SF
<b>Number of Floors</b>	Two (2) Floors with Elevator
<b>Year Built</b>	1993
<b>Parking Ratio</b>	5/1,000 SF
<b>Utilities</b>	Suites are separately metered

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## Lease Rate:

Call broker

## Property Overview:

300 & 500 Old River Road offers prime southwest Bakersfield location adjacent to Mercy Southwest Hospital, a member of Dignity Health. Situated in close proximity to California State University Bakersfield, Mercy Hospital, and the US Post Office, these two-story buildings provides convenient access to essential amenities and services. The property features medical space available on campus, catering to the needs of healthcare professionals and patients alike. Co tenants include long-term, well-established physicians, ensuring a robust and supportive professional environment. With ample parking and strong walk-ability to nearby retail and restaurants, this property offers prominence and accessibility in the Bakersfield metropolitan area.



## Property Highlights:

- Tenant improvements available subject to lease terms.
- Prime southwest Bakersfield location.
- Medical space available on the campus of Mercy Southwest Hospital, a member of Dignity Health.
- New Mercy Southwest Tower Expansion Project.
- Elevator service.
- Co-tenants are long term well established physicians.
- Ample Parking.
- Adjacent to California State University Bakersfield, Mercy Hospital, and US Post Office.
- Strong walk-ability to retail & restaurants.
- New signalized entry from Stockdale Hwy.

## Available:

### Building 300

- **Model Suite 160:** ± 2,201 RSF\*

*\*Lease incentives. See Page 5.*

### Building 500

#### 1st Floor

- **Suite 104:** ± 1,878 RSF
- **Suite 110:** ± 3,169 RSF\*
- **Suite 145:** ± 2,898 RSF\*
- **Suite 155:** ± 3,036 RSF

*\*Suites 110 & 145 can be combined for a total of 6,067 SF*

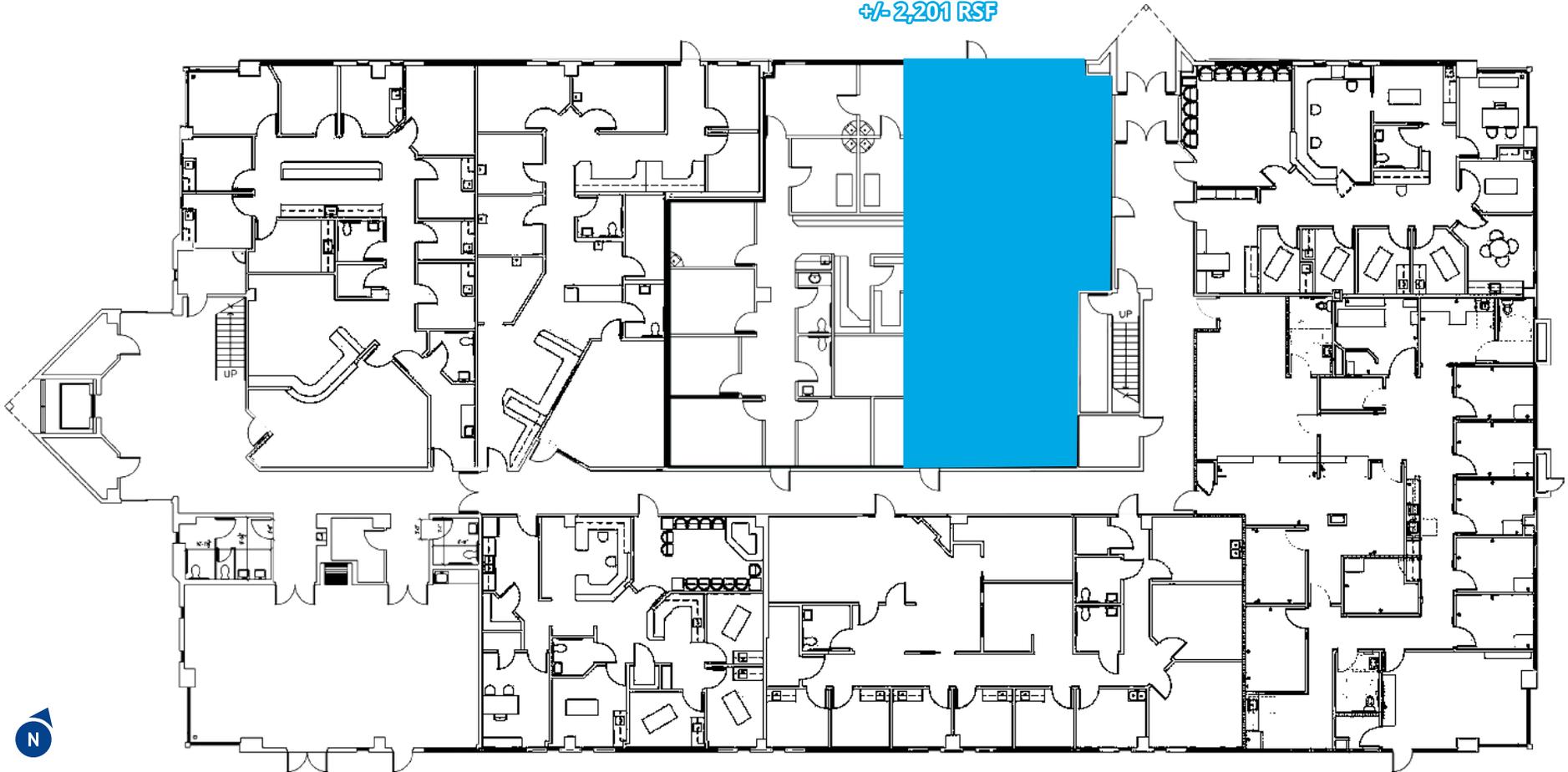
#### 2nd Floor

- **Suite 250:** ± 2,386 RSF\*
- **Model Suite 260:** ± 2,604 RSF\*

*\*Suites 250 & 260 can be combined for a total of ± 4,990 RSF*

# Building 300 - 1st Floor Plan (As Built)

Model Suite 160\*  
+/- 2,201 RSF



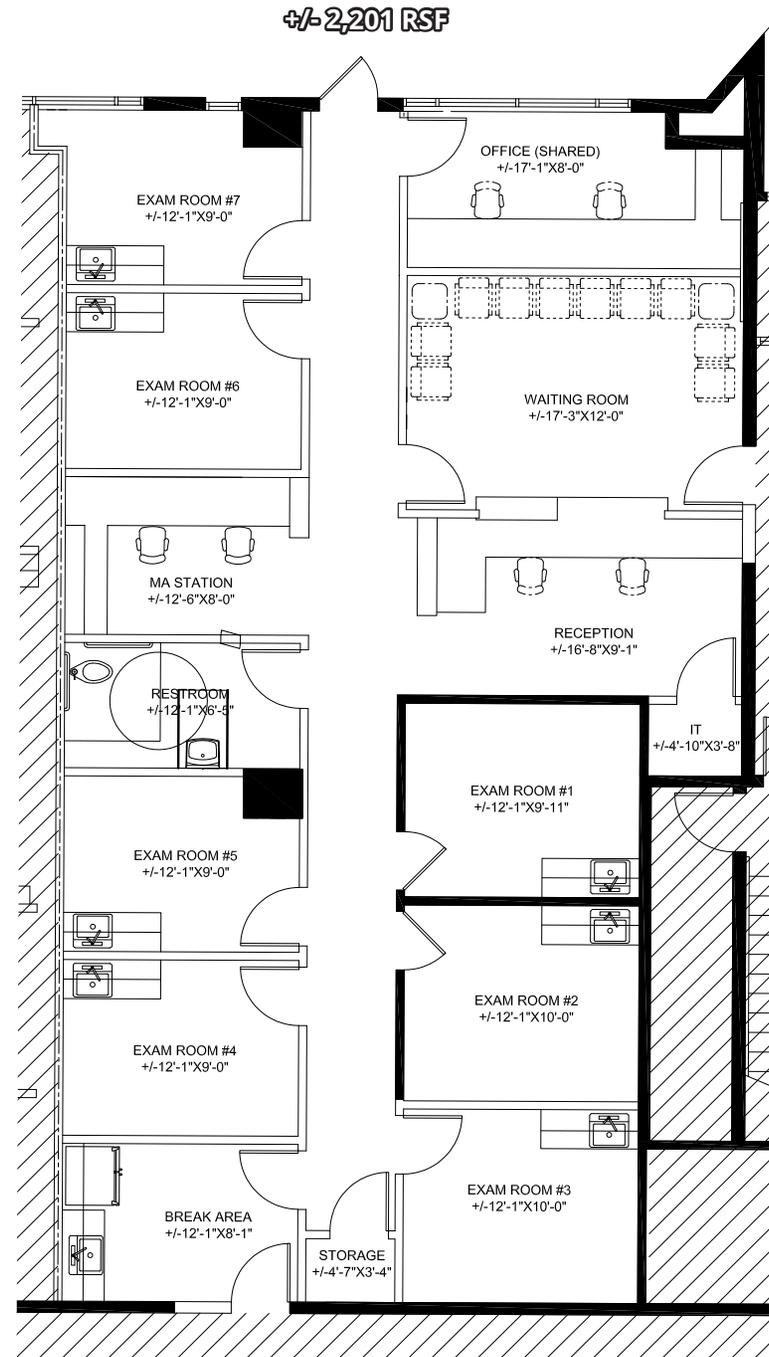
*\*See Model Suite Plan*

# Building 300 - 1st Floor Plan (Model)

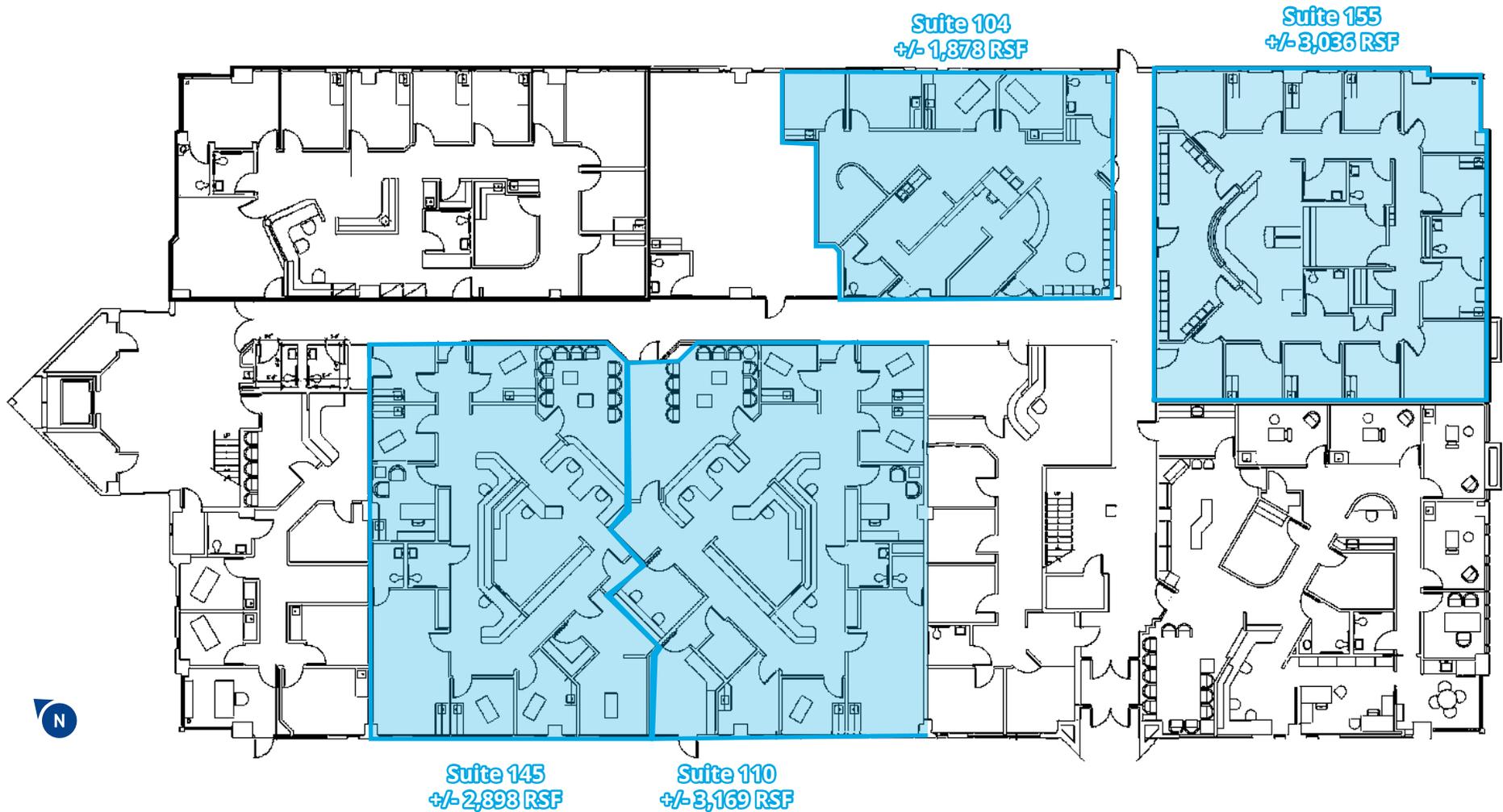
**Model Suite  
Ready for Immediate  
Occupancy**

## Tenant Lease Incentives

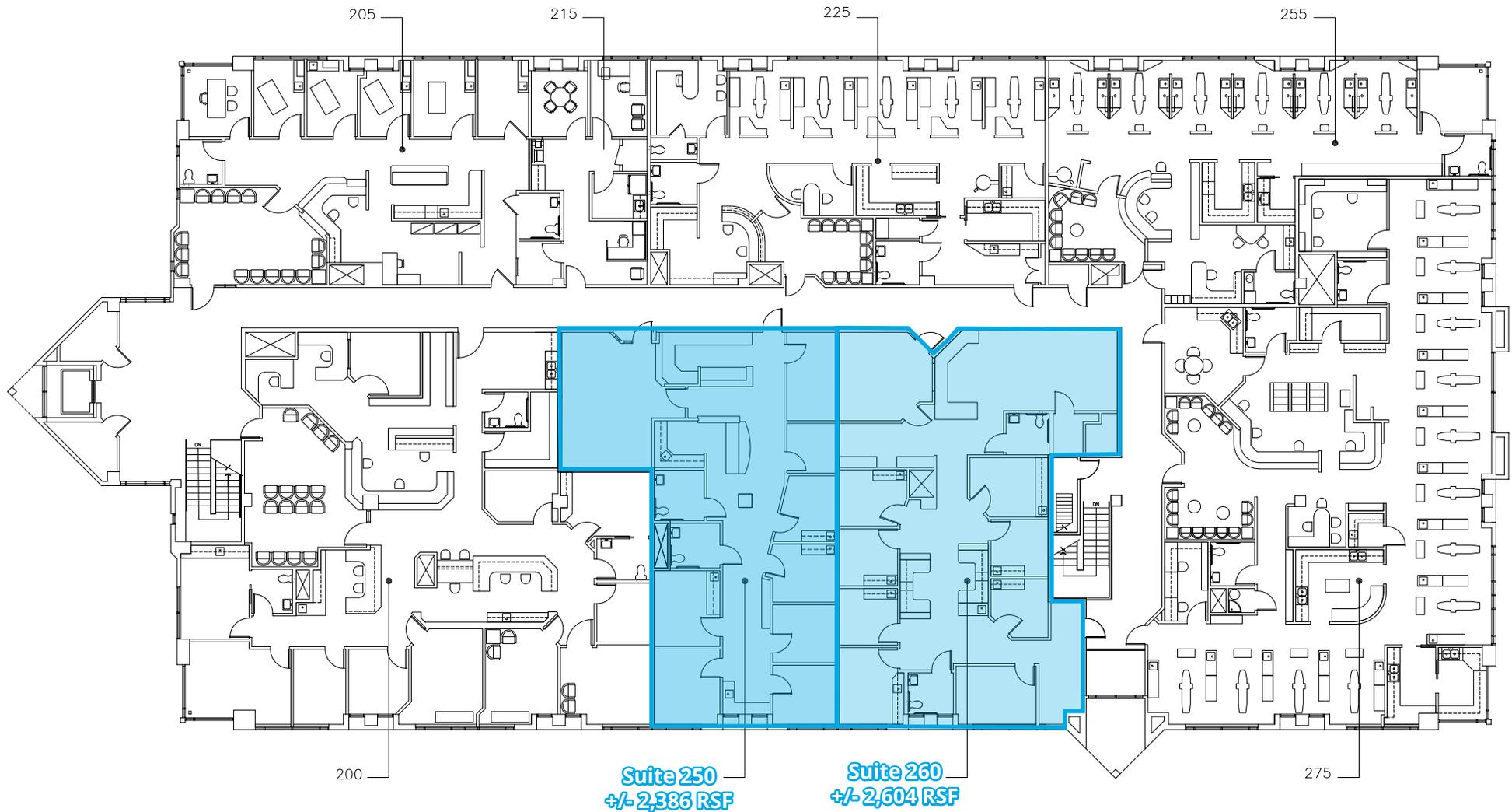
- 3 Months of Free Rent with a 5-year Lease
- 4% Co-Operating Broker Commission



# Building 500 - 1st Floor Plan

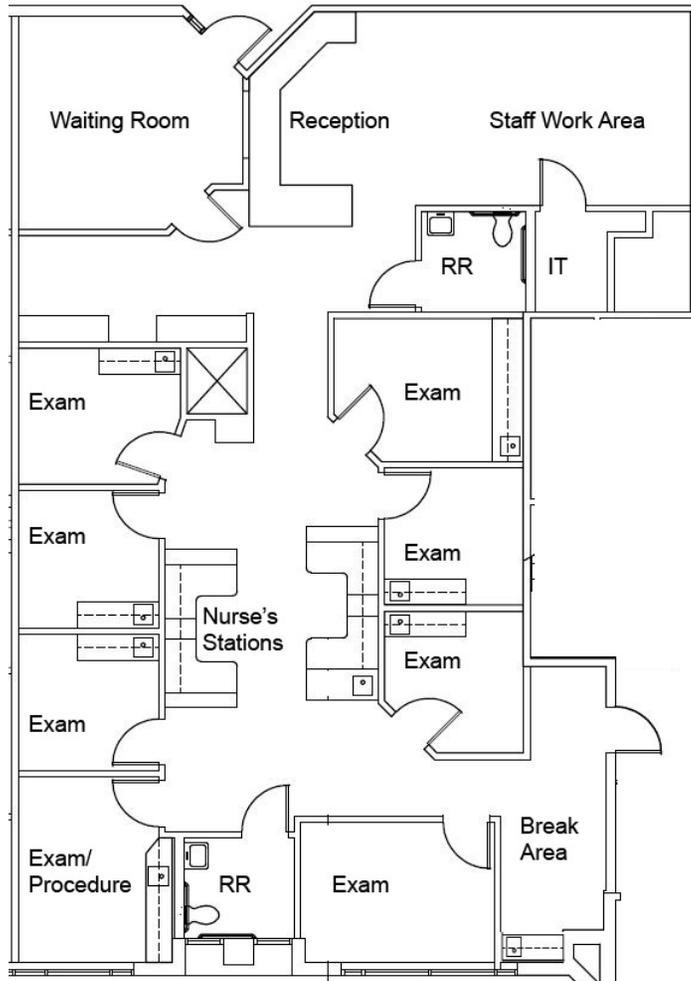


# Building 500 - 2nd Floor Plan



# Building 260 - 2nd Floor Plan (Model)

Suite 260  
+/- 2,604 RSF



**Model Suite  
Ready for Immediate  
Occupancy**

# Submarket Aerial



**Population**  
 1 Mile: 5,656  
 3 Mile: 91,986  
 5 Mile: 250,701



**Daytime Population**  
 1 Mile: 11,993  
 3 Mile: 88,049  
 5 Mile: 245,653



**Households**  
 1 Mile: 1,760  
 3 Mile: 33,447  
 5 Mile: 84,462



**Median Age**  
 1 Mile: 44.4  
 3 Mile: 37.2  
 5 Mile: 34.6



**Businesses**  
 1 Mile: 449  
 3 Mile: 3,293  
 5 Mile: 9,431



**Average HH Income**  
 1 Mile: \$188,154  
 3 Mile: \$135,274  
 5 Mile: \$119,667

# Neighboring Map



Mercy Southwest Tower Expansion Project

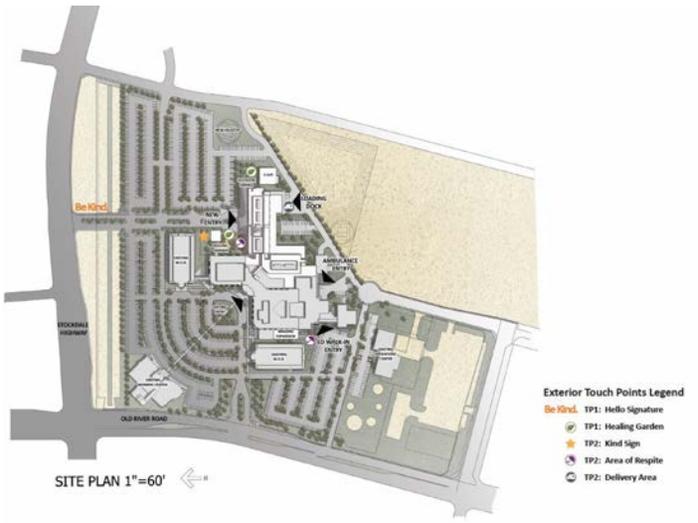
500 Old River Rd

300 Old River Rd

Old River Rd - 38,519 AADT



# Property Photos



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## Mercy Southwest Tower Expansion Project

Mercy Hospital is underway on its new four-story Mercy Southwest Tower Expansion Project. Along with the new 106-bed patient tower, the existing hospital will undergo extensive renovations to accommodate the increase in patient volume and expansion of health care services including cardiology, neurosurgery, oncology, orthopedics, women's services and more. The area around Mercy Hospital Southwest is projected to grow by seven percent in the next five years. As the community grows, there comes a greater need for access to healthcare services west of Highway 99.

The Mercy Southwest Tower Expansion Project was made possible through the many significant contributions from philanthropic donors dedicated to improving the health and wellbeing of our community for generations to come. The community has donated more than \$15,000,000 toward the project, and Mercy Hospital employees have donated more than \$400,000.

Construction of the \$350 million project is expected to be complete by 2025 and is led by Layton Construction, SC Anderson, Inc., Cunningham, and Devenney Group. The Mercy Southwest Tower Expansion Project includes:

- 106 Private Patient Rooms
- A New 24 Room Intensive Care Unit
- 18 Private Neonatal Intensive Care Unit Rooms
- State-of-the-Art Cardiac Catheterization Suites
- Expanded Neurosurgery Capabilities
- 6 additional Operating Rooms
- Specialized Oncology and Orthopedic Units
- Expanded Emergency Department
- Additional Parking and Campus Redesign

Along with remodeled admitting, imaging, and public areas, the hospital plans to hire additional physicians, specialists, nurses, and other clinical and non-clinical staff, creating hundreds of new area jobs.