



FOR SALE OR
BUILD-TO-SUIT

Seven Oaks
BUSINESS PARK
Bakersfield, CA

Property Highlights

- 276 Acre Mixed Use Commercial Development
- Part of Seven Oaks' Master Planned community neighborhood
- 1 Acre to 50 Acre Parcels
- Land for Purchase or Build-to-Suit opportunities
- Environmentally friendly business community

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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BUSINESS PARK

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*Bolthouse*SM
DEVELOPMENT COMPANY

ASU
COMMERCIAL

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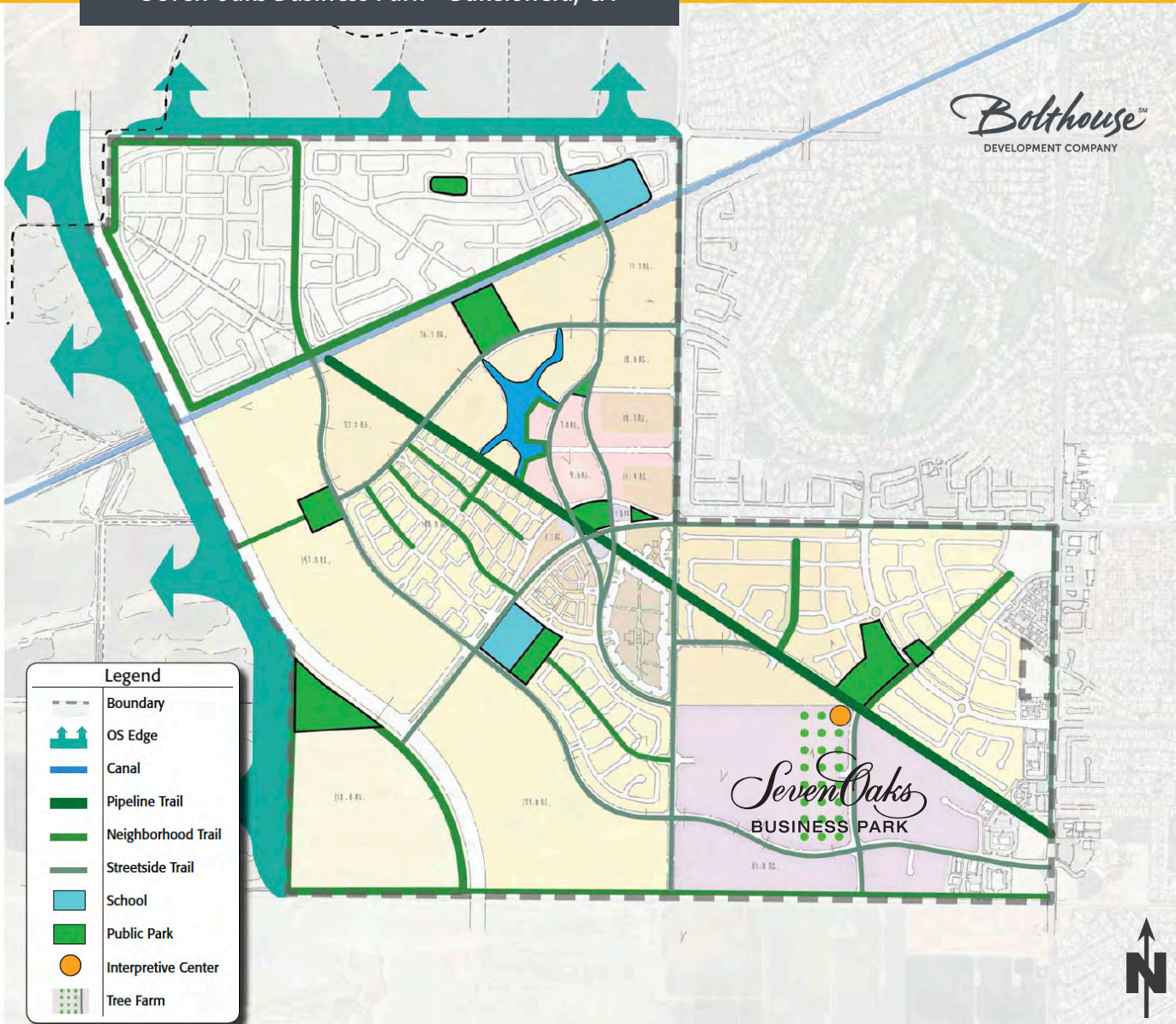


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Seven Oaks Community Map & Features

Seven Oaks Business Park • Bakersfield, CA

Seven Oaks
BUSINESS PARK



Seven Oaks Business Park caters to the needs of retail and office users in a live/work environment, incorporating heavy landscapes, open spaces, and trails for the enjoyment of business and neighborhood pedestrian traffic alike.

Integrated trail system connects the business park to the surrounding residential & retail



Office and healthcare for the future of west Bakersfield



Restaurant and retail services throughout the business park and nearby Bolthouse owned retail centers



Bolthouse Development has time and again brought Bakersfield's finest establishments to their projects for convenience

Highly rated public school system surrounding Seven Oaks Business Park



Average Household Income of \$113,745 (2 mile radius)

Bakersfield's Highest Average Home Values \$474,000 (2 mile radius)



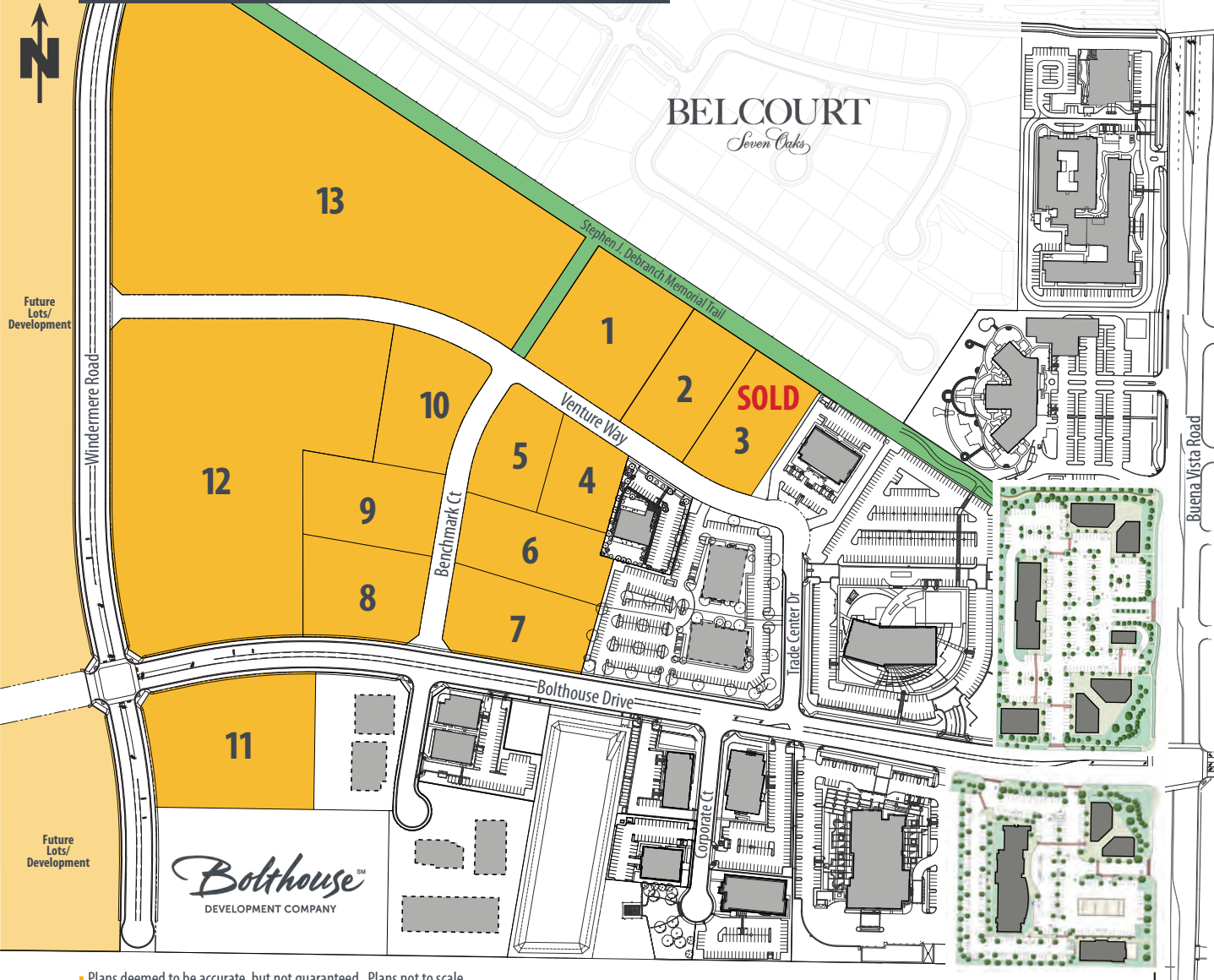
www.bolthouseproperties.com

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Site Map & Availability

Seven Oaks Business Park • Bakersfield, CA

Seven Oaks
BUSINESS PARK



Lot Availability

1	2.31 Acres	3.81 Acres Contiguous
2	1.50 Acres	3.81 Acres Contiguous
3	1.50 Acres	SOLD
4	1.16 Acres	5.47 Acres Contiguous
5	1.00 Acre	5.47 Acres Contiguous
6	1.62 Acres	5.47 Acres Contiguous
7	1.69 Acres	5.47 Acres Contiguous
8	1.80 Acres	Can be expanded
9	1.76 Acres	Can be expanded
10	1.70 Acres	Can be expanded
11	3.19 Acres	Divisible to as small as 1.5 Acres
12	10.78 Acres	Divisible to as small as 1.5 Acres
13	16.72 Acres	Divisible to as small as 1.5 Acres

- Lot lines have flexibility. They can be moved to modify the sizes of available parcels within reason
- West Ming Specific Plan Special Use zoning allows for an abundance of uses within the business park
- Quality maintained through architectural control
- Contact listing agents for pricing options

Site Map Legend

- Available Lots
- Future Lots/Development
- Existing Development
- The Shoppes at SOBP

Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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Property Photos

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Existing Development

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Houchin Community Blood Bank
40,000 SF Headquarters and Blood Bank



Valley Strong Credit Union
60,000 SF Headquarters



11601 Bolthouse Drive
27,200 SF Professional Offices

Centric Health

Two Buildings Totaling 50,000 SF

Valley Montessori Academy

7,500 SF

CA Realty/Purpose Driven Health

10,000 SF with 10,000 SF planned



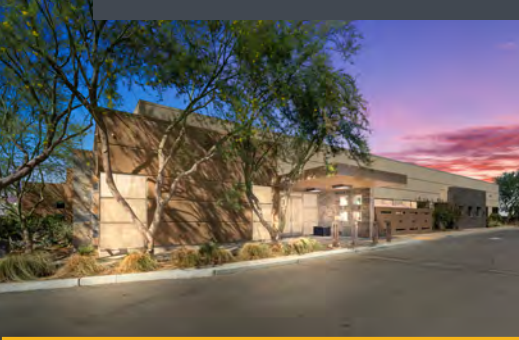
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Existing Development

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4800 Corporate Court
14,912 SF (For Lease)



Davita Dialysis
12,000 SF Treatment Center



Ivy Park at Seven Oaks
& Memory Care - 83,500 SF



Hoffmann Hospice
Free Standing In-Patient Hospice Facility, Administrative Building & Grief Support Building - 40,215 SF

**New Horizon Surgical Center
& Oaks Surgical Center**
13,000 SF

11837 Bolthouse Drive
13,725 SF Professional Offices

Northern Digital Inc.
14,000 SF Corporate Office

**Alzheimer's Disease Association
of Kern County**
Approximately 13,000 SF



**The
Shoppes**



1st Coffee Bean in Bakersfield-20+ years in the making



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Seven Oaks Master Plan & Highlights

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Seven Oaks
BUSINESS PARK



Bakersfield Market Growth on Continuous Rise

Steady Employment,
Economy
&
Population Base



9th
Largest City In
California



Energy Capital
Of The Nation

2nd Ranked
Agricultural Industry
In The Nation



Central
Location Between
Los Angeles
& Fresno



One Of California's
Most Affordable
Home Markets

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Kern County At A Glance

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KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#2 in Agricultural
Production
Nationwide



#3 in Economic
Diversity
Nationwide

#4 in STEM
Jobs
Nationwide

OVER
50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 Largest
Wind Farm
in the U.S.

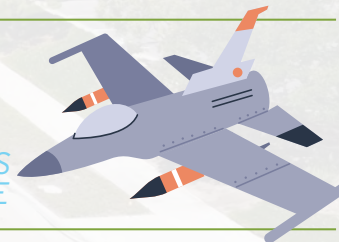


2ND Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

OVER WORLD TECH
50 "FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR &
SPACE PORT



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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