

Seven Oaks

BUSINESS PARK

FOR SALE OR BUILD-TO-SUIT



BolthouseSM
DEVELOPMENT COMPANY

Bakersfield, CA



For Listing Information Contact

ASU
COMMERCIAL

661 862 5454

Available For Sale or Build-To-Suit
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Seven Oaks Master Plan & Features

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

- Bolthouse Development has time & 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 \$149,447 (2 mile radius)

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



Seven Oaks

MASTER PLAN

- HIGHGATE DOG PARK
- RECREATION CENTER
- PARKS
- PLANNED K-8 SCHOOL SITE
- RETAIL CENTERS
 - GRAND ISLAND VILLAGE
 - BELCOURT VILLAGE
 - MUSTANG SQUARE
 - THE SHOPPES AT SEVEN OAKS BUSINESS PARK

EXPERIENCESEVENOAKS.COM



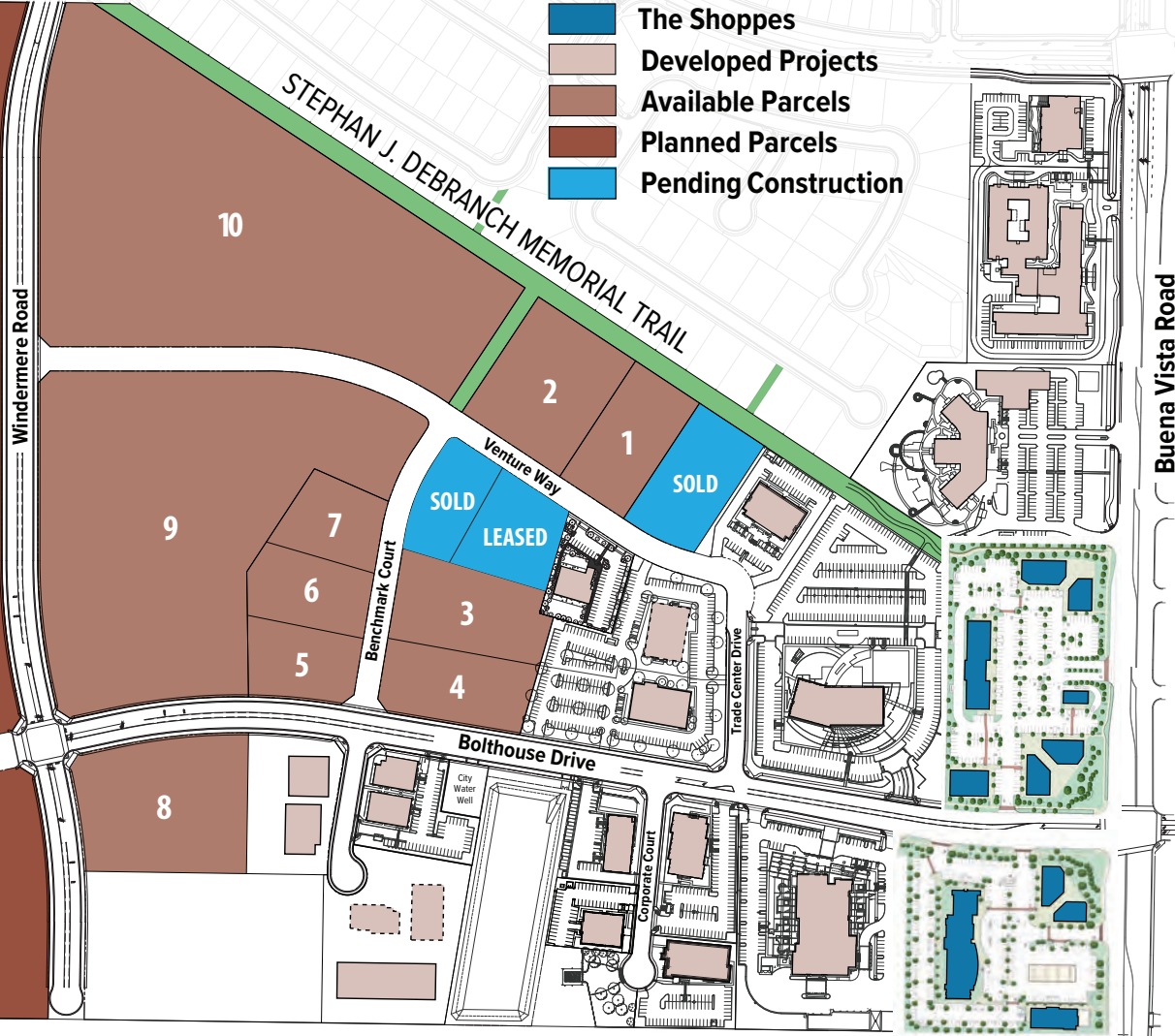
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Seven Oaks

BUSINESS PARK

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Site Map & Availability

- The Shoppes
- Developed Projects
- Available Parcels
- Planned Parcels
- Pending Construction



Lot Availability

1	1.50 Acres	3.81 Acres Contiguous
2	2.31 Acres	3.81 Acres Contiguous
3	1.81 Acre	3.30 Acres Contiguous
4	1.49 Acres	3.30 Acres Contiguous
5	1.15 Acres	Can Be Expanded
6	1.20 Acres	Can Be Expanded
7	1.05 Acres	Can Be Expanded
8	3.19 Acres	Divisible To As Small As 1.5 Acres
9	12.64 Acres	CONTACT AGENT
10	16.72 Acres	CONTACT AGENT

- 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 more details

*Bolthouse*SM
PROPERTIES, LLC

Seven Oaks

BUSINESS PARK

BolthouseSM
PROPERTIES, LLC

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Seven Oaks Business Park

Seven Oaks Business Park is a 276-acre mixed-use land development offering parcels from approximately 1 acre to 50 acres for sale or build-to-suit in an environmentally friendly, master-planned development. It is located within Bakersfield's premier Seven Oaks community between Buena Vista Road and Allen Road. Seven Oaks Business Park caters to the needs of retail and office users in a live/work environment, incorporates heavily landscaped open spaces and linked trails for the enjoyment of businesses and neighborhood pedestrian traffic alike. Seven Oaks Business Park has committed to an architectural standard that will lead the Bakersfield marketplace into the next generation.



The Shoppes

Adventist Health

UPS

COFFEE BEAN TEA LEAF

SEQUOIA

WOODBRIDGE COMPANY

Max Baller RESTAURANT LOUNGE

PAIR MAROTTA PHYSICAL THERAPY

Superior Smiles

KUMON

wpg

WOODBRIDGE PACIFIC GROUP

Coming Soon!

HARRIS BBQ

Seven Oaks

BUSINESS PARK

Available For Sale or Build-To-Suit
Property Photos

BolthouseSM
PROPERTIES, LLC



Available For Sale or Build-To-Suit
Existing Development



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
27,000 SF



Valley Montessori Academy
7,500 SF



11901 & 11905 Bolthouse Drive
20,000 SF Professional/Medical Office

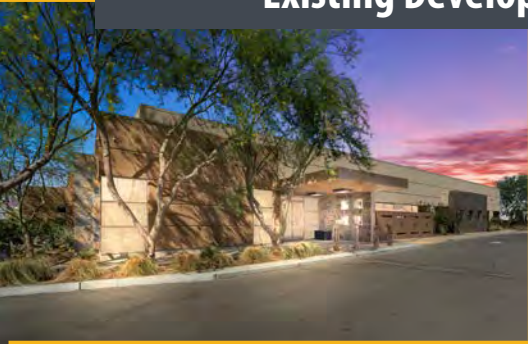


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Existing Development

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Grow Public Schools Administration
 14,912 SF

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



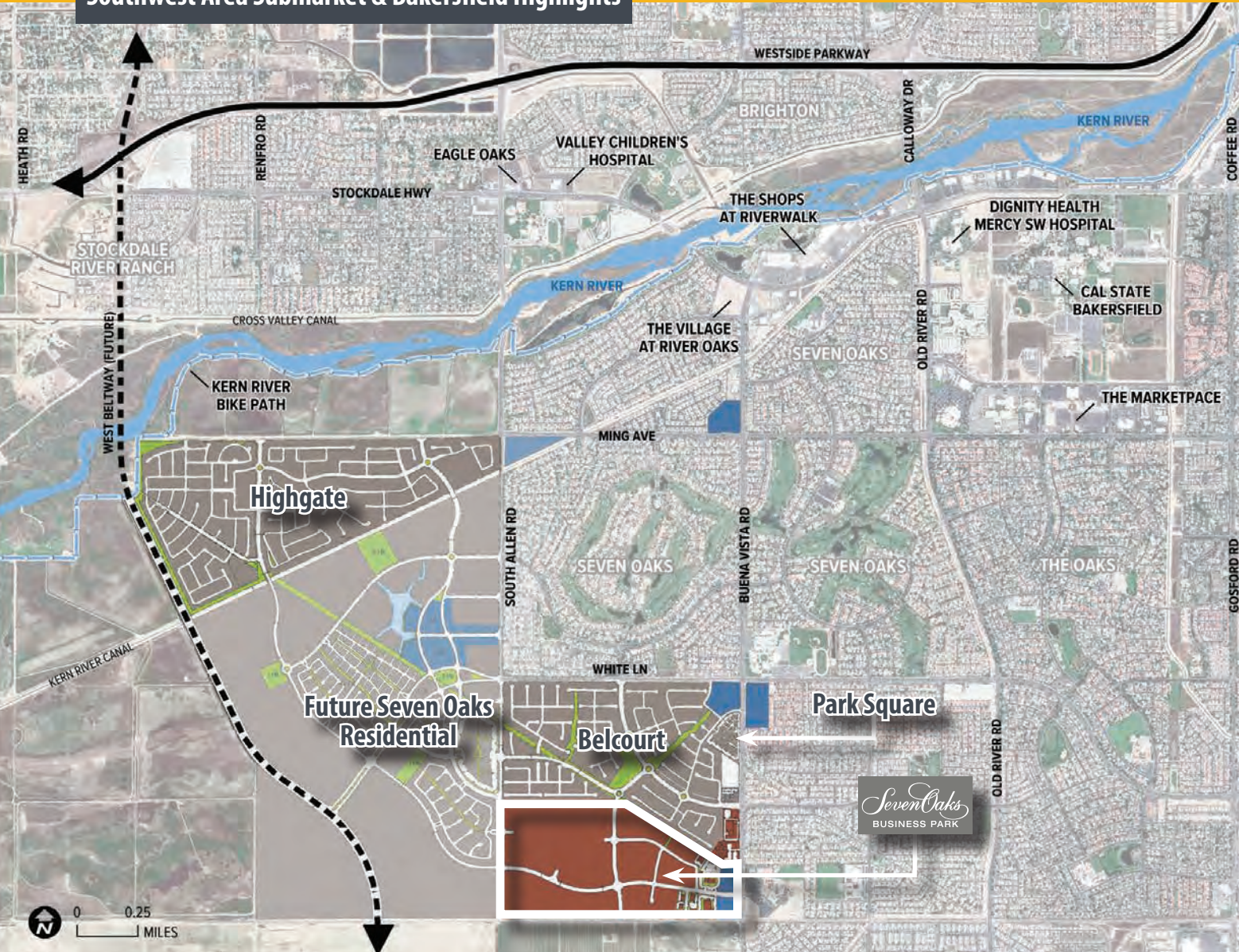
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Seven Oaks BUSINESS PARK

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Southwest Area Submarket & Bakersfield Highlights

BolthouseSM
PROPERTIES, LLC



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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Demographic Information

Demographic Summary

Bakersfield is a significant hub for both agriculture and energy production. Kern County is California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States. Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices. Major crops for Kern County include grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. The city is home to the corporate and regional headquarters of companies engaged in these industries.

There is a growing manufacturing and distribution sector in Bakersfield. Several companies have moved to Bakersfield because of its inexpensive land, as well as proximity to international ports in both Los Angeles and Oakland. Other companies have opened regional offices and non-oil/agricultural businesses because of Bakersfield's and Kern County's business-friendly policies, such as having no local utility or inventory taxes. Products manufactured in the city include ice cream (the world's largest ice cream plant), central vacuums, highway paint, and stock racing cars.



Community Profile	1 Mile	2 Mile	3 Mile
Total Population	11,624	38,512	67,838
Total Households	3,469	11,773	22,005
Average Household Income	\$152,408	\$149,447	\$147,203
Median Household Income	\$115,593	\$111,120	\$107,366
Total Businesses	148	488	1,476
Total Employees	1,079	3,963	14,841



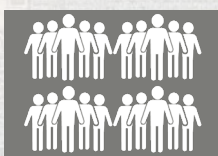
3 Mile Population
67,838



3 Mile
Average HH Income
\$147,203



3 Mile
2023 Housing Units
22,737



3 Mile 2028
Population Projection
70,618

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#3 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

75%



60%



#1 Largest Wind
Project in the
Nation

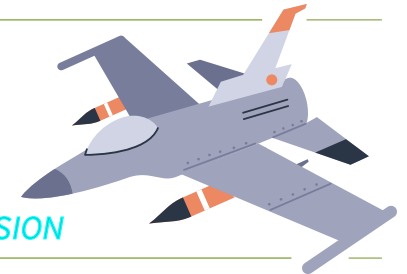


#1 Largest Battery
Energy Storage
System in the World



#13 Oil-Producing
County in the
the Nation

OVER 50 WORLD'S TECH
"FIRSTS"
NAVAL AIR WARFARE
CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT
IN U.S.
MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST SPACE SHUTTLE
LANDING
EDWARDS
AIR FORCE
BASE

