



RIVERWALK MEDICAL PLAZA

9500
STOCKDALE HWY

FOR LEASE

PROPERTY HIGHLIGHTS



- Class A, two-story medical plaza with restaurant on ground floor
- Adjoining medical office buildings with on-site urgent care center—Emergency Physicians Urgent Care
- Located in large medical corridor across from Dignity Health Hospital Campus and CSU Bakersfield Campus
- Diverse specialty base including family medicine, internal medicine, pediatrics, and more
- Monument signage opportunity, modern atrium, and abundant surface parking
- Access to the Westside Parkway and Kern River Parkway Bike Trail
- **Asking Rent: \$2.25/RSF NNN (estimated at \$1.05/RSF)**

PROPERTY DETAILS

Name:	Riverwalk I & II
APN:	390-380-20
Zoning:	C-O (Commercial and Professional Office), City of Bakersfield
Year Built:	2005

AVAILABILITIES



BASEMENT

Basement: $\pm 4,996$ RSF

FIRST FLOOR

Suite 103: $\pm 3,063$ RSF

Suite 109: $\pm 3,052$ RSF

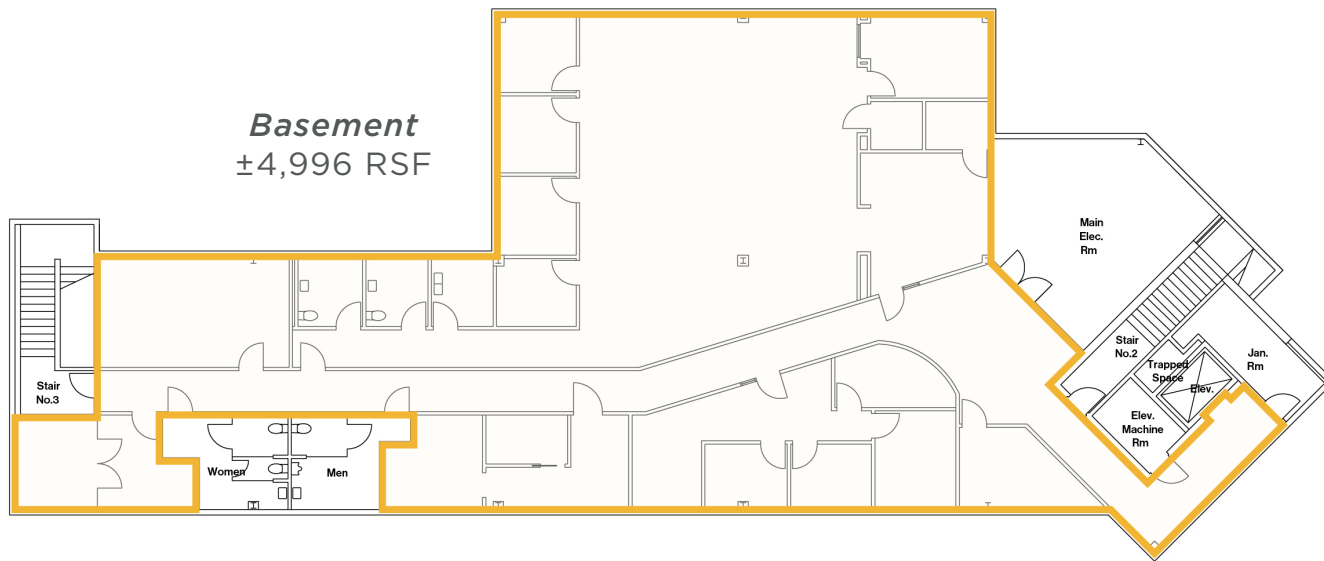
SECOND FLOOR

Suite 200: $\pm 13,127$ RSF

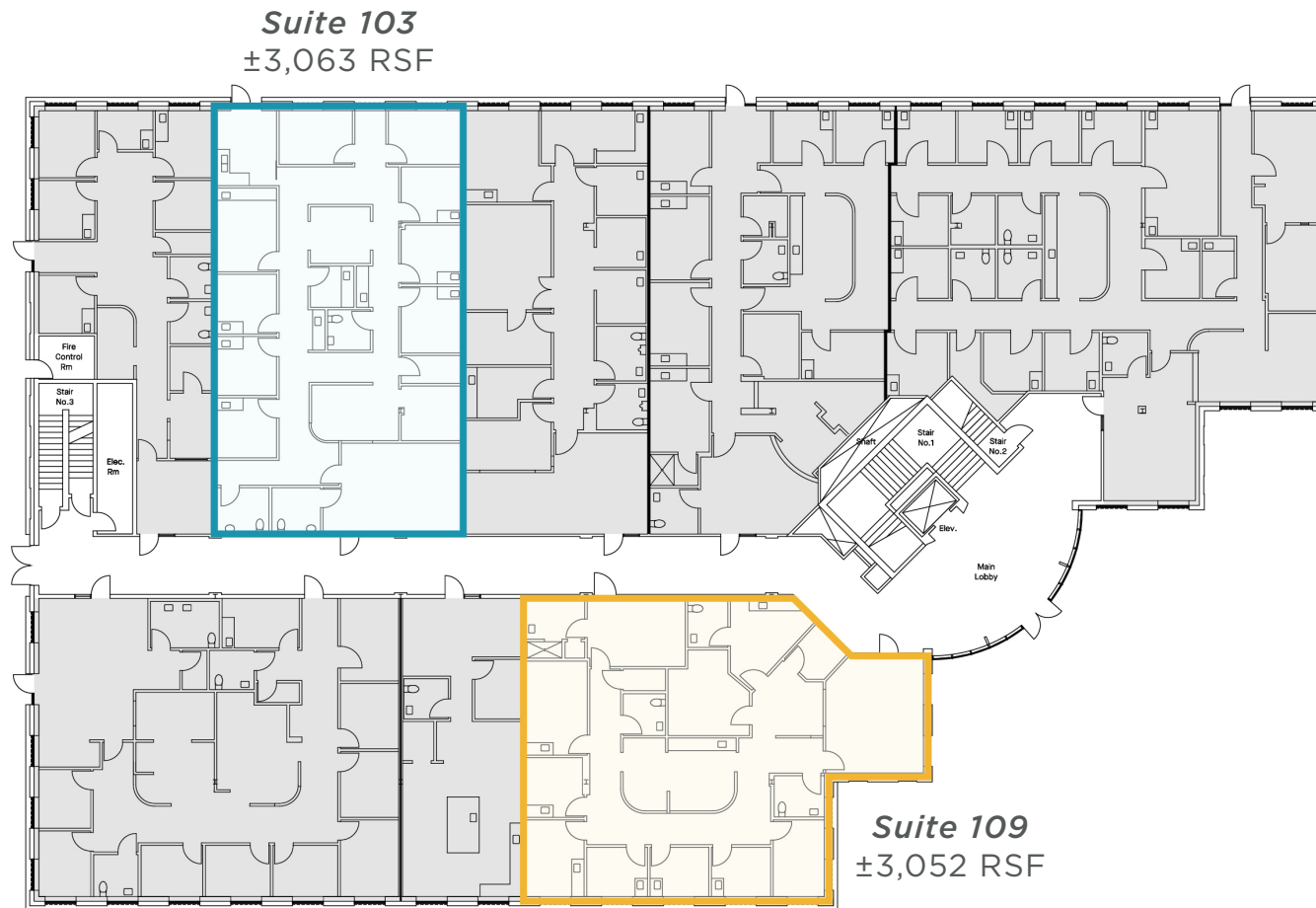
Suite 203: $\pm 7,085$ RSF

*Max Contiguous: $\pm 20,212$ RSF

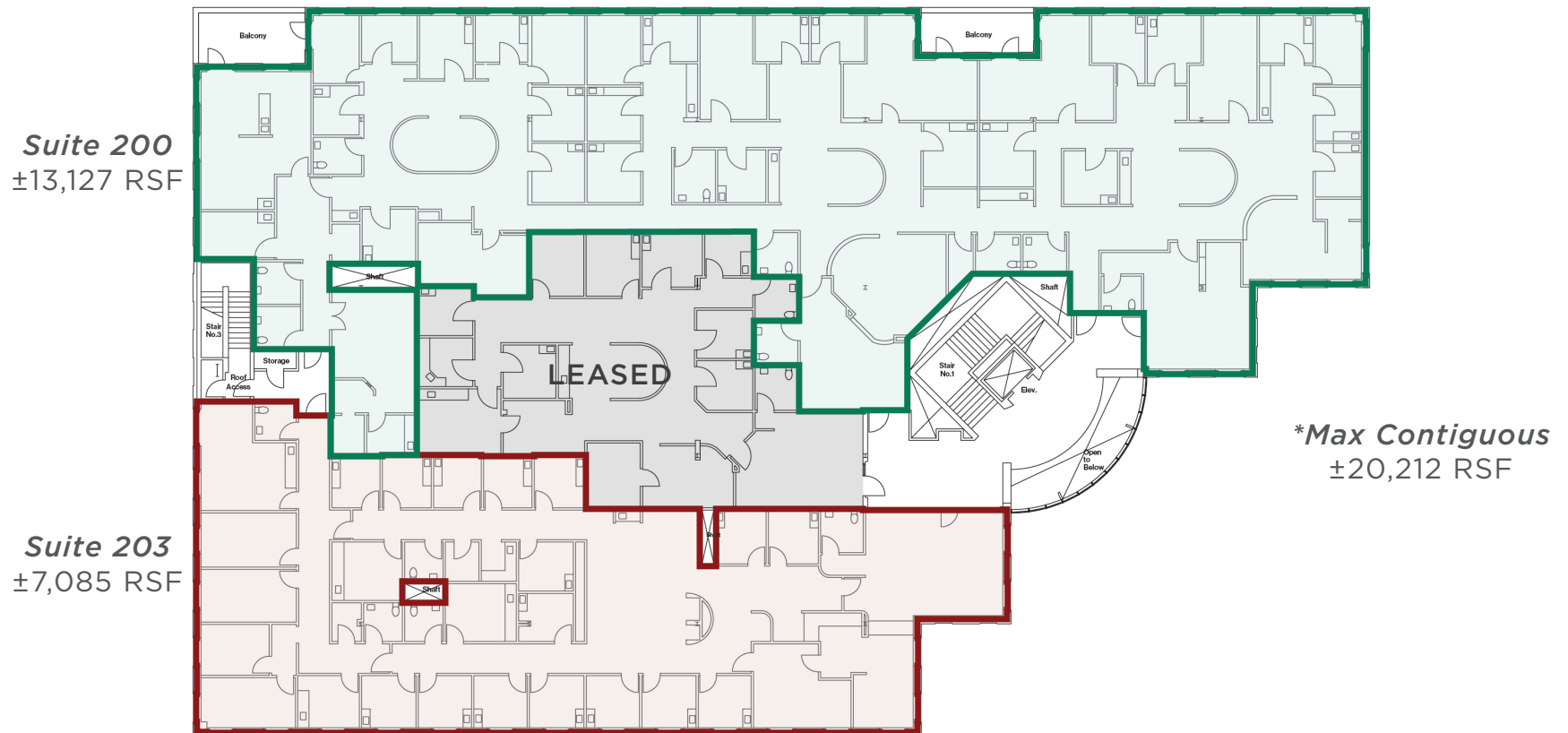
BASEMENT FLOOR PLAN

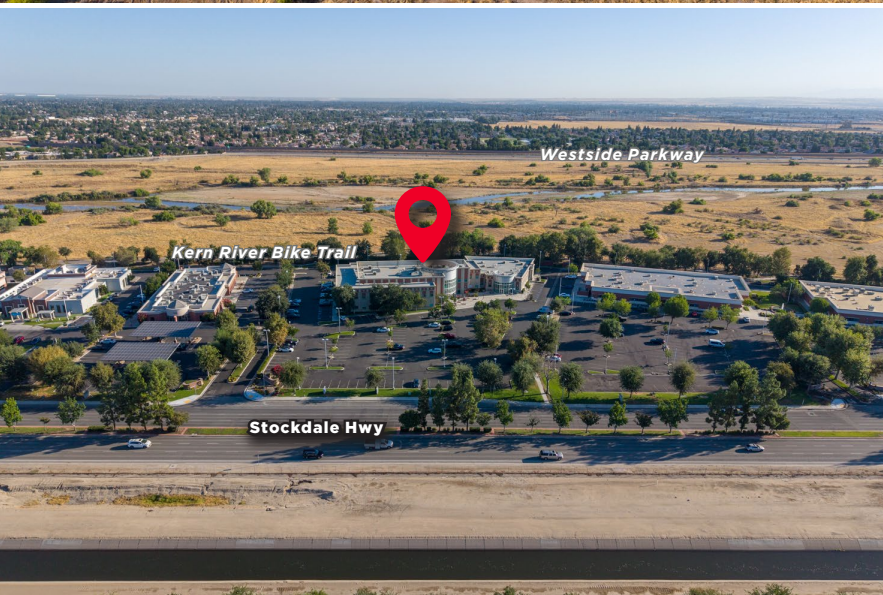


FIRST FLOOR PLAN



SECOND FLOOR PLAN





*The Shops
at Riverwalk*

Calloway Dr

Stockdale Hwy

Kern River Bike Trail



CONTACT INFO

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