

Pre-Leasing Opportunity Now Available
4543 Benchmark Court
Bakersfield, CA



Seven Oaks Business Park

- Planned Class A Office Building - Now Pre-leasing
- Two-story office building totaling approximately 23,000 square feet
- From 5,000 SF to 16,500 SF available
- Space deliverable within 15 months of lease execution

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Office Building Available For Lease

Property Details | Site Plan

4543 Benchmark Court • Bakersfield, CA

ASU Commercial is pleased to present the pre-leasing of 4543 Benchmark Court, a planned, Class A, multi-tenant office building located in the heart of the Seven Oaks Business Park in southwest Bakersfield. The two-story, multi-tenant building will feature high end steel frame construction, abundant parking and ample signage opportunities. The building will be located at the prominent intersection of Bolthouse Drive and Benchmark Court (NEC).

- **Strategically located** within Bakersfield's premier master-planned business environment, surrounded by leading healthcare, professional, and financial institutions.
- **Flexible floor plans** designed to accommodate growing companies, regional headquarters, and professional office tenants.
- Modern architectural design with expansive glass lines, **high-image curb appeal**, and premium visibility at the intersection of Bolthouse Drive and Benchmark Court.
- **Walkable live/work setting** featuring nearby restaurants, retail services, landscaped trails, and executive-level amenities throughout Seven Oaks Business Park.
- Rare opportunity to secure new **Class A office** space in one of Bakersfield's most established and sought-after office corridors.
- Designed to deliver an **elevated tenant experience** through efficient layouts, abundant parking, and prominent identity signage.
- **Positioned within a high-income demographic trade area** with immediate access to premier residential communities and retail conveniences.
- Pre-leasing opportunity allows tenants to customize interior build-out and create a **tailored workplace environment**.

Seven Oaks Business Park



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



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Demographic Information

4543 Benchmark Court - Bakersfield, CA

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	12,261	38,123	69,145
Total Households	3,732	11,829	22,656
Average Household Income	\$159,173	\$158,737	\$150,630
Median Household Income	\$122,513	\$120,211	\$113,926
Total Businesses	180	569	1,485
Total Employees	1,384	4,350	14,669

Seven Oaks Business Park



3 Mile Population
69,145



3 Mile
Average HH Income
\$150,630



3 Mile
2030 Housing Units
24,060



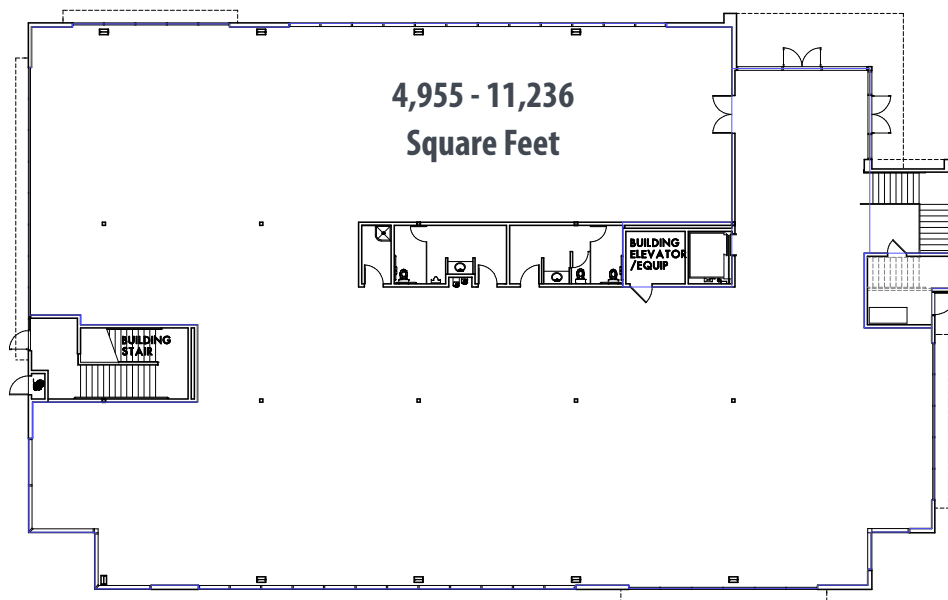
3 Mile 2030
Population Projection
70,395

Office Building Available For Lease

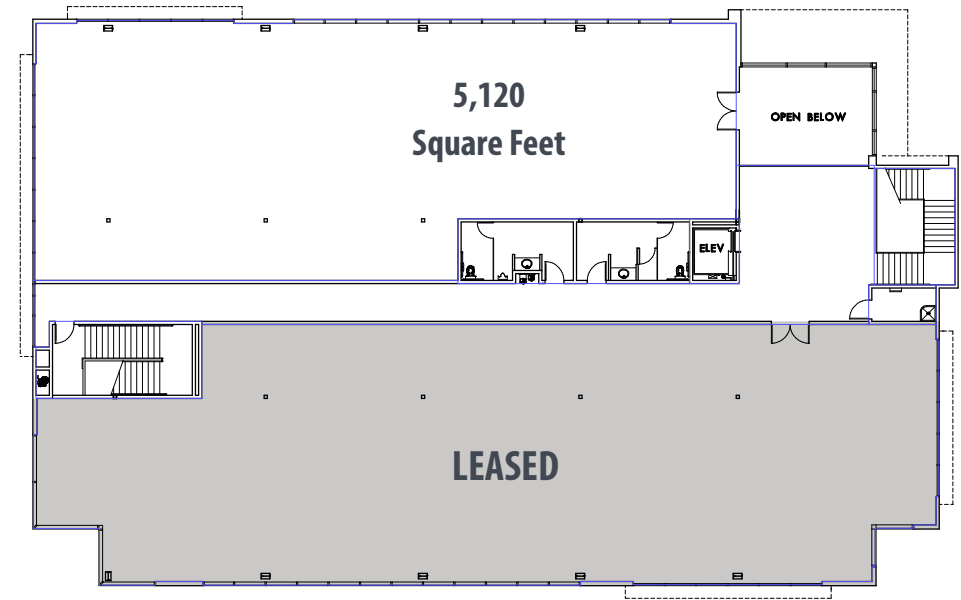
Floor Plans

4543 Benchmark Court • Bakersfield, CA

- **Ground Floor** From 4,955 to 11,236 SF
- **Second Floor** 5,120 SF
- Up to 16,356 square feet can be accommodated for a single occupant
- Please contact listing agent for offering details
- Occupancy can be delivered within fifteen months from lease execution



Ground Floor



Second Floor

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Rendering of North Side of Building

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Seven Oaks Business Park Information

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Seven Oaks Business Park is a 276-acre mixed-use master-planned development. It is located within Bakersfield's premier Seven Oaks community between Buena Vista Road and Allen Road. Seven Oaks Business Park has committed to an architectural standard that will lead the Bakersfield marketplace into the next generation.

The growing list of businesses that call Seven Oaks Business Park home include:



Additionally, the Shoppes at Seven Oaks Business Park offers retail conveniences for the occupants of the business park. Food and service establishments include:



Seven Oaks Business Park



Office Building Available For Lease

Neighborhood Map & Info

4543 Benchmark Court - 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 & 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 \$158,737 (2 mile radius)



- Bakersfield's Highest Average Home Values \$505,934 (2 mile radius)

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Seven Oaks Business Park Aerial

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Seven Oaks Business Park



4543 Benchmark Court



The Shoppes



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Location & Southwest Submarket Aerial Map

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Seven Oaks Business Park

