# Grand Island Village

BolthouseProperties.com

Bolthouse℠
PROPERTIES, LLC

# Grand Island Village

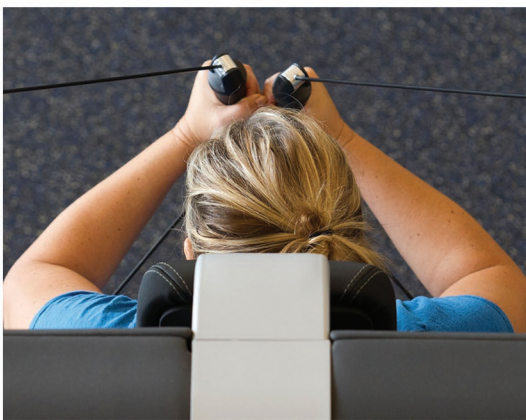
**An upscale shopping experience nestled in the heart of Seven Oaks**

Grand Island Village is conveniently located among the neighborhoods of Bakersfield's most distinctive master-planned community – Seven Oaks. As a 90,000-square-foot neighborhood and specialty-style shopping center, Grand Island Village has attracted several iconic, highly respected local and national brands.

Located at the corner of Buena Vista Road and Ming Avenue, Grand Island Village is surrounded by the prestigious neighborhoods of Seven Oaks. This center's Tuscan architecture is enhanced by Italian fountains and Mediterranean landscaping creating an elegant place to shop and dine.

## NOW LEASING!

**Secure your place in this prime Seven Oaks retail destination.**



# Location Surroundings

## NEIGHBORING COMMUNITIES

BELCOURT Seven Oaks

PARK SQUARE at Seven Oaks
A FULLER APARTMENT HOMES COMMUNITY

Seven Oaks

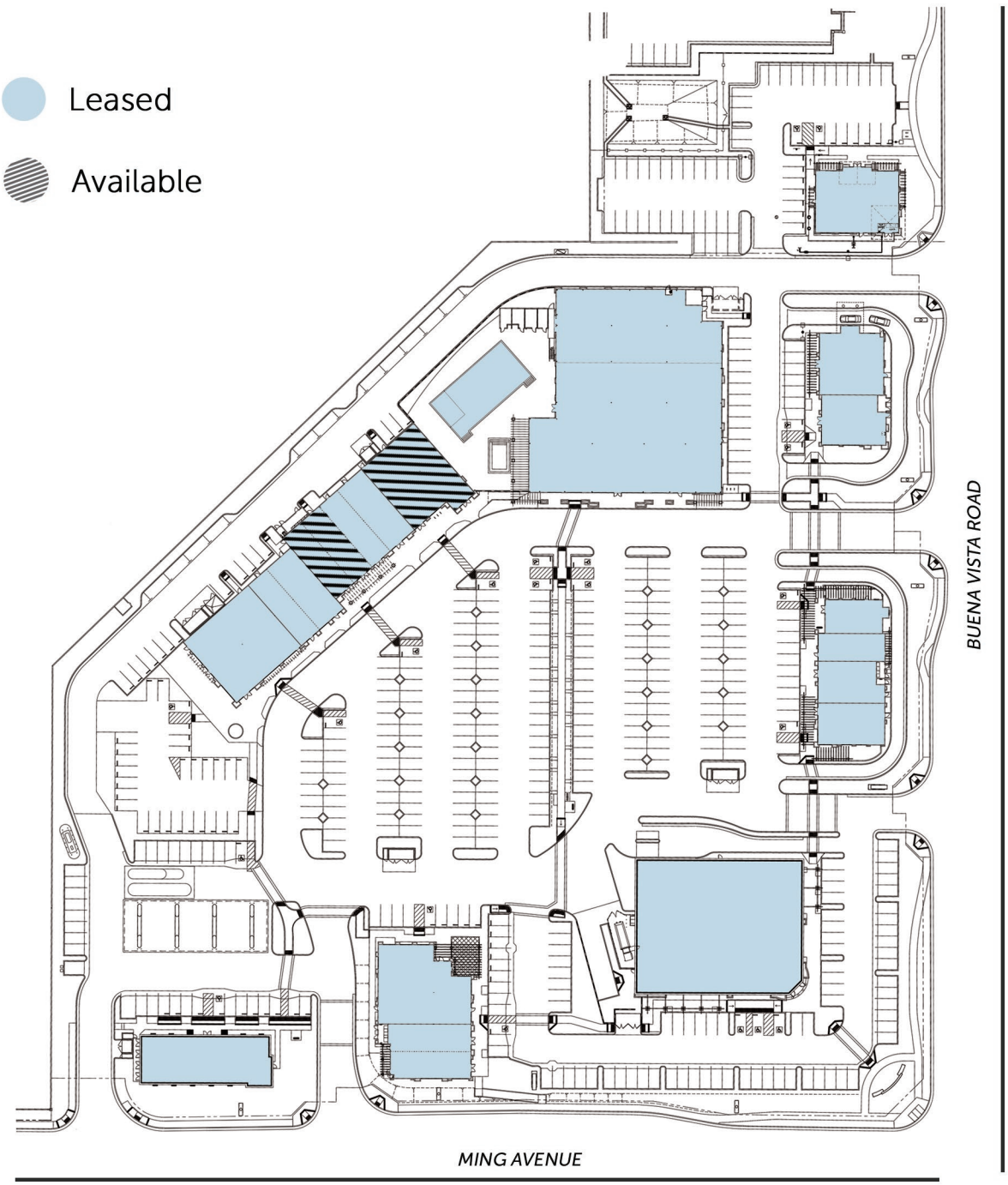
## EXISITING RETAIL

BELCOURT VILLAGE

MUSTANG SQUARE

FUTURE RETAIL

# Grand Island Village Map




## CURRENT TENANTS

Beautologie Southwest Medspa
Bakersfield Eye Care Optometric Center
Chevron
Sully's
Dewar's Soda Fountain & Fine Candies
Elegant Nails & Spa
Grand Island Dental
In-Shape Health Clubs
Jersey Mike's Subs
CVS
tri counties bank
Smith's Bakeries
Cafe Smitten
Sol y Luna Mexican Cuisine
Sport Clips Haircuts
Waterfall Cleaners
Chef Lino's Prime
Wood-Dale Market

# Demographics

Source: Esri

## Population

**Residential**

| 1 mile | 3 miles |
|---|---|
| 8,984 | 88,434 |

**Workforce**

| 1 mile | 3 miles |
|---|---|
| 4,199 | 25,926 |

## Average Household Income

| 1 mile | 3 miles |
|---|---|
| $224,314 | $157,384 |

## Households

| 1 mile | 3 miles |
|---|---|
| 3,029 | 30,234 |

## Average Home Value

| 1 mile | 3 miles |
|---|---|
| $609,342 | $480,531 |

## Median Age

| 1 mile | 3 miles |
|---|---|
| 42.9 Years | 37.5 Years |

## Education Attainment

**Bachelor's Degree**

| 1 mile | 3 miles |
|---|---|
| 32.1% | 27.2% |

**Graduate Professional**

| 1 mile | 3 miles |
|---|---|
| 29.5% | 16.4% |

| 2024 Average Spent Per Household | 1 mile | 3 miles |
|---|---|---|
| Entertainment/Recreation | $8,028.56 | $5,690.81 |
| Food At Home | $13,182.03 | $9,701.43 |
| Food Away From Home | $7,670.16 | $5,496.38 |
| Personal Care Products & Services | $1,893.69 | $1,368.17 |

# Market Highlights

Steady Employment, Economy & Population Base

•

9th Largest City in California

•

Energy Capital of the Nation

•

2nd Ranked Agricultural Industry in the Nation

•

Located in the heart of the growing Seven Oaks

# A few kind words from our clients past, present, and ongoing:

"Being a local business in Bakersfield for over 110 years, partnering with a developer that was as invested in the success of the Bakersfield community was important to us. Bolthouse Properties made our dream of a Dewar's Drive Thru come true. We worked with their team from beginning to end. They encouraged our input, and together we created the most successful Dewar's in Bakersfield. Our appreciation for them did not end there. Grand Island Village is as beautiful and successful today as the day it was built. Pride in their developments, distinguishes them apart from most commercial development companies. Bolthouse Properties is like family, with the genuine desire for their tenants success. We look forward to future ventures with Bolthouse Properties."

*Heather Dewar,* ***Dewar's Candy Shop***

"As your local butcher shop, for over six decades, we've made a promise to provide the best butcher quality meats and service every time. Working with Bolthouse Properties on our second location at Grand Island Village, we quickly recognized the values of kindness, quality, and support for local businesses that each of us shares."

*Israel & Delores Vasquez,* ***Wood-Dale Market***

"Bolthouse Properties has been an instrumental partner in helping us bring our family's dream for Smitten to reality in the growing Seven Oaks. They've provided us with a custom experience, tailored to fit our vision for the community."

*The Bittons,* ***Smitten***

"When Sully's first began working with Bolthouse Properties over 10 years ago we soon realized that we had chosen an amazing partner to grow our company with. Their team of expert professionals, years of experience, and desire to develop centers that are functional as well as beautiful aligned perfectly with our business growth plans.

As a local business Sully's focus has been on the best local products Bakersfield has to offer, having a developer like Bolthouse Properties who shares the same passion to grow local businesses has made the process easy and seamless."

*Tim Sullivan Jr.,* ***Sully's Food Stores, LLC.***

SMITTEN
SMALL PLATES
SALADS
MAINS
STOP
SINCE 1956
Jersey Mike's
SUBS
SportClips
HAIRCUTS

# Our Team

At Bolthouse Properties, our bestselling service is our focus on **client relationships**. We provide full-service development support to our clients, whether they're pursuing a land purchase, build-to-suit project, or retail opportunity. We view our occupants as business partners and position their projects for success.

**Bolthouse Properties' full-service in-house team includes:**

- Project Consulting
- Project Planning & Entitlements
- Construction & Facilities Management
- Civil Engineer
- Budget Management
- Lease Management
- Master Plan Marketing Support

# About Us

Bolthouse Properties is an agricultural land and real estate investment company founded and committed to the principals of integrity, honesty, humility, and compassion. These values are inherent in every activity and every relationship - with the people and our community.

**What sets Bolthouse Properties apart is a commitment to:**

Humility | Integrity | Responsibility | Tolerance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