



MUSTANG  
SQUARE





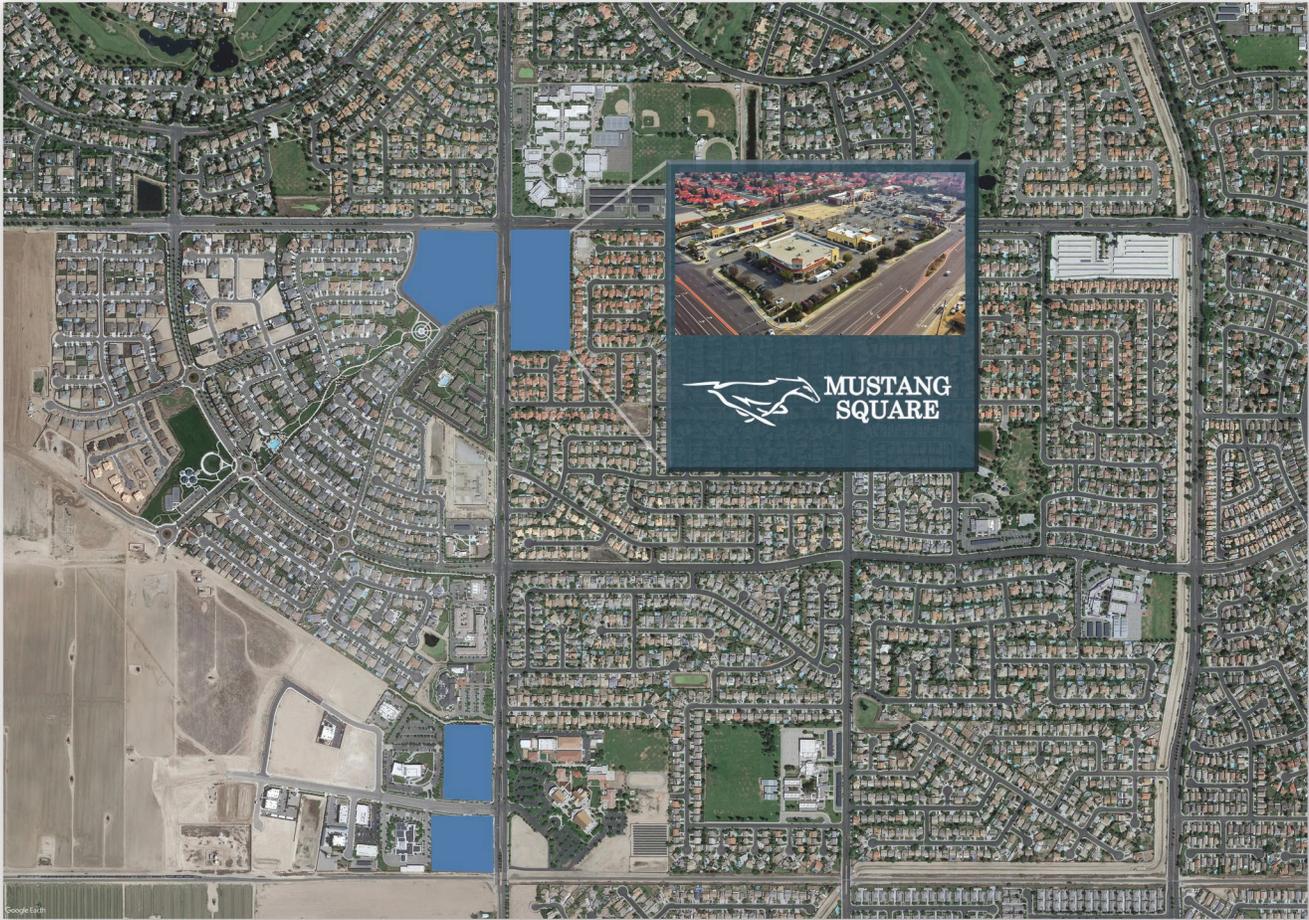
Mustang Square is located adjacent to the distinctive residential neighborhoods of Seven Oaks and the nationally ranked Stockdale High School, home of the Mustangs.

This high-traffic location amid a rapidly growing area, Mustang Square benefits from the active expansion of nearby Seven Oaks Business Park and the elegant residential developments Belcourt Seven Oaks and Park Square at Seven Oaks. This beautiful shopping center includes a branch of Kern County's largest credit union, in addition to a **Walgreens** drug store, **Premier Family Medical Group**, and **Mossman's Kitchen**. In recent years, Mustang Square completed the latest phase of development, adding local restaurants **Umi Sushi**, **Haveli Indian Grill**, **Me-N-Ed's Pizza** and more.

**Lease opportunities are currently available in the final phase and include options for an anchor tenant.**



# Location Surroundings



## NEIGHBORING COMMUNITIES

BELCOURT  
*Seven Oaks*

PARK SQUARE at *Seven Oaks*  
A FULLER APARTMENT HOMES COMMUNITY

*Seven Oaks*

TEVIS RANCH

SOUTHERN OAKS

## OFFICE | COMMERCIAL

*Seven Oaks*  
BUSINESS PARK

## EXISTING RETAIL

  
BELCOURT  
VILLAGE

THE SHOPPES  
*Seven Oaks Business Park*

# Mustang Square Map

● Occupied ● Future Development

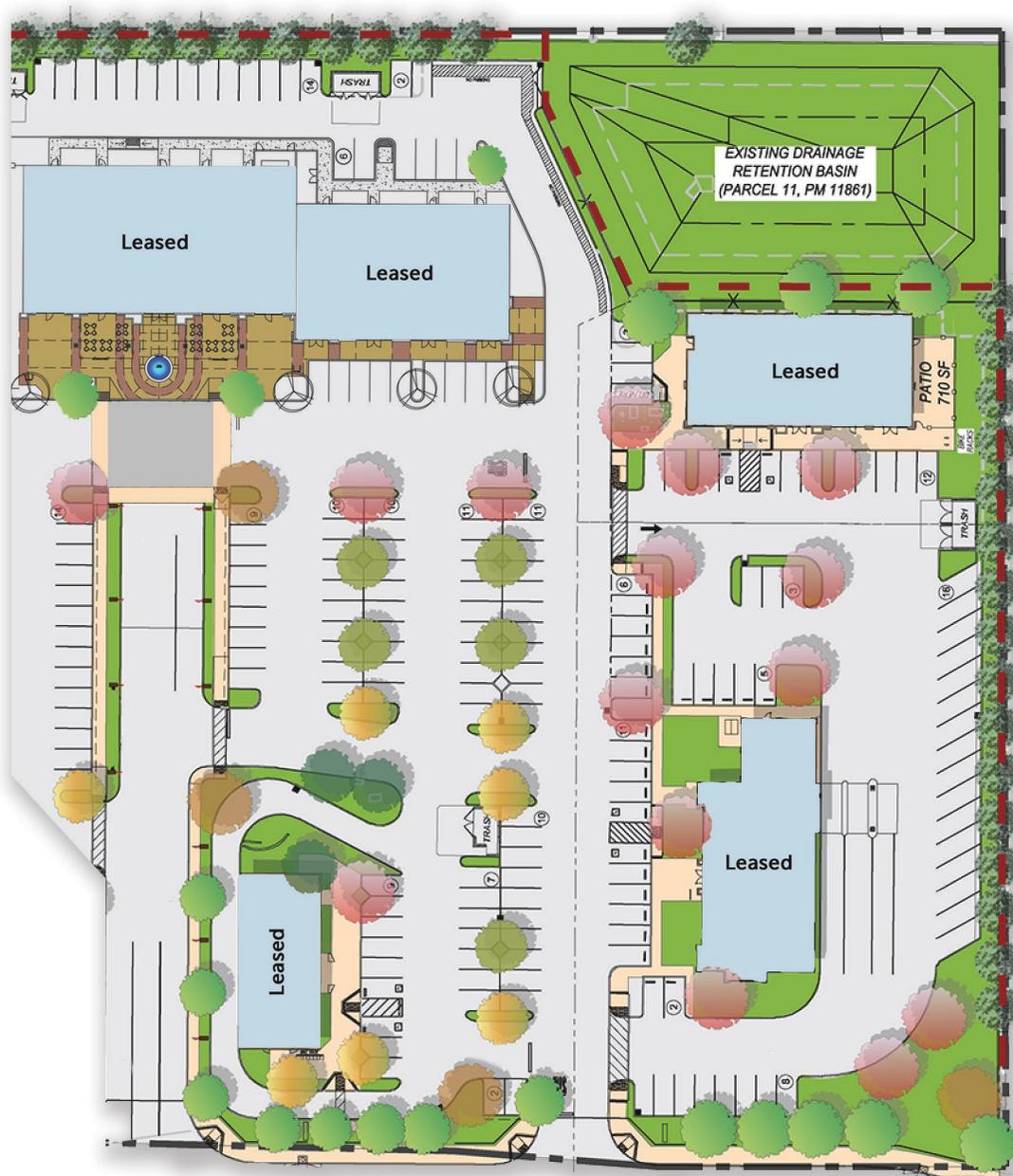


Current



# Mustang Square Map

● Occupied



## Occupants



# Demographics

Source: Esri



Population

Residential

11,693

1 mile

83,010

3 miles

Workforce

2,268

1 mile

25,028

3 miles



Average Household Income

\$168,007

1 mile

\$143,008

3 miles



Households

3,963

1 mile

27,561

3 miles



Average Home Value

\$482,097

1 mile

\$446,252

3 miles



Median Age

34.7 Years

1 mile

34.7 Years

3 miles

Bachelor's Degree



Education Attainment

33.9%

1 mile

24.7%

3 miles

Graduate Professional

18.1%

1 mile

14.2%

3 miles

2023 Average Spent Per Household

1 mile

3 miles

Entertainment/Recreation

\$5,885.56

\$5,022.87

Food At Home

\$9,866.58

\$8,664.98

Food Away From Home

\$5,823.60

\$5,056.90

Personal Care Products & Services

\$1,481.32

\$1,287.94

# Market Highlights

25% of building permits issued in the city of Bakersfield are within the Seven Oaks Master Plan



Steady Employment, Economy & Population Base



9th Largest City in California



Energy Capital of the Nation



2nd Ranked Agricultural Industry in the Nation



Adjacent access to Stockdale High School



Located in the heart of the growing Seven Oaks



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



"Location, location, location. That was the advice I received when the decision was made to grow Premier Family Health Care into a multiple provider practice. That vision took shape when we started working with Bolthouse Properties. They provided us a custom built office for us to grow as a practice and better service our community's medical needs. Mustang Square placed us in the middle of the growth area and I am thankful to be part of the business community that is associated with Bolthouse Properties."

*Steven Y. Chen, MD, **Premier Family Health Care***



"It has been such a pleasure working with the Bolthouse Properties team. Their accessibility has allowed the experience of opening Pilates Barre to be more of a partnership than that of a lessor/lessee relationship. Their outside the box thinking with Belcourt Village is evidence that they are invested in our community for all the right reasons. It is very refreshing to say the least, and is something that truly sets Bolthouse Properties apart from the rest."

*Irence and Scott Clancy, **Pilates Barre***



"It didn't take us long to realize Pair & Marotta had joined a larger collaborative family. With our build-to-suit at The Shoppes at Seven Oaks Business Park, the Bolthouse Properties team made certain we were taken care of and made us feel like part of their vision for the Seven Oaks community. I am really proud of the excellent work we've accomplished together and look forward to Bolthouse Properties developing the community around us."

*Paul Caudillo, PT, DPT, CSCS, **Pair & Marotta Physical Therapy***



"From beginning to completion of our new location we knew the Bolthouse Properties team of hard-working, organized, professionals had our success in mind! We couldn't be more excited about our location at The Shoppes at Seven Oaks Business Park. We look forward to working with our community and the Bolthouse Properties team for many years to come!"

*Gina Thresher & Jenna Grundy, **UPS Store***

# 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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