

# THE SHOPPES

*Seven Oaks Business Park*

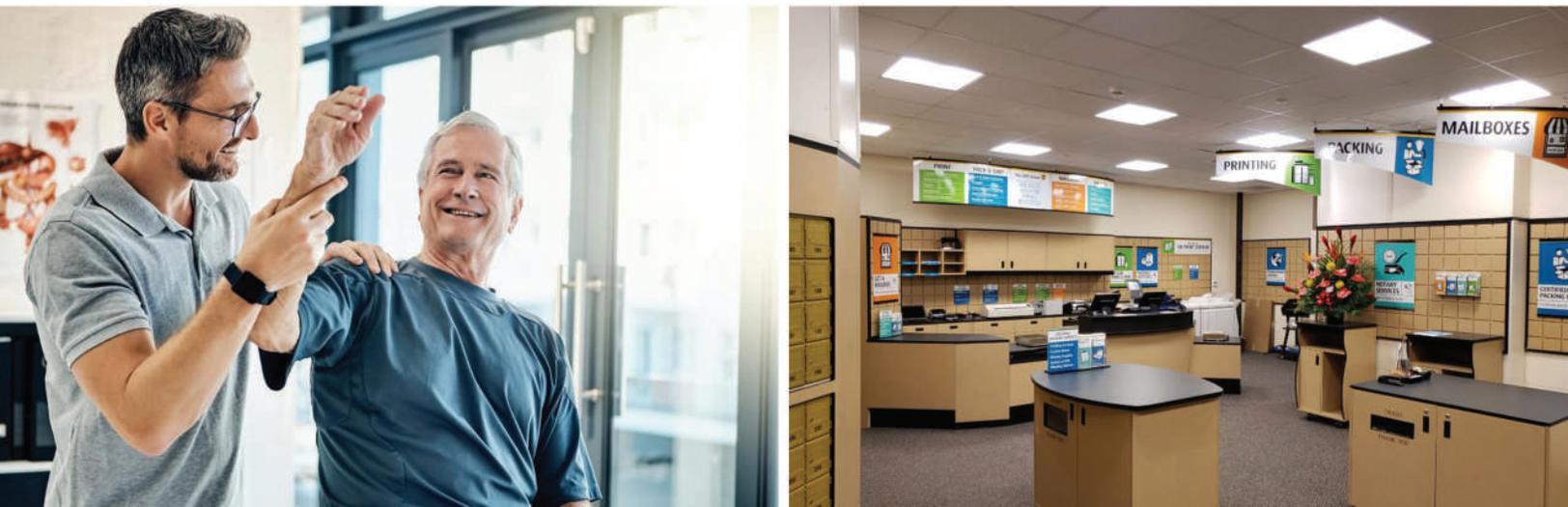


# THE SHOPPES

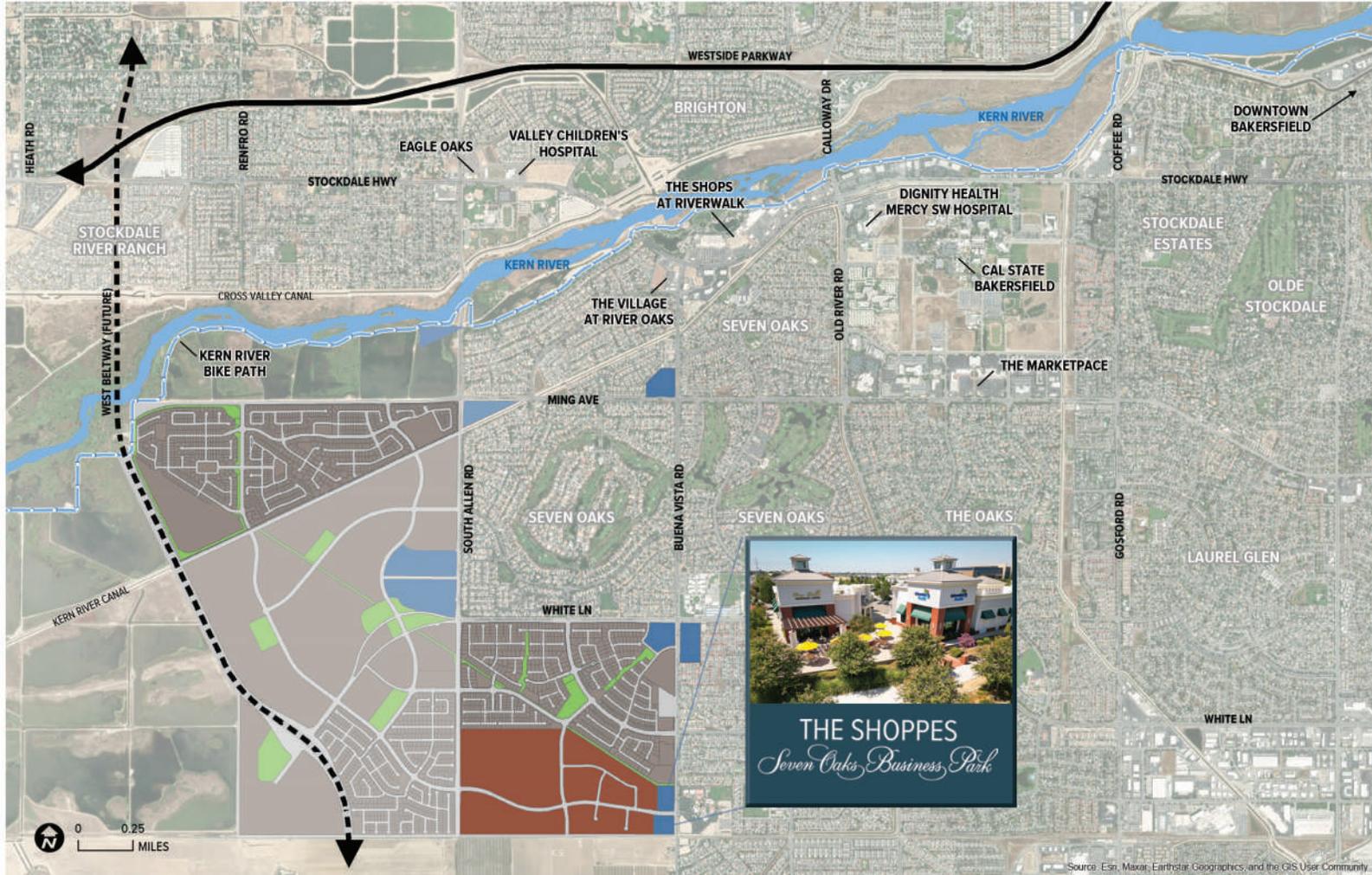
## *Seven Oaks Business Park*

The Shoppes at Seven Oaks Business Park is located at the entrance to the 276-acre business park and adjacent to St. John's Lutheran Schools. This retail center on Buena Vista Road south of White Lane in Southwest Bakersfield caters to the growing needs of retail and office tenants and families in a live/work/play environment. The Shoppes has direct access to the Stephan J. DeBranch Memorial Trail offering connectivity to the business community within the expanding Business Park as well as the nearby residential communities of Belcourt Seven Oaks and Park Square Seven Oaks.

The Shoppes at Seven Oaks Business Park has committed to the same architectural standard as the Seven Oaks occupants to maintain cohesion and aesthetic appeal with existing area structures and the Seven Oaks community.



# Location Access



## EXISTING RETAIL DEVELOPMENTS



## OFFICE | COMMERCIAL



## RESIDENTIAL COMMUNITIES



 FUTURE RETAIL

 FUTURE RESIDENTIAL

# The Shoppes Map (North)

Available Leased



Current



KUMON

Superior Smiles  
Minimally Invasive Dentistry



First American Title™



Adventist Health

## Opportunities

- Available opportunities include 2,250 sf available now and 1,800 sf currently under construction
- Located at the entrance to the 276-acre Seven Oaks Business Park
- Single tenant or multi-tenant opportunities available
- Built-to-suit lease starting at 1,500 SF or stand-alone building opportunities available
- Future hotel site

# The Shoppes Map (South)



## Occupants



## Amenities

- Premier architectural design maintains cohesion, quality and the aesthetic appeal
- Lush landscaped retail center with open spaces and spacious patio
- Provides services to neighboring schools and businesses

# Market Highlights

Steady Employment, Economy & Population Base



9th Largest City in California



Energy Capital of the Nation



2nd Ranked Agricultural Industry in the Nation



Centrally Located between Los Angeles & Fresno



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



# Demographics

Source: Esri



Population

Residential

11,465

1 mile

84,172

3 miles

Workforce

2,559

1 mile

25,541

3 miles



Average Household Income

\$196,093

1 mile

\$152,932

3 miles



Households

3,998

1 mile

28,050

3 miles



Average Home Value

\$549,375

1 mile

\$466,951

3 miles



Median Age

39.5 Years

1 mile

36.5 Years

3 miles

Bachelor's Degree

35.9%

1 mile

25.2%

3 miles



Education Attainment

Graduate Professional

21.9%

1 mile

15.8%

3 miles

## 2024 Average Spent Per Household

1 mile

3 miles

Entertainment/Recreation

\$7,056.92

\$5,539.45

Food At Home

\$11,809.06

\$9,425.21

Food Away From Home

\$6,770.51

\$5,371.57

Personal Care Products & Services

\$1,681.35

\$1,327.82

# The Shoppes Surroundings



- Retail
- Residential  
*2,211 units completed and under construction*
- Seven Oaks Business Park
- Future Retail
- Future Residential

- |  |  |
|--|--|
| <p><b>A</b> THE SHOPPES<br/><i>Seven Oaks Business Park</i></p> <p><b>B</b> <br/>BELCOURT<br/>VILLAGE</p> <p><b>C</b> <br/>BUSINESS PARK</p> | <p><b>D</b> BELCOURT<br/><i>Seven Oaks</i></p> <p><b>E</b> PARK SQUARE <i>at Seven Oaks</i><br/><small>A FULLER APARTMENT HOMES COMMUNITY</small></p> <p><b>F</b> HIGHGATE<br/><i>Seven Oaks</i></p> |
|--|--|

# Live. Work. Play.



## Premier Residential Communities

Nestled in the heart of Seven Oaks, The Shoppes is a destination for services to a wide variety of residential communities in the surrounding area. This includes single-family and custom homes at Belcourt Seven Oaks, The Village at Seven Oaks Assisted Living & Memory Care, and luxury apartments at Park Square Seven Oaks.



## Seven Oaks Business Park

The Shoppes at Seven Oaks Business Park serves as the gateway to the 276-acre Business Park. It is located within Bakersfield's premier Seven Oaks community as a part of the West Ming Specific Plan between Buena Vista and South Allen Road. The exclusive plan allows for flexible offerings to create a unique office business park to suit the needs of the users.

The Shoppes at Seven Oaks Business Park provides supporting services to the growing needs of the Seven Oaks Business Park.



## Neighborhood Academic Institutions

- Valley Montessori Academy
- Highgate Elementary School
- St. John's Lutheran School
- Stockdale High School
- Trinity Preschool



## Stephan J. DeBranch Trail

The integrated trail system links The Shoppes to the surrounding residential communities

- Belcourt Seven Oaks
- Park Square Seven Oaks
- Highgate Seven Oaks (in time)

Explore more at [ExperienceSevenOaks.com](https://ExperienceSevenOaks.com)

# 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



# 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*



"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*

# 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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