



Seven Oaks

BUSINESS PARK



AVAILABLE

For Sale or Build-To-Suit

Bakersfield, CA

- 276 Acre Mixed Use Commercial Development
- Part of Seven Oaks' Master Planned community neighborhood
- 1 Acre to 50 Acre Parcels
- Land for Purchase or Build-to-Suit opportunities
- Environmentally friendly business community

ASU Commercial ▪ 11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

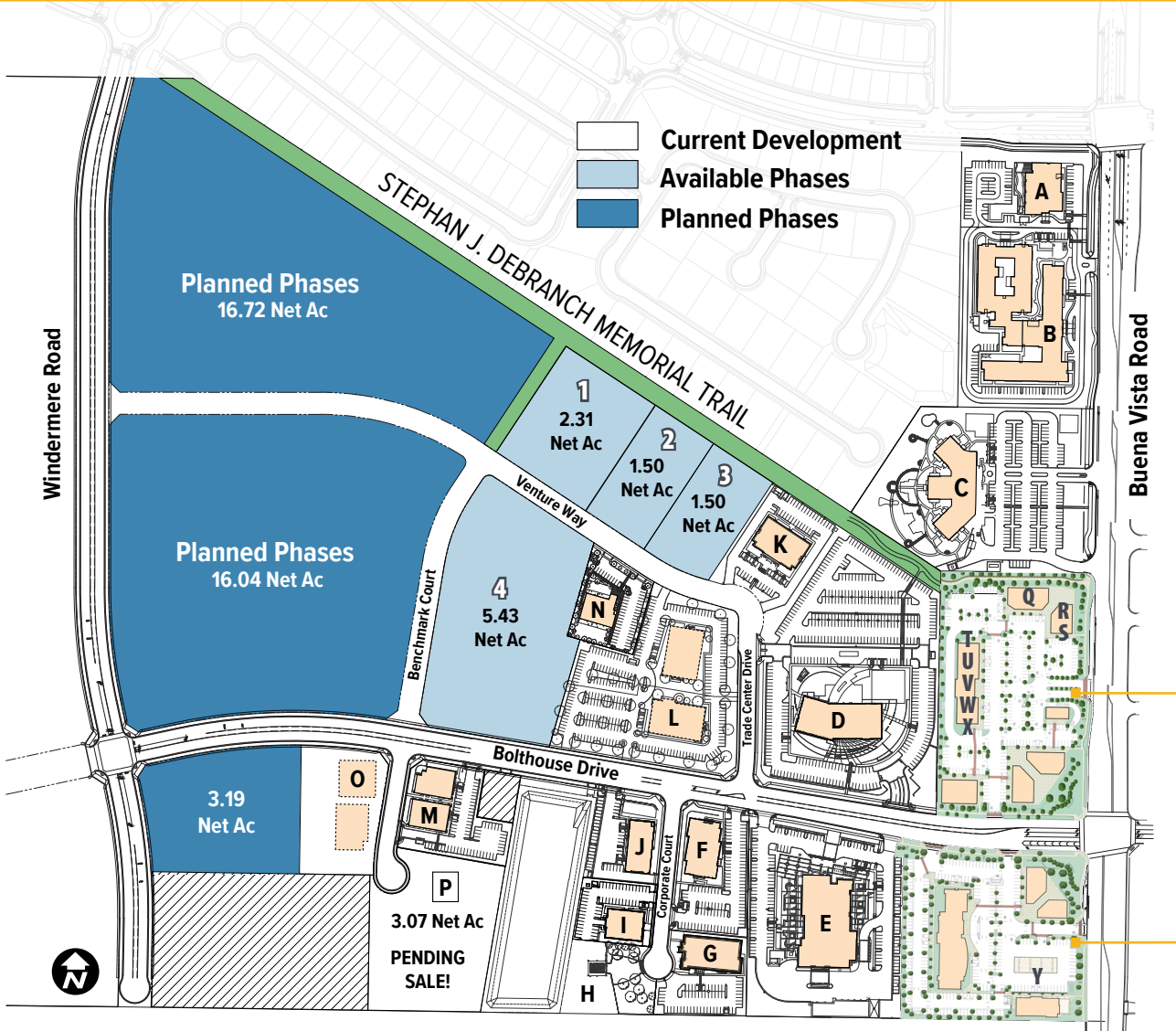
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Site Plan | Availability | Neighbors



LOT	SIZE (ACRES)	SIZE (SF)
1	2.31	100,623
2	1.50	65,340
3	1.50	75,010
4	1.2 to 5.43	52,272 to 200,240

Seven Oaks Business Park

	A	I	
	B	J	
	C	K	
	D	L	
	E	M	11837 Bolthouse Drive
	F	N	
	G	O	11901 Bolthouse Drive
		P	PENDING

The Shoppes

Q	T	W
R	U	X
S	V	Y

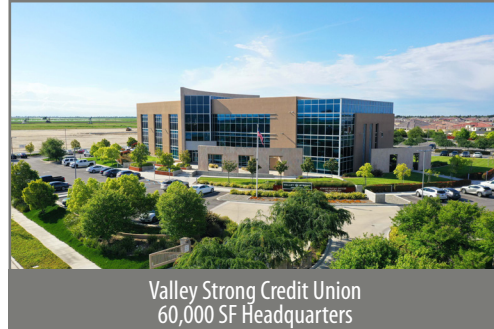
Existing Development



Houchin Community Blood Bank
40,000 SF Headquarters and Blood Bank



Seneca Resources
14,000 SF Western U.S. Headquarters



Valley Strong Credit Union
60,000 SF Headquarters



Davita Dialysis
12,000 SF Treatment Center



Village at Seven Oaks Assisted Living
& Memory Care - 83,500 SF



Hoffmann Hospice: Free Standing In-Patient Hospice Facility,
Administrative Building & Grief Support Building - 40,215 SF



New Horizon Surgical Center & Oaks Surgical Center
13,000 SF



11601 Bolthouse Drive
27,200 SF Professional Offices



11837 Bolthouse Drive
13,725 SF Professional Offices



Northern Digital Inc.
14,000 SF Corporate Office



Alzheimer's Disease Association of Kern County
Approximately 13,000 SF



Centric Health
Two Buildings Totaling 50,000 SF

Seven Oaks Community Concept Map & Features



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 and retail services throughout the business park and nearby Bolthouse owned retail centers



Bolthouse Development has time and 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 \$113,745 (2 mile radius)

Bakersfield's highest average home values: \$474,000 (2 mile radius)



www.bolthouseproperties.com

Seven Oaks Business Park Area Highlights



Bakersfield Market Growth on Continuous Rise

Steady employment, economy & population base

9th largest city in California

Energy capital of the nation

2nd ranked agricultural industry in the nation

Central location between Los Angeles & Fresno

One of California's most affordable home markets