

Seven Oaks BUSINESS PARK



BolthouseProperties.com

BolthouseSM
PROPERTIES, LLC

Seven Oaks

BUSINESS PARK

276 Acres Mixed-Use Commercial Development

The Seven Oaks Business Park is located within Bakersfield's premier Seven Oaks community as a part of the West Ming Specific Plan between Buena Vista Road and South Allen Road.

The exclusive plan allows for flexible offerings to create a unique office and retail business park to suit the needs of users. Synonymous with quality, each project is executed with the highest standards to meet the customer's needs in a timely and cost-effective manner.



1-Acre to 50-Acre Parcels Available



Build-to-Suit Lease or Sale Opportunities



Turn-Key Buildings for Occupancy



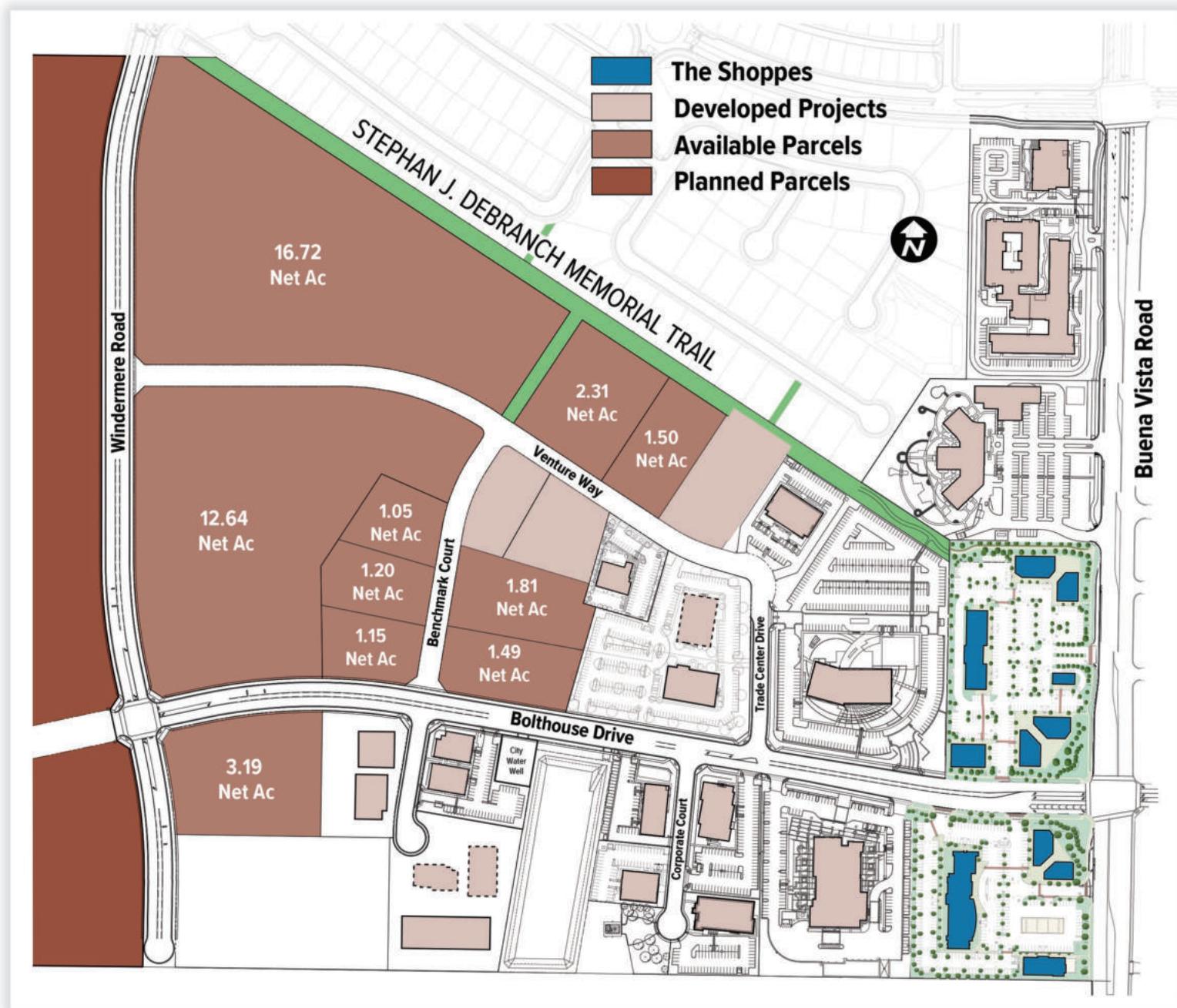
Lush Landscaped Open Spaces Throughout



**Linked Trails for Pedestrian Access
to Retail Services and Residential**



Business Park Map



Seven Oaks
BUSINESS PARK



IVY PARK
at Seven Oaks
ASSISTED LIVING | MEMORY CARE

HOFFMANN
HOSPICE

VALLEY STRONG
COMMUNITY BLOOD BANK

HOUCHIN
COMMUNITY BLOOD BANK

Bolthouse
PROPERTIES

CA REALTY
GROUP

ND NORTHERN
DIGITAL, INC.

Davita.

KAISER
PERMANENTE
COMING SOON

VALLEY
MONTESSORI
ACADEMY

CENTRIC
+HEALTH

GS
GROW
PUBLIC SCHOOLS

PAIR MAROTTA
PHYSICAL THERAPY

Max Bella
RESTAURANT
TORTILLA

SEQUOLA
SANDWICH COMPANY

The UPS Store

Sally's

Chevron

KUMON

Superior Smiles

AdventistHealth

HOOR AESTHETICS
BEAUTY & SPA

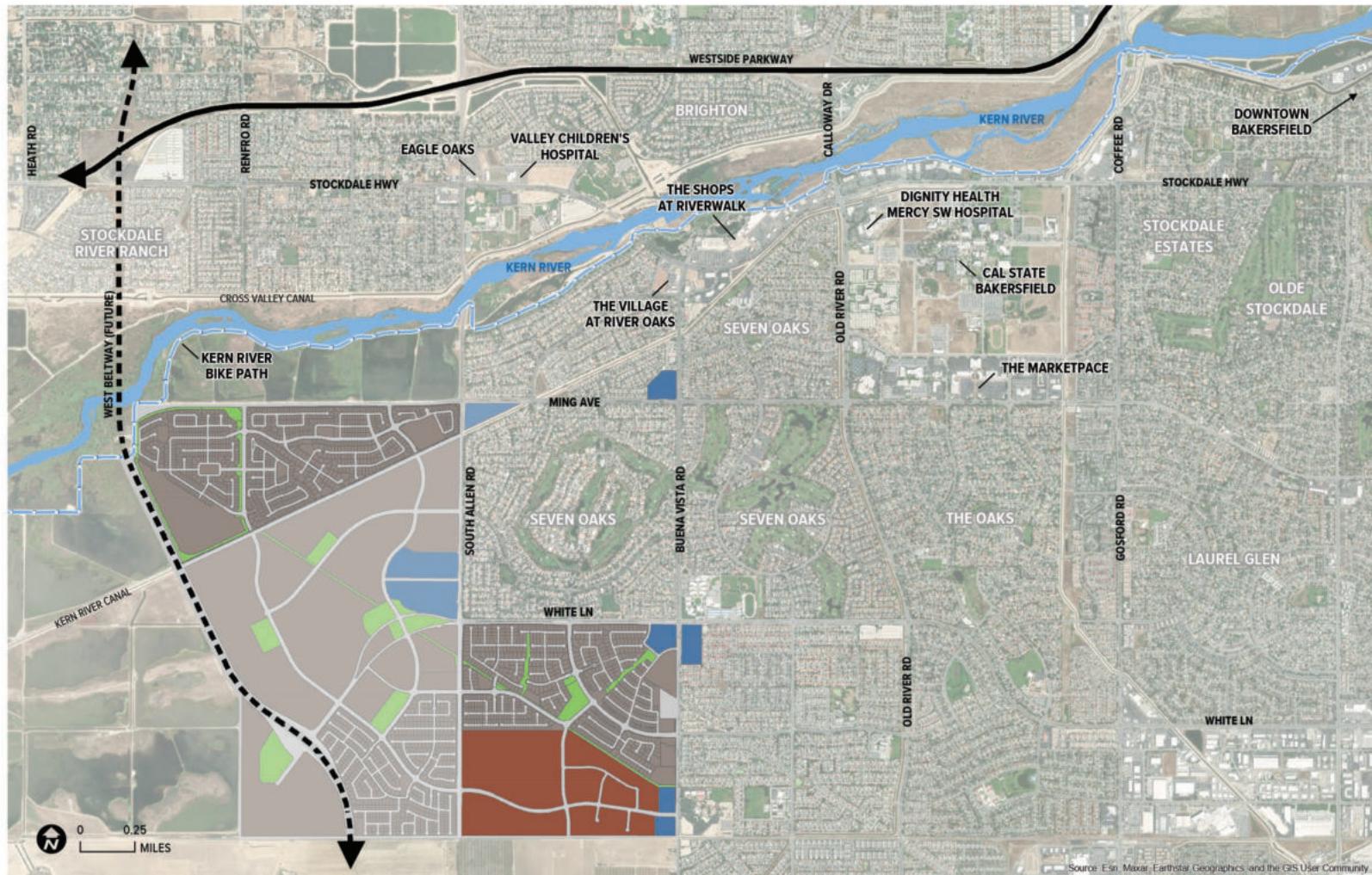
First American
Bank

COASTAL
TECH

HARRIS
BBQ

THE SHOPPES
Seven Oaks Business Park

Location Access



OFFICE | COMMERCIAL

Seven Oaks
BUSINESS PARK

RESIDENTIAL COMMUNITIES

BELCOURT
Seven Oaks

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

HIGHGATE
Seven Oaks

THE SHOPPES
Seven Oaks Business Park

BELCOURT
VILLAGE

Grand Island Village

MUSTANG SQUARE

FUTURE RETAIL

FUTURE RESIDENTIAL

Demographics

Source: Esri



Population

Residential

15,508 | **70,822**
1 mile | 3 miles

Workforce

2,140 | **21,188**
1 mile | 3 miles



\$162,305
1 mile
\$154,907
3 miles



4,580
1 mile
23,071
3 miles



Average Home Value

\$454,901 | **\$474,897**
1 mile | 3 miles



Median Age

34.1 Years | **35.9 Years**
1 mile | 3 miles



Education Attainment

Bachelor's Degree

29.7% | **25.1%**
1 mile | 3 miles

Graduate Professional

13% | **15.3%**
1 mile | 3 miles

2024 Average Spent Per Household	1 mile	3 miles
Entertainment/Recreation	\$5,930.84	\$5,604.69
Food At Home	\$9,834.67	\$9,540.31
Food Away From Home	\$5,768.67	\$5,467.12
Personal Care Products & Services	\$1,382.99	\$1,342.23

Market Highlights

- 1/4 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
- Centrally Located between Los Angeles & Fresno



Live. Work. Play.



Premier Residential Communities

A wide variety of dwelling options including apartment, single-family and custom homes are located near the Seven Oaks Business Park



Life Conveniences

Nearby amenities to meet business lifestyle needs such as fast casual and fine dining, self-care, and shipping, printing and mail services

- The Shoppes at Seven Oaks Business Park
- Belcourt Village
- Grand Island Village
- Mustang Square



Health & Wellness

- Within walking distance is the 8.2-acre Belcourt Park
- Neighboring services include urgent care, family dental practice, physical therapy, and cryotherapy



Stephan J. DeBranch Trail

The integrated trail system links to the Seven Oaks Business Park to the surrounding residential communities

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



Neighborhood Academic Institutions

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

Explore more at ExperienceSevenOaks.com

Seven Oaks Master Plan

For more than twenty years, Seven Oaks has been the premier master-planned community in Bakersfield. Carrying on the legacy of Seven Oaks as the master-planner, Bolthouse Properties has carefully woven a lifestyle of live-work-play into the fabric of the community.

The elegant architectural design and close attention to quality and detail found throughout Seven Oaks reflect Bolthouse Properties' commitment to building a community focused on excellence and lifestyle.

The Seven Oaks Master Plan encompasses:

Approximately 1,800-acres (7,450 units) of premier residential living

A 276-acre business park

Over 60-acres of conveniently located retail centers

Over 90-acres of community and private parks

Lusciously landscaped trails and paseos

Neighborhood schools



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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 COLLABORATIVE PARTNERSHIP

"By believing in the success of our initiative, Bolthouse Properties has made Valley Montessori Academy's growth and expansion a reality. Their support has enabled us to make our dream of offering high quality, progressive education to many more Bakersfield families come true. We are proud to collaborate with Bolthouse Properties and contribute to the growth of Seven Oaks."

*Anna Dulcich and Oxana Raimondo
Valley Montessori Academy*

Your Innovative Commercial Space Awaits

Retail | Office | Corporate Campus

276 Acres of Mixed Use Commercial Development
1-Acre to 50-Acre Parcels Available • Build to Suit
Land for Purchase or Lease

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:



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- 🌐 BolthouseProperties.com

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