

Seven Oaks Business Park

Available for Build-To-Suit • Bakersfield, CA

*Bolthouse*SM
DEVELOPMENT COMPANY



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Existing Development

- Houchin Community Blood Bank - 40,000 SF Headquarters and Blood Bank
- Seneca Resources - 14,000 SF Western U.S. Headquarters
- Kern Schools Federal Credit Union - 60,000 SF Headquarters
- Davita Dialysis - 12,000 SF Treatment Center
- Village at Oaks Assisted Living & Memory Care - 83,500 SF
- Hoffmann Hospice - Free Standing In-Patient Hospice Facility - 27,000 SF
- New Horizon Surgical Center and Oaks Surgical Center - 13,000 SF
- 11601 Bolthouse Drive 2 Story - 27,200 SF Professional Offices. **Lease space available.**
- 11837 Bolthouse Drive - 13,725 SF Professional Offices. Under construction.
- Northern Digital Inc. - 14,000 SF Corporate Office
- Alzheimer's Disease Association of Kern County - Approximately 13,000 SF

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Aerial Map

Seven Oaks Business Park is a 276 acre mixed use commercial development that can accommodate from 1 acre parcels up to 50 contiguous acres for sale or build-to-suit in an environmentally friendly, master planned development. Seven Oaks Business Park will cater to the needs of retail and office users in a live/work environment incorporating heavily landscaped open spaces and trails for the enjoyment of businesses and neighborhood pedestrian traffic alike. Bolthouse Development Company, LLC has committed to an architectural standard that will lead the Bakersfield marketplace into the next generation.

Neighboring occupants within the Seven Oaks Business Park include Kern Schools Federal Credit Union, Houchin Community Blood Bank, Seneca Resources Corporation, Davita Dialysis, Hoffmann Hospice, Northern Digital, Village at Seven Oaks Assisted Living & Memory Care, New Horizon Surgical Center and Oaks Surgical Center. Construction is underway on the retail portion of the Business Park at the entrance on Bolthouse Drive to provide services to the occupants.



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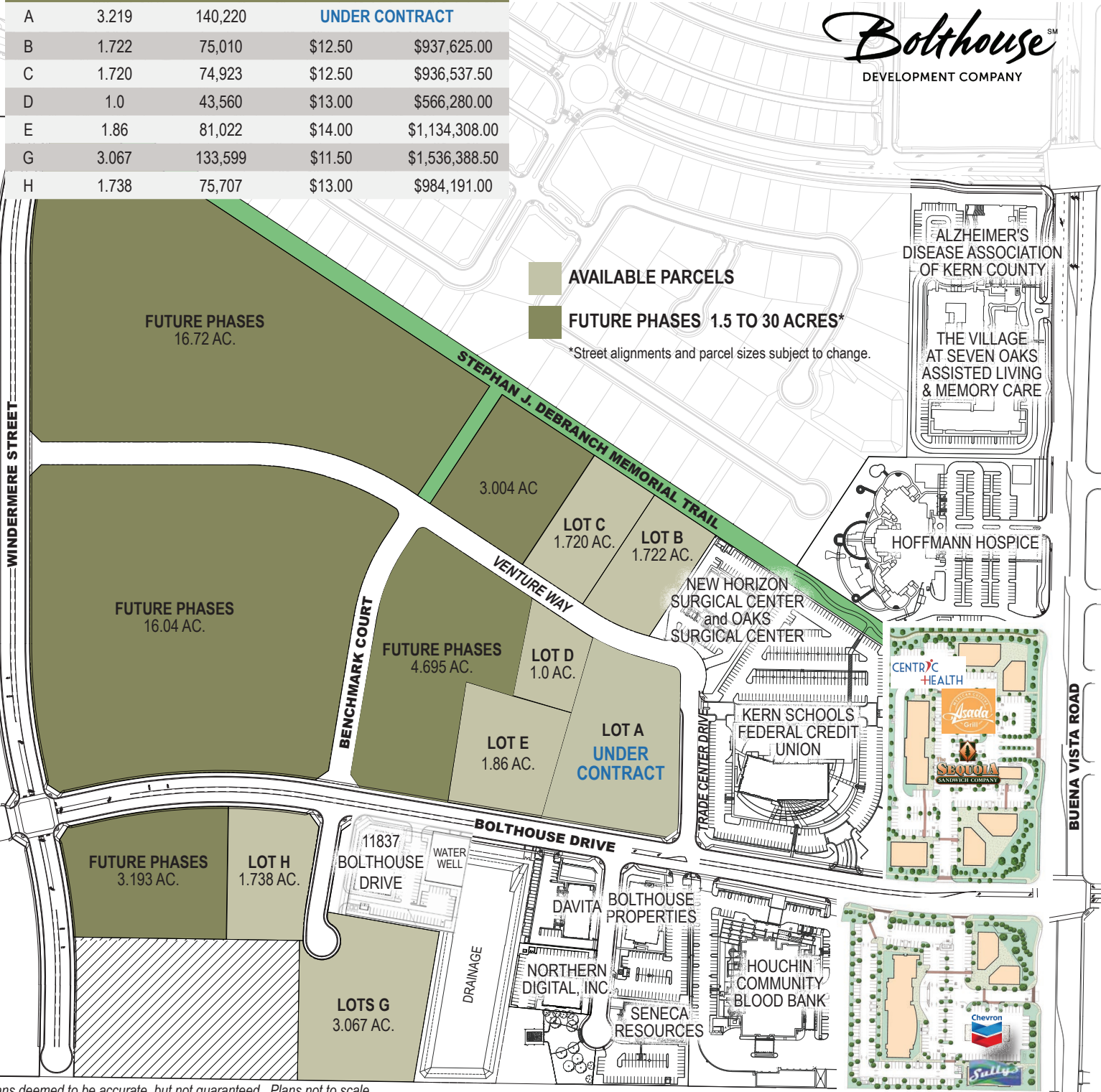
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Availability

LOT	SIZE (ACRES)	SIZE (SF)	PRICE PER SF	PRICE
A	3.219	140,220	UNDER CONTRACT	
B	1.722	75,010	\$12.50	\$937,625.00
C	1.720	74,923	\$12.50	\$936,537.50
D	1.0	43,560	\$13.00	\$566,280.00
E	1.86	81,022	\$14.00	\$1,134,308.00
G	3.067	133,599	\$11.50	\$1,536,388.50
H	1.738	75,707	\$13.00	\$984,191.00

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Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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Seven Oaks Business Park

Why Do Business In The Seven Oaks Business Park?

- Part of Seven Oaks Master Planned Community.
- Linked with the trail system to residential and retail services.
- The average annual household income in the Seven Oaks neighborhoods is over \$130,000.00.
- Highly rated public schools.
- Located in close proximity to California State University, Bakersfield and many of Bakersfield's major employers including Chevron USA, State Farm, Mercy Southwest Hospital, AERA Energy, Kern Schools Federal Credit Union and California Resources Corporation.
- Located near healthcare, retail services and restaurants.
- The area has the highest property values in Bakersfield.
- Located within one of the safest areas in Bakersfield with the lowest crime rates.
- Master planned professional business park environment.

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Why Do Business In Bakersfield?

- The fastest growing population base of any California metro over the past 10 years (9th largest city in California).
- The fastest growing regional job base and economy in California.
- It is the energy capital of the nation and produces 72% of California's crude oil, the largest oil reserves of any U.S. metro area.
- Bakersfield is central to a \$6.2 billion agriculture industry that ranks 2nd in the nation.
- Bakersfield's strategic central location is equidistant between Fresno and Los Angeles and within a four hour drive of 90% of California's population.
- Bakersfield boasts the largest increase in average household incomes and household net worth among all California metros over the past 10 years.
- One of most affordable home markets in California.
- Lower cost of living than most California metro-areas (2nd lowest of 25 largest cities in California).

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Bolthouse Properties

Bolthouse History

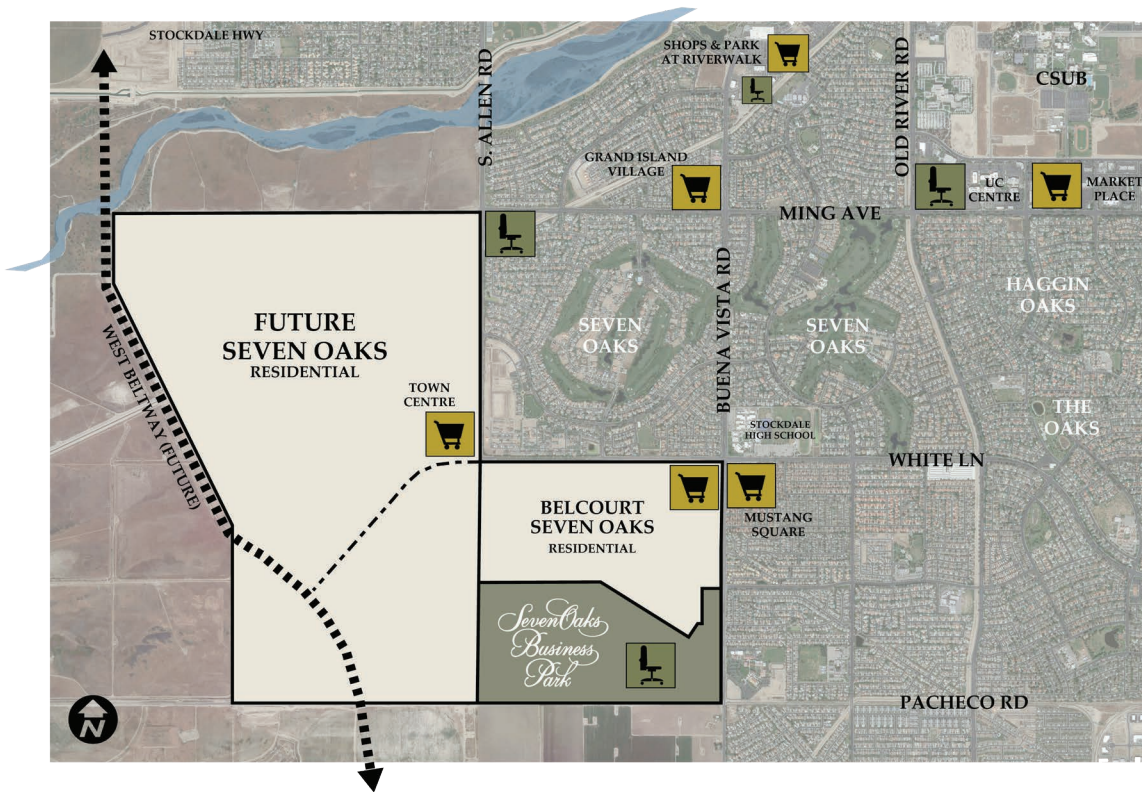
It began in 1915 when the Bolthouse Family started a farming operation in Michigan. The company grew and expanded, eventually moving its farming and processing operations to California. The commitment to a strong sense of duty, personal responsibility, and a vow to live and do business with an unwavering devotion to integrity established a reputation for Bolthouse Farms. How it was done was equally important as what was done.

Generation after generation of the Bolthouse Family took the reins of leadership. Through vision, ingenuity and support from our founding principles, the organization grew to become the largest carrot producer in the world.

In 2005, the Bolthouse Family sold the carrot and juice processing operations to a private equity firm. Due to their strong appreciation of the rich farmland they had tended for generations, the Bolthouse Family retained ownership of over 20,000 acres of land in California, thereby forming Bolthouse Properties.

Today, Bolthouse Properties holds agricultural and commercial real estate. Bolthouse Development Company develops commercial real estate. Bolthouse Investments manages client financial investments. The business legacy of the Bolthouse Family continues through these affiliated entities.

Ultimately, it is the foundation of integrity, value and the determination to do what is right that makes Bolthouse Properties such a valuable asset to local communities.



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At Seven Oaks Business Park, Bolthouse Development continues to build on the legacy and tradition of the Bolthouse and Seven Oaks name.

Read more at www.BolthouseProperties.com

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