



AT SEVEN OAKS BUSINESS PARK



BY



Seven Oaks Business Park

FALL 2018



PROPOSAL FOR:



BUILD-TO-SUIT
62,000 SF

PREPARED BY:



FUTURE HOME OF...

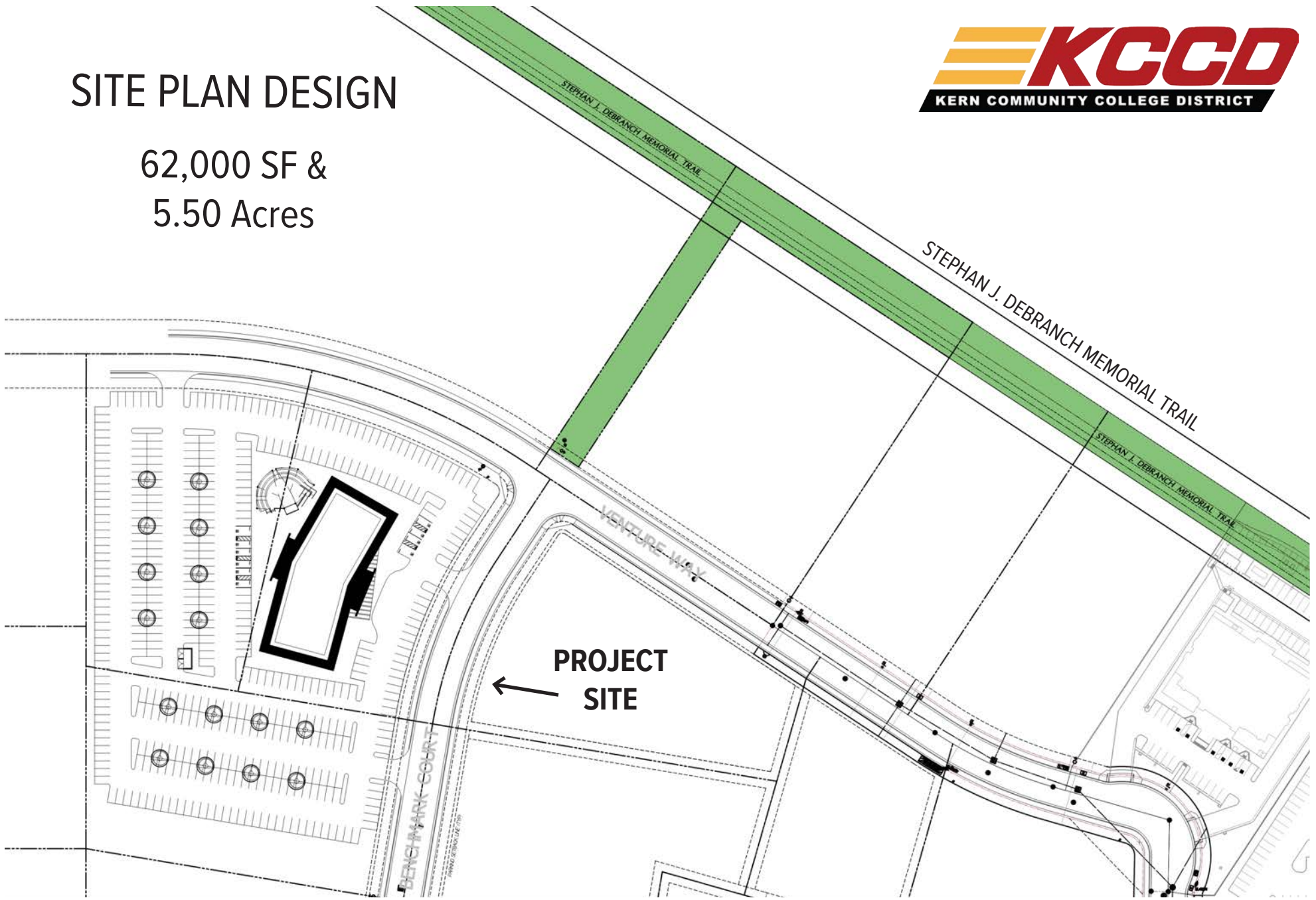


BUILD-TO-SUIT
62,000 SF

Seven Oaks Business Park

SITE PLAN DESIGN

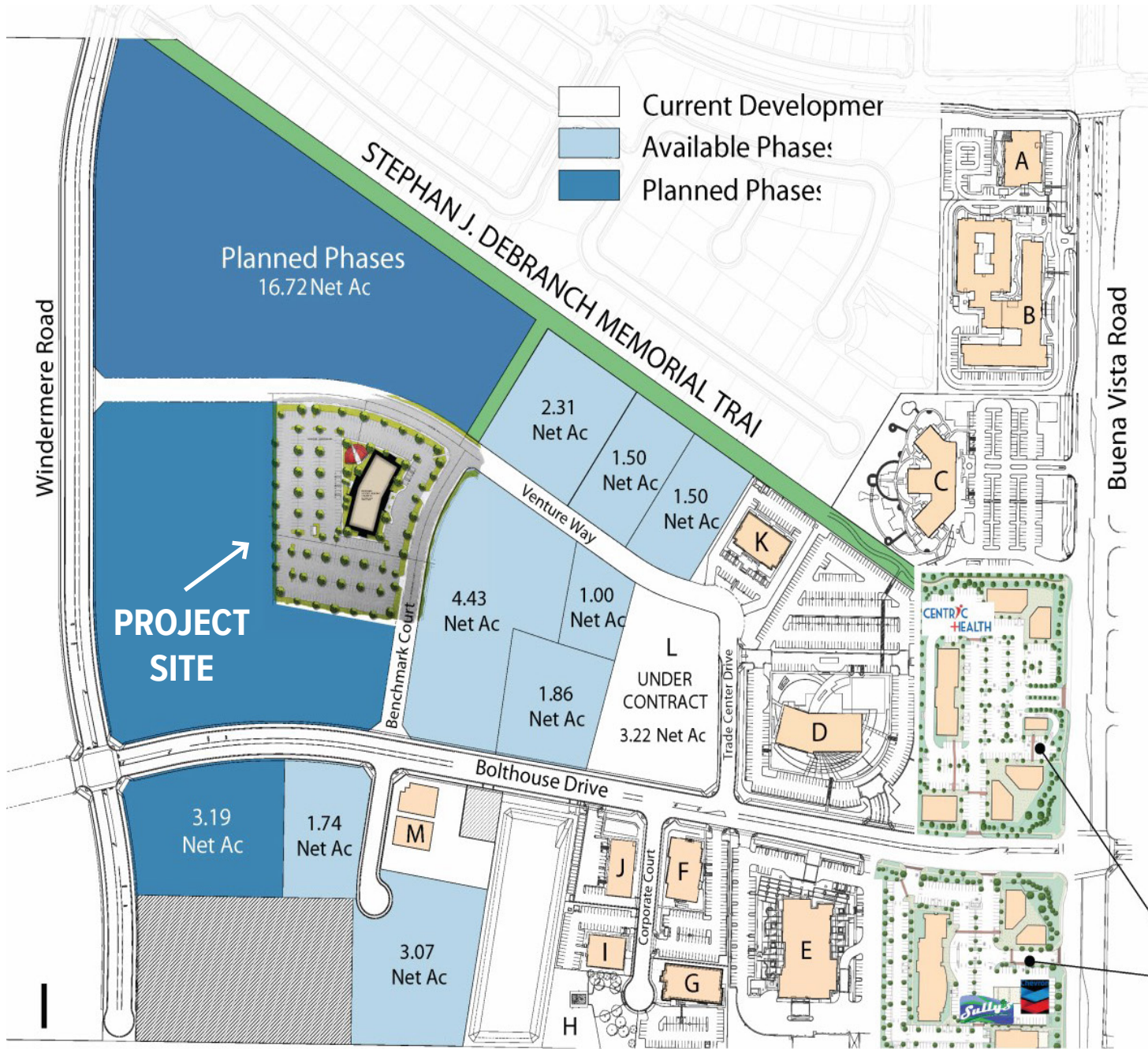
62,000 SF &
5.50 Acres





SITE PLAN DESIGN

62,000 SF &
5.50 Acres



- A) ADAKC
- B) THE VILLAGE AT SEVEN OAKS
ASSISTED LIVING & MEMORY CARE
- C) HOFFMANN
HOSPICE
- D) KERN SCHOOLS
FEDERAL CREDIT UNION
- E) HOUCHIN
COMMUNITY BLOOD BANK
People Live. When. People Give.
- F) Bolthouse
PROPERTIES
- G) SENECA
RESOURCES
- I) ND NORTHERN
DIGITAL, INC.
- J) Davita.
- K) NEW
HORIZON
SURGICAL CENTER
- L) CENTRIC
HEALTH
- M) HAYDEN - 1.42 ACRES
SOLD JULY 2017

THE SHOPPE!
Seven Oaks Business Park

DELIVERABLES

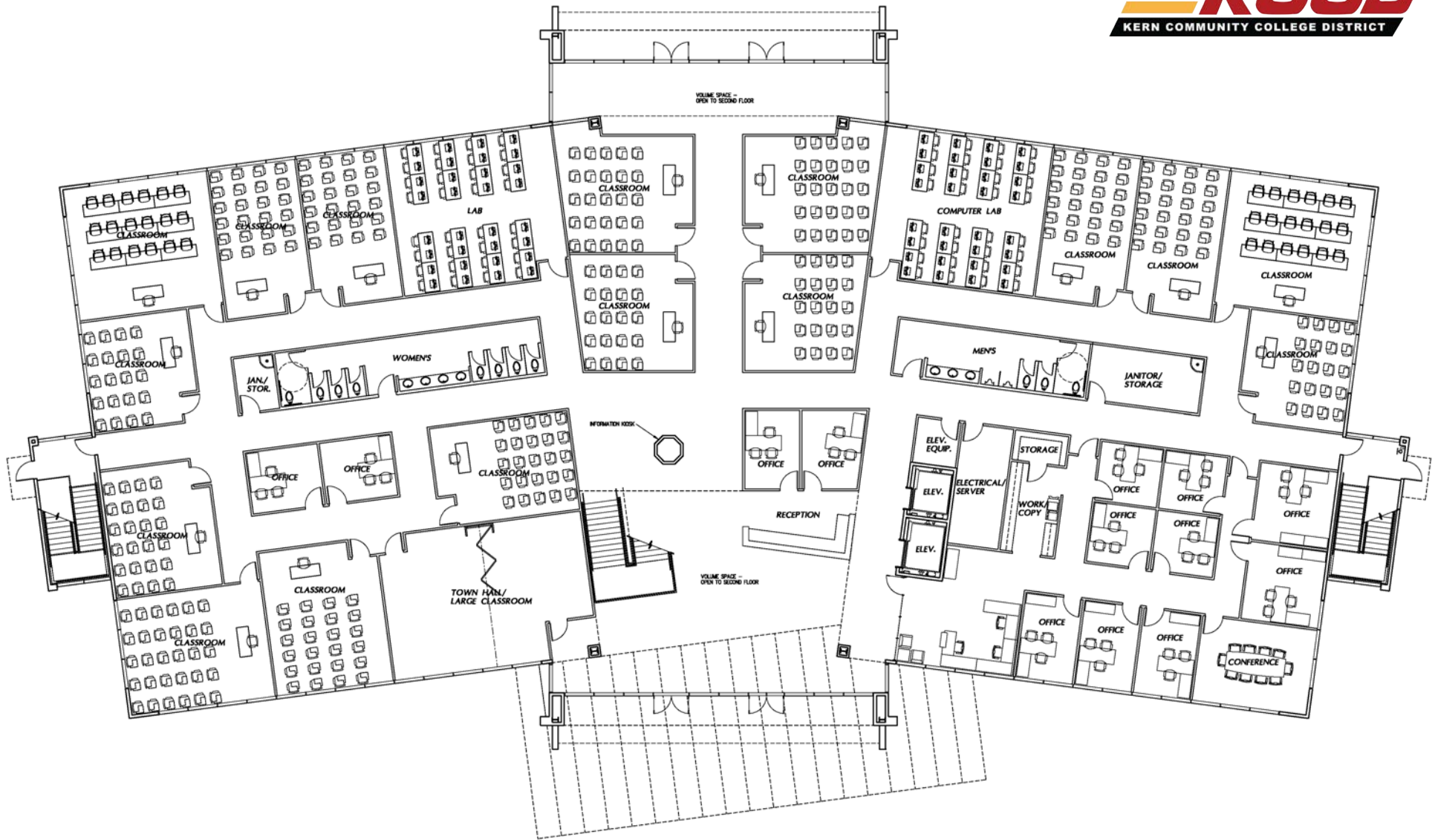


Architectural design is consistent with existing Class A buildings in the Seven Oaks Business Park. Two or three-story building, Type II-B steel frame construction, approximately 62,000 SF.

Single tenant building with the potential to accommodate expansion and the capacity to be segmented for sub-lease if future needs require. Building requires an approximate 5.50 acre site to meet parking requirements.

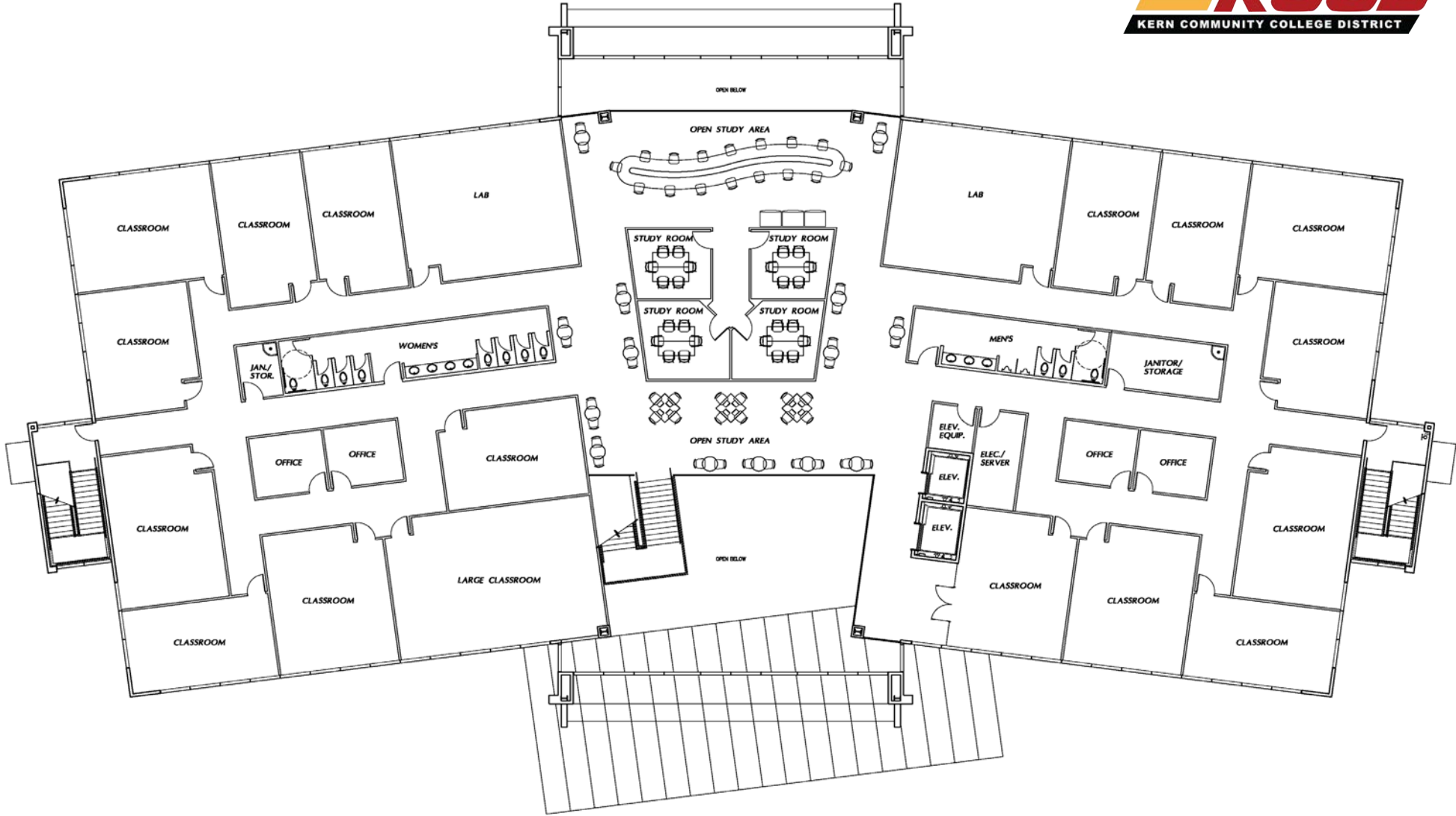
Site plan includes parking on all four sides for ease of access, and can accommodate security controlled access points at all building site entrances.






FIRST FLOOR PLAN
 ±20,514 SF GROSS

1/8"




SECOND FLOOR PLAN
 ±18,395 SF GROSS

1/8"




THIRD FLOOR PLAN
 ±19,204 SF GROSS

1/8"

EFFICIENCIES



New building design includes updated energy efficiency standards based on current codes resulting in significant savings in electrical operating costs.

HVAC system designed with new building efficiencies resulting in further utility savings and greater comfort of students and staff.

Building exterior enhanced to provide for more natural light without the thermal loss of older buildings.

Landscape areas installed with plant materials meeting current drought tolerance standards as well as implementing irrigation design techniques to efficiently water landscaping and save costs.



COMMUNITY ENVIRONMENT



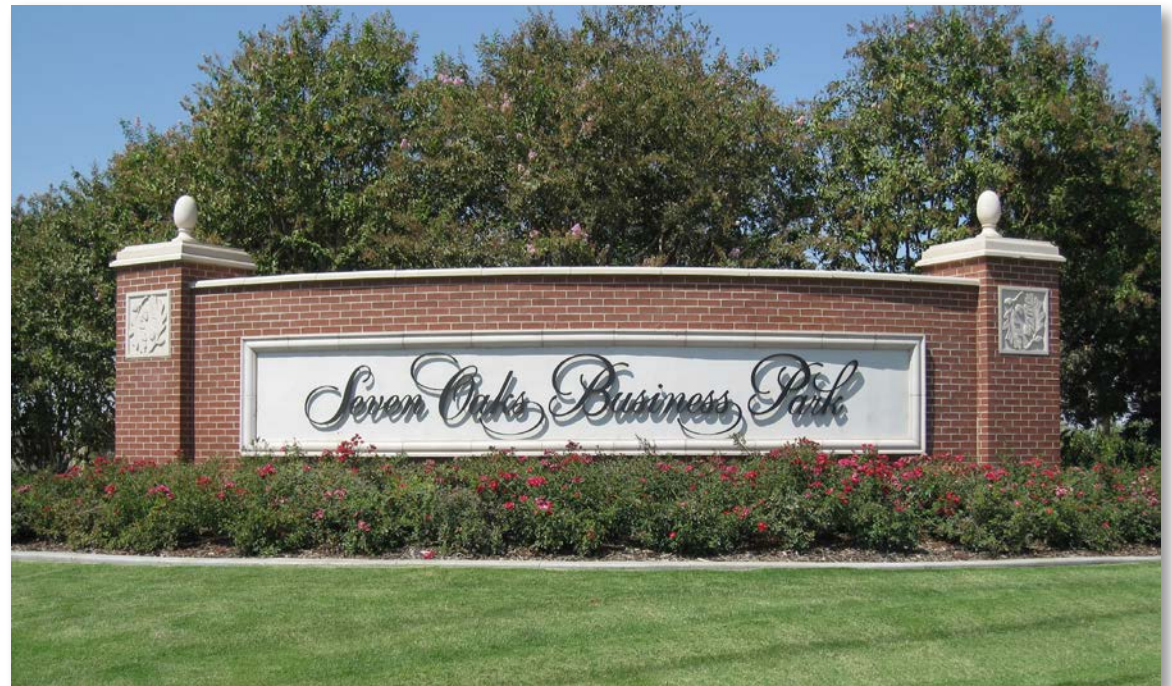
Seven Oaks Business Park is a 257 acre Master Planned Special Use District located in Bakersfield’s prestigious Seven Oaks Community. Newest neighbors include the following businesses and developments:

- Alzheimer’s Disease Association
- Assisted Living & Memory Care
- Hoffmann Hospice
- Kern Schools Federal Credit Union
- Houchin Community Blood Bank
- Bolthouse Properties, LLC
- New Horizon Surgery Center
- Seneca Resources
- Northern Digital
- Davita Dialysis
- Centric Health
- Entruity Wealth
- ASU Commercial

As part of the West Ming Specific Plan, the Seven Oaks Business Park provides unique zoning and confirmation of entitlements and surrounding uses.

The Business Park is a part of the Seven Oaks Community that is linked to Belcourt, the newest residential neighborhood, as well as Park Square’s 224 luxury apartment units.

Shoppes at Seven Oaks Business Park continues to grow with new tenants opening in the retail centers along Buena Vista Road and Bolthouse Drive. Starting in 2017, new tenants have joined the Business Park community including Centric Health Urgent Care, Sully’s, Asada Grill and Sequoia Sandwich.



COMMUNITY CONNECTIVITY

Site is immediately adjacent to the initial phase of the multi-purpose trail system providing pedestrian connectivity to residential, commercial and retail centers within the community creating a “live, work, play” atmosphere. The multi-purpose trail will connect the project to the Belcourt Public Park opening in Spring 2019. The trail system ultimately connects the master planned community to the Kern River Bike Path.



STEPHAN J. DEBRANCH MEMORIAL TRAIL

- 3 Mile Multi-Purpose Trail
- Meandering from Buena Vista Road to Kern River Bike Path
- Bisects Several Planned Public Parks, Neighborhoods, and Commercial Developments
- Connects to residential neighborhoods and retail centers

BOLTHOUSE PROPERTIES, LLC



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.



SEVEN OAKS MASTER PLAN

WEST MING SPECIFIC PLAN

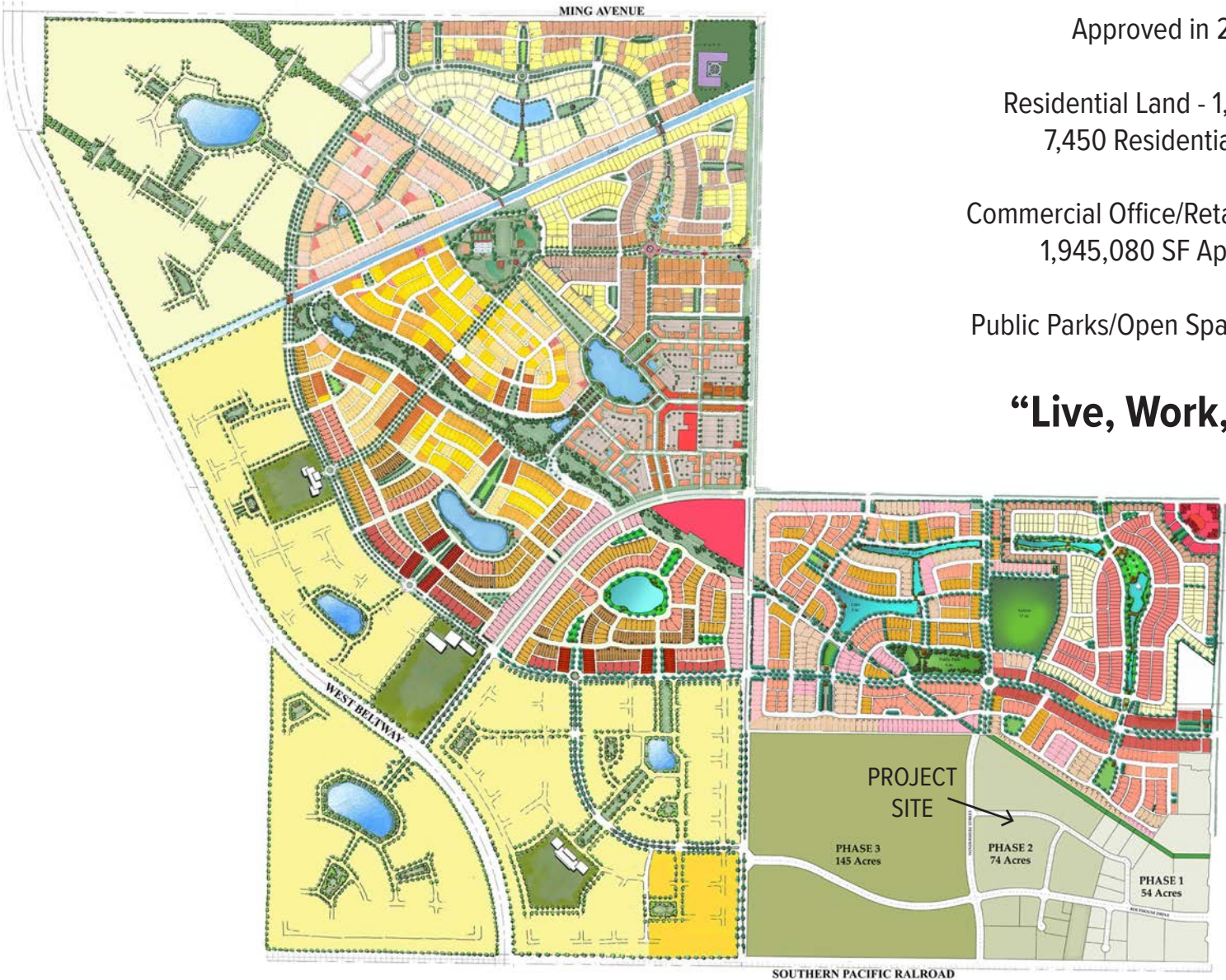
Approved in 2007

Residential Land - 1,503 Acres
7,450 Residential Units

Commercial Office/Retail - 297 Acres
1,945,080 SF Approved

Public Parks/Open Space - 56 Acres

“Live, Work, Play”



SHOPPES AT *Seven Oaks Business Park*

84,000 SF Commercial Retail



Seven Oaks Business Park



HOUCHIN 
COMMUNITY BLOOD BANK
"People Live When People Give"

5.00 Acres
45,000 SF



"Together, we have something special"™

6.85 Acres
60,000 SF



Seven Oaks Business Park



1.00 Acres
14,000 SF



1.50 Acres
27,000 SF





“BUILDING A BETTER COMMUNITY”

*Bolthouse*SM
PROPERTIES

Seven Oaks Business Park