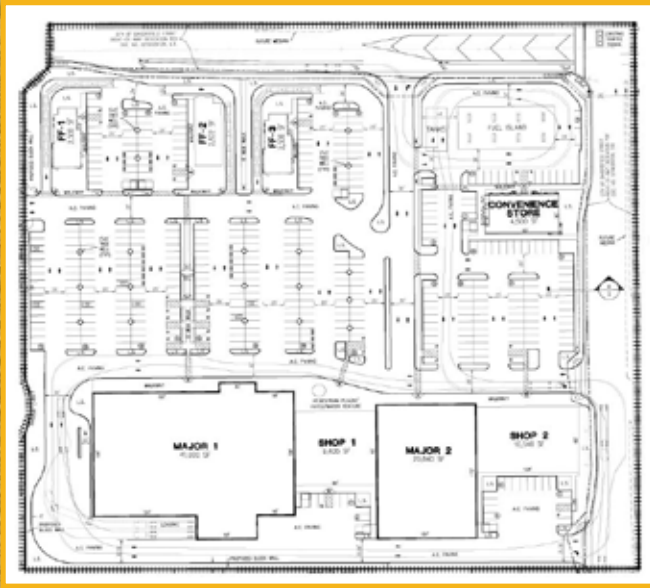




# OLD RIVER RANCH

## SHOPPING CENTER

SWC Old River & Panama • Bakersfield, CA



HARRIS ROAD



PANAMA LANE

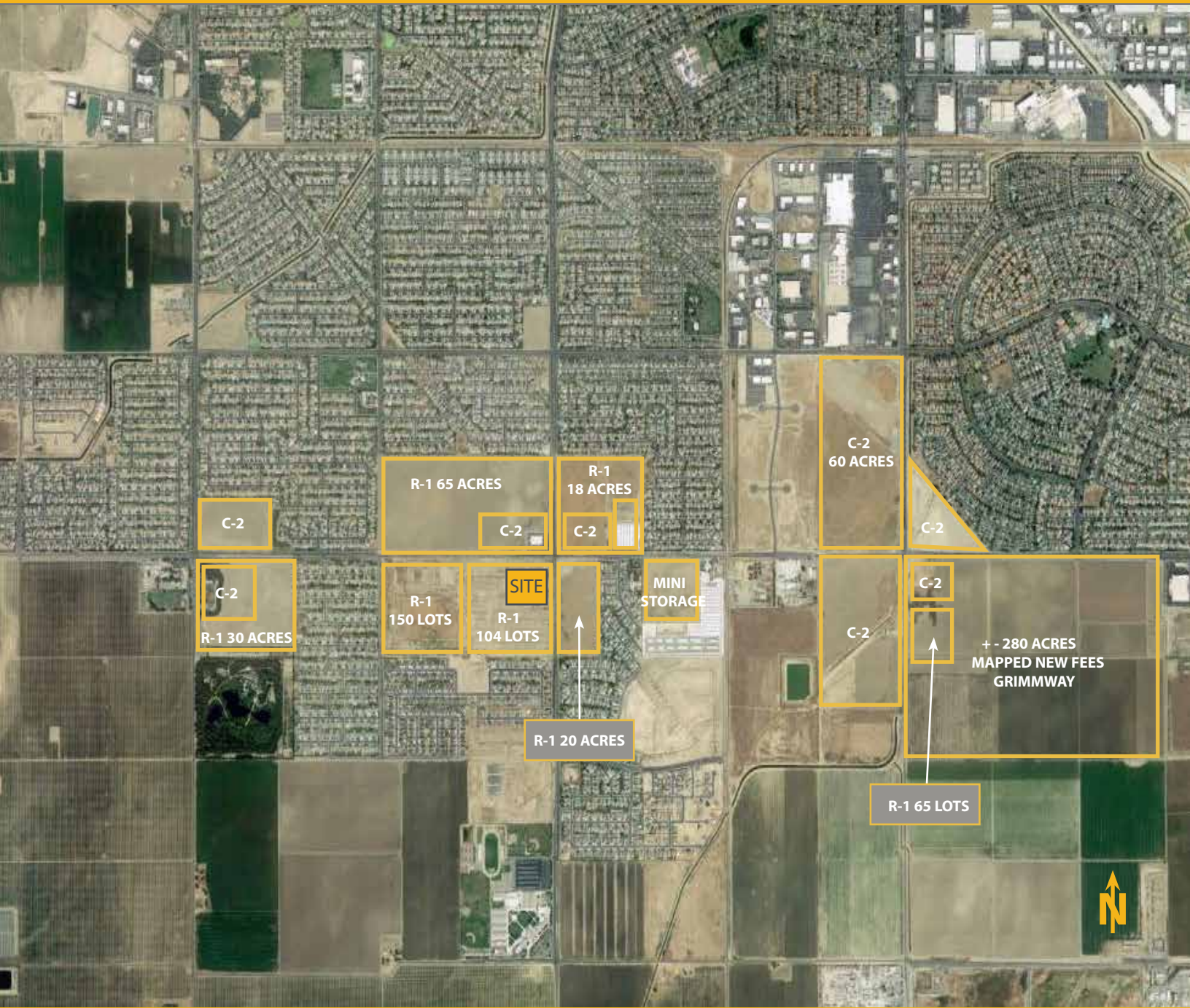


### PROPERTY DETAILS

- Pads, shop space and food court available for lease
- Fastest residential growth sector in Kern County
- Average HH Income: \$85,000 within 5 miles
- Population: 185,000 within 5 miles
- Zoned C-2 City of Bakersfield

**STEVE D. ADAMS** | Senior Vice President | 661.616.3595 direct | sadams@asuassociates.com | License # 11601 BOLTHOUSE DR., SUITE 110 | Bakersfield, CA 93311 | 661.862.5454 main | 661.862.5444 fax

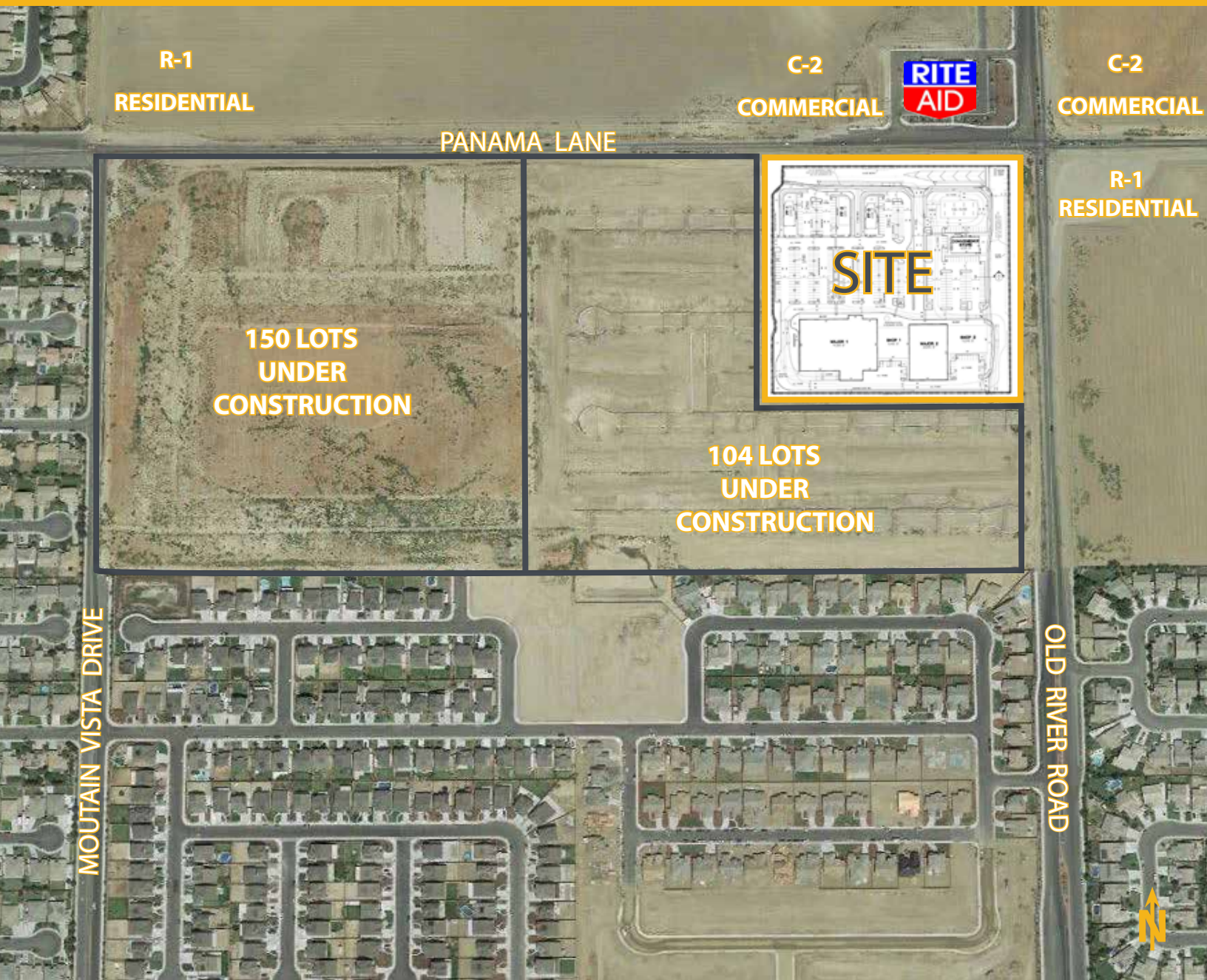
# AREA STUDY MAP



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# LAND USE DESIGNATIONS



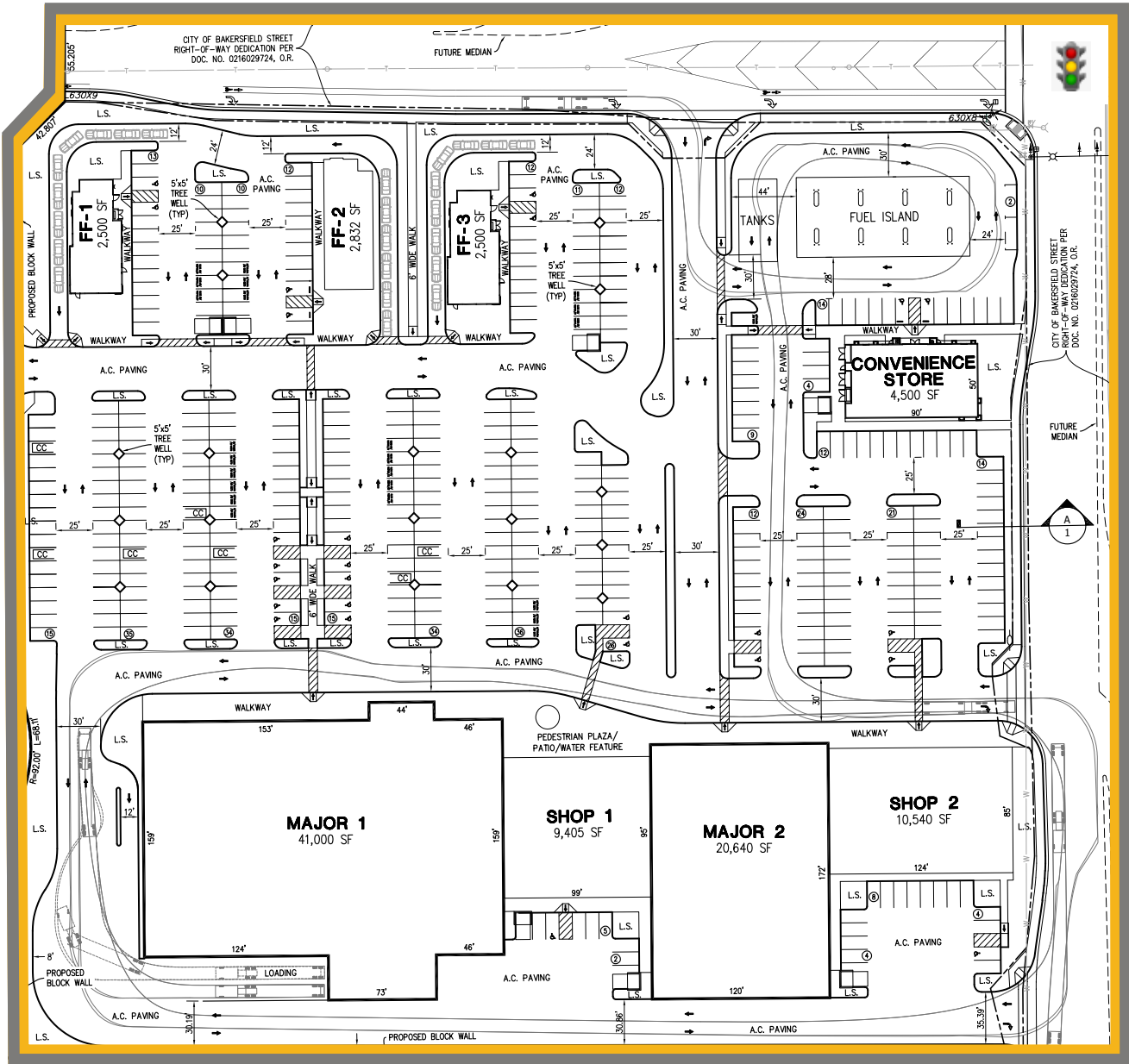
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# CONCEPTUAL SITE PLAN

## PANAMA LANE



OLD RIVER ROAD



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