

# FORMER RITE AID LOCATION W/ OVER 3 ACRE LOT, EXCESS LAND

## 2938

W. ROSAMOND BLVD

ROSAMOND • CA 93560



## FOR SALE/LEASE



### 2938 W. ROSAMOND BLVD, ROSAMOND CA 93560

**Showings by appointment only**



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**COMPASS**

## SITE CHARACTERISTICS:

- Building Square footage : +/- 17,253
- Land Size: +/- 3.27 acres (142,441 square feet)
- APN: 251-181-01-00-3
- Approx. parcel dimensions: 300x475
- Year Built: 2016
- Zoning: C2 (per title)
- Tenancy Status: Vacant
- Former Use: Built-to-Suit for Rite Aid

## SITE HIGHLIGHTS:

- Newer Construction (2016)
- Abundance of on-site parking
- Double Lane Drive through
- Signalized Corner location
- Great Visibility on main thoroughfare
- Close Proximity to freeways

**ABOUT ROSAMOND:** Located in Southern California's Antelope Valley, Rosamond is an unincorporated town of around 18,000 at the hub of what has been called "Aerospace Valley". Rosamond is the gateway to Edwards Air Force Base, and is just south of the emerging civilian spaceport at Mojave.



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Photos

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Rite Aid									
2938 W Rosamond Blvd, Rosamond, CA 93560									
Building Type: <b>General Retail</b>			Total Available: <b>17,277 SF</b>						
Secondary: <b>Drug Store</b>			% Leased: <b>0%</b>						
GLA: <b>17,277 SF</b>			Rent/SF/Yr: <b>-</b>						
Year Built: <b>2016</b>									
Radius			2 Mile		5 Mile		10 Mile		
Population									
2029 Projection			18,575		21,456		27,750		
2024 Estimate			18,420		21,301		27,458		
2020 Census			17,607		20,485		25,465		
Growth 2024 - 2029			0.84%		0.73%		1.06%		
Growth 2020 - 2024			4.62%		3.98%		7.83%		
<b>2024 Population by Hispanic Origin</b>			8,553		9,887		12,226		
<b>2024 Population</b>			18,420		21,301		27,458		
White			9,055 49.16%		10,686 50.17%		14,359 52.29%		
Black			2,099 11.40%		2,226 10.45%		2,434 8.86%		
Am. Indian & Alaskan			266 1.44%		318 1.49%		423 1.54%		
Asian			718 3.90%		767 3.60%		900 3.28%		
Hawaiian & Pacific Island			67 0.36%		92 0.43%		114 0.42%		
Other			6,215 33.74%		7,212 33.86%		9,228 33.61%		
U.S. Armed Forces			388		409		409		
<b>Households</b>									
2029 Projection			6,255		7,251		9,436		
2024 Estimate			6,211		7,208		9,351		
2020 Census			5,962		6,961		8,720		
Growth 2024 - 2029			0.71%		0.60%		0.91%		
Growth 2020 - 2024			4.18%		3.55%		7.24%		
Owner Occupied			4,091 65.87%		4,842 67.18%		6,609 70.68%		
Renter Occupied			2,120 34.13%		2,367 32.84%		2,741 29.31%		
<b>2024 Households by HH Income</b>			6,210		7,208		9,351		
Income: <\$25,000			1,304 21.00%		1,459 20.24%		2,011 21.51%		
Income: \$25,000 - \$50,000			1,103 17.76%		1,247 17.30%		1,585 16.95%		
Income: \$50,000 - \$75,000			879 14.15%		1,114 15.46%		1,346 14.39%		
Income: \$75,000 - \$100,000			777 12.51%		930 12.90%		1,124 12.02%		
Income: \$100,000 - \$125,000			608 9.79%		756 10.49%		1,047 11.20%		
Income: \$125,000 - \$150,000			666 10.72%		728 10.10%		895 9.57%		
Income: \$150,000 - \$200,000			573 9.23%		605 8.39%		718 7.68%		
Income: \$200,000+			300 4.83%		369 5.12%		625 6.68%		
<b>2024 Avg Household Income</b>			\$86,546		\$86,729		\$88,836		
<b>2024 Med Household Income</b>			\$70,923		\$70,819		\$70,508		

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% Leased: <b>0%</b>				
Rent/SF/Yr: -				
2024 Annual Spending (\$000s)		2 Mile	5 Mile	10 Mile
Total Specified Consumer Spending		\$207,877	\$241,686	\$319,725
Total Apparel		\$11,451	\$13,139	\$16,923
Women's Apparel		4,164	4,777	6,217
Men's Apparel		2,256	2,611	3,402
Girl's Apparel		955	1,082	1,350
Boy's Apparel		712	814	1,023
Infant Apparel		622	709	880
Footwear		2,743	3,147	4,052
Total Entertainment & Hobbies		\$30,309	\$35,438	\$47,550
Entertainment		6,661	7,864	10,721
Audio & Visual Equipment/Service		6,338	7,355	9,617
Reading Materials		418	491	672
Pets, Toys, & Hobbies		5,126	5,969	7,939
Personal Items		11,768	13,760	18,601
Total Food and Alcohol		\$56,422	\$65,471	\$85,399
Food At Home		30,396	35,306	46,212
Food Away From Home		22,561	26,139	33,904
Alcoholic Beverages		3,465	4,025	5,283
Total Household		\$32,550	\$37,721	\$50,334
House Maintenance & Repair		7,447	8,757	11,942
Household Equip & Furnishings		12,760	14,778	19,637
Household Operations		9,271	10,656	14,014
Housing Costs		3,073	3,530	4,741

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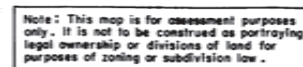
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Demographics

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## Plat Map

ASSESSORS MAP NO. 251-18  
COUNTY OF KERN

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