

FOR SALE

SOUTHEAST CORNER OF 70TH STREET W
AND IRONE AVENUE

VACANT LAND

± 80 ACRES

ROSAMOND | CA



FOR MORE INFORMATION, CONTACT:

DAN FOYE | EXECUTIVE VICE PRESIDENT/PRINCIPAL
D: 909.912.0009 | E: dfoye@daumcommercial.com
DRE #01292002

RICHARD C. JOHN | SIOR | EXECUTIVE V.P.
P: 909.912.0001 | M: 949.378.4661 | E: rj@daumcommercial.com
DRE # 00800783



MEL WAGSTAFF
P: 714.392.0806 | E: mel.wagstaff@gmail.com
DRE #00841847

AL KOTHARI
P: 714.860.6609 | E: kothari.kw@gmail.com
DRE #01335715



PROPERTY HIGHLIGHTS



± 80 Acres

Project Size | 252-031-01-00-6
Largest Parcel along the eastern side of Willow Springs Raceway + 70th Street W is paved



Agricultural

Zoned- Kern County is development friendly so other uses may be possible for the property



Asking Price

\$5,000,000 or \$62,500 an acre or \$1.43 Per Square Feet

ADJACENT TO:



Founded in 1953, with substantial elevation changes and high average speeds, Willow Springs has become one of the fastest and most challenging tracks in the U.S. Willow Springs International Motor sports Park is a 600-acre complex of eight racetracks embracing nearly every conceivable motor sports discipline. The park is located about an hour north of Los Angeles, California near Lancaster.

Willow Springs International Raceway is a super-fast 2.5-mile / nine-turn road racing circuit, patterned after the great courses and road racing traditions of Europe, and is unchanged from its original 1953 configuration.

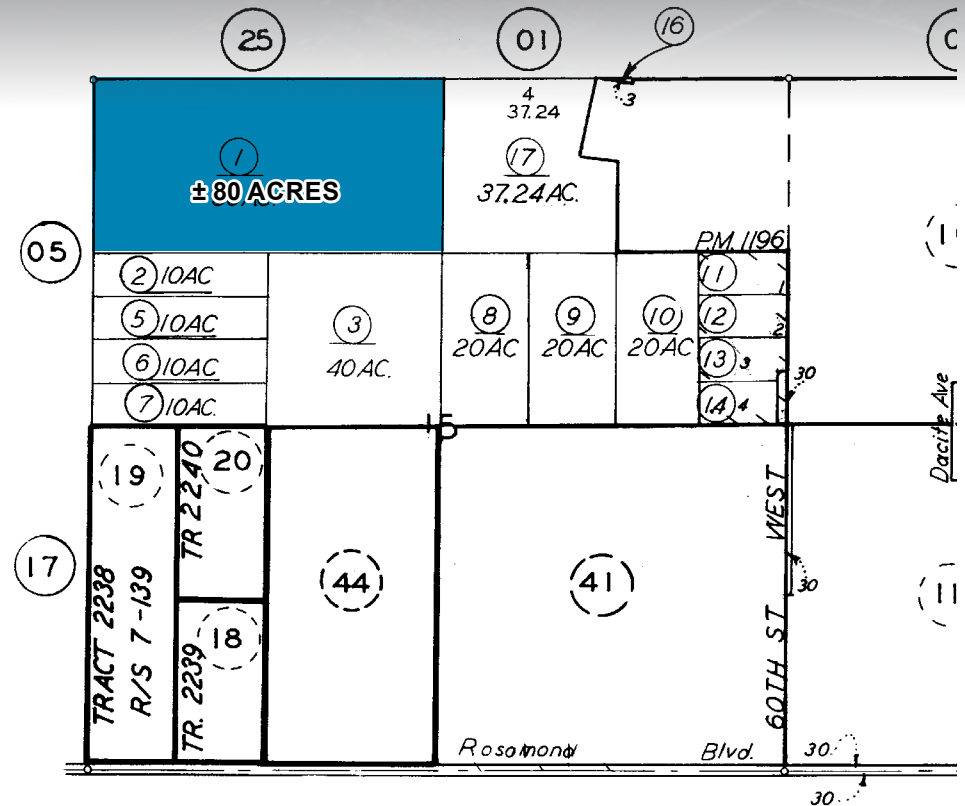
CLICK TO VIEW WEBSITE

<https://www.willowspringsraceway.com/contact-us/motorsports-organizations/>

SOUTHEAST CORNER OF 70TH STREET W AND IRONE AVENUE VACANT LAND

± 80 ACRES

ROSAMOND | CA



FOR MORE INFORMATION, CONTACT:

DAN FOYE | EXECUTIVE VICE PRESIDENT/PRINCIPAL
D: 909.912.0009 | E: dfoye@daumcommercial.com
DRE #01292002

RICHARD C. JOHN | SIOR | EXECUTIVE V.P.
P: 909.912.0001 | M: 949.378.4661 | E: rj@daumcommercial.com
DRE # 00800783



MEL WAGSTAFF
P: 714.392.0806 | E: mel.wagstaff@gmail.com
DRE #00841847

AL KOTHARI
P: 714.60.6609 | E: kothari.kw@gmail.com
DRE #01335715



PROPERTY AERIAL

SOUTHEAST CORNER OF 70TH STREET W
AND IRONE AVENUE

VACANT LAND

± 80 ACRES

ROSAMOND | CA

Bill Huth's
WILLOW SPRINGS
INTERNATIONAL RACEWAY *Since 1953*

IRONE AVE.

70TH ST. W.

± 80 ACRES

FOR MORE INFORMATION, CONTACT:

DAN FOYE | EXECUTIVE VICE PRESIDENT/PRINCIPAL
D: 909.912.0009 | E: dfoye@daumcommercial.com
DRE #01292002

RICHARD C. JOHN | SIOR | EXECUTIVE V.P.
P: 909.912.0001 | M: 949.378.4661 | E: rj@daumcommercial.com
DRE # 00800783



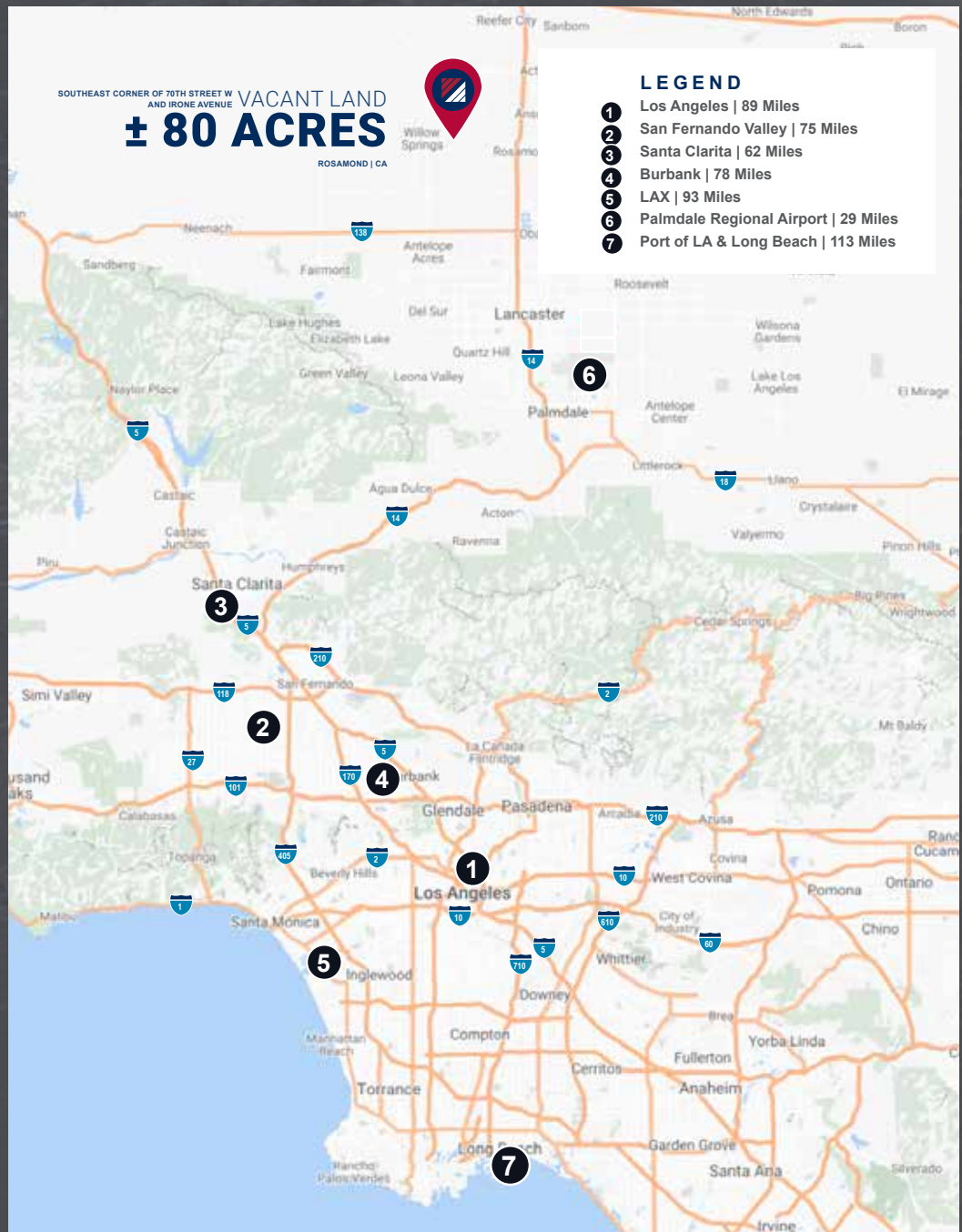
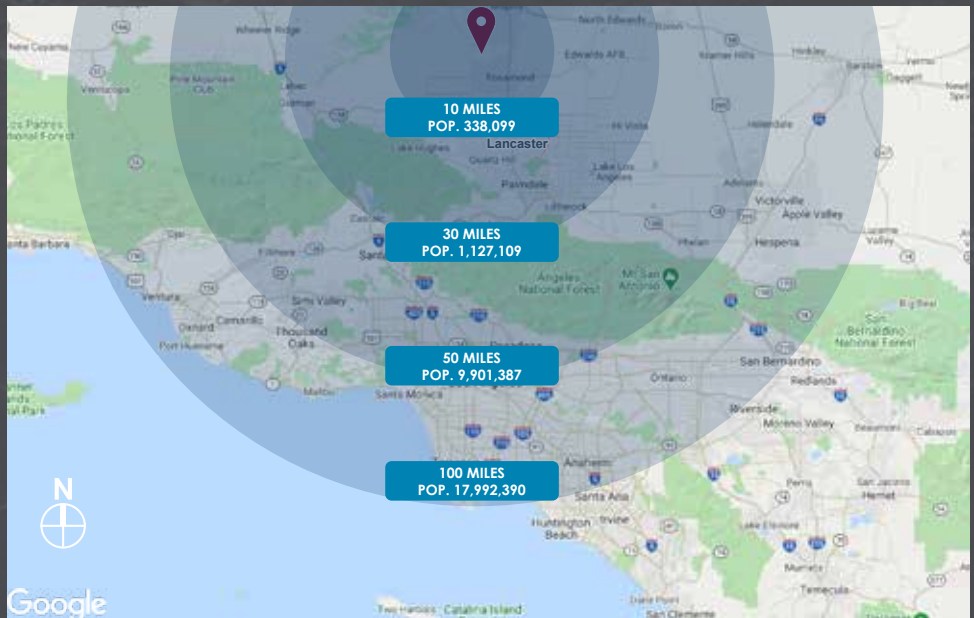
MEL WAGSTAFF
P: 714.392.0806 | E: mel.wagstaff@gmail.com
DRE #00841847

AL KOTHARI
P: 714.60.6609 | E: kothari.kw@gmail.com
DRE #01335715



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	5,938	17,327	109,312
2021 Population	6,999	21,118	111,647
2026 Population Projection	7,295	22,081	111,495
Avg Household Income	\$66,798	\$75,445	\$68,405
Median Household Income	\$43,326	\$56,971	\$52,838
Total Specified Consumer Spending (\$)	\$68.9M	\$229.9M	\$1.1B

DESTINATIONS	TIME/DIS.
San Fernando Valley	1 hr 16 Mins / 75 Mi.
Beverly Hills	1 hr 36 Mins / 86 Mi.
Hollywood	1 hr 20 Mins / 82 Mi.
Downtown Los Angeles	1 hr 42 Mins / 89 Mi.
Los Angeles Intl. Airport	1 hr 56 Mins / 93 Mi.
Port of Los Angeles	2 hr 21 Mins / 112 Mi.
Port of Long Beach	2 hr 24 Mins / 114 Mi.



FOR MORE INFORMATION, CONTACT:

DAN FOYE | EXECUTIVE VICE PRESIDENT/PRINCIPAL
 D: 909.912.0009 | E: dfoye@daumcommercial.com
 DRE #01292002

RICHARD C. JOHN | SIOR | EXECUTIVE V.P.
 P: 909.912.0001 | M: 949.378.4661 | E: rj@daumcommercial.com
 DRE # 00800783



MEL WAGSTAFF
 P: 714.392.0806 | E: mel.wagstaff@gmail.com
 DRE #00841847

AL KOTHARI
 P: 714.60.6609 | E: kothari.kw@gmail.com
 DRE #01335715



FOR SALE

**SOUTHEAST CORNER OF 70TH STREET W
AND IRONE AVENUE**

VACANT LAND

± 80 ACRES

ROSAMOND | CA

DAN FOYE | EXECUTIVE VICE PRESIDENT/PRINCIPAL
D: 909.912.0009 | E: dfoye@daumcommercial.com
DRE #01292002

RICHARD C. JOHN | SIOR | EXECUTIVE V.P.
P: 909.912.0001 | M: 949.378.4661 | E: rj@daumcommercial.com
DRE # 00800783

MEL WAGSTAFF
P: 714.392.0806 | E: mel.wagstaff@gmail.com
DRE #00841847

AL KOTHARI
P: 714.860.6609 | E: kothari.kw@gmail.com
DRE #01335715



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558