

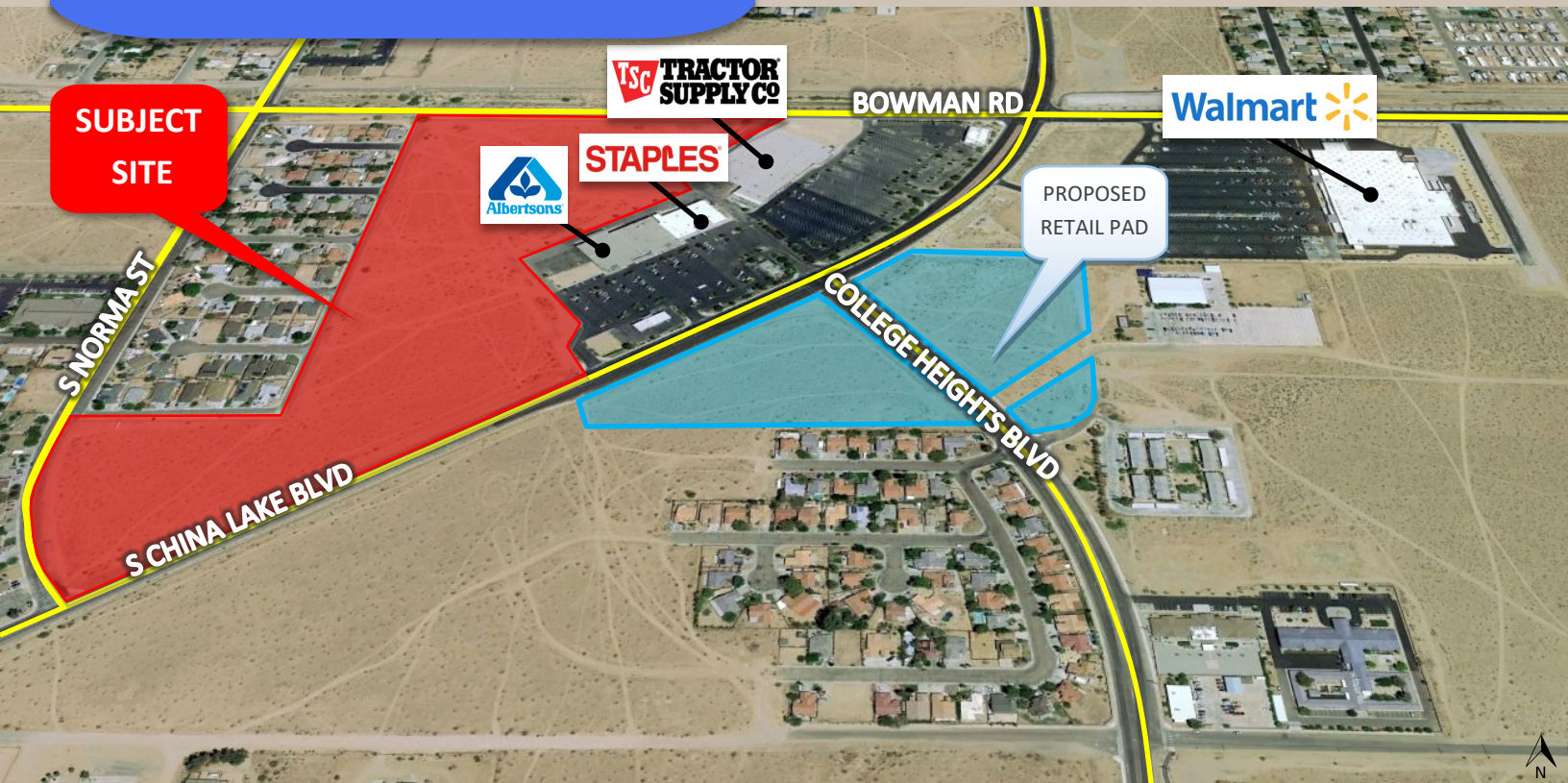
LAND FOR SALE

RIDGECREST, CALIFORNIA



OLIVIERI
COMMERCIAL GROUP

S CHINA LAKE BLVD &
COLLEGE HEIGHTS BLVD



PROPERTY FEATURES

- SPACE AVAILABLE: **32.7 ACRES (APPROX.)**
- APN: 509-020-20
- SITE ACCESS FROM (2) MAJOR STREETS AND (1) SECONDARY STREET
- ZONED GENERAL COMMERCIAL (CG) IN THE CITY OF RIDGECREST

- IN PROXIMITY OF NEW WALMART
- NEIGHBORING TENANTS INCLUDE:



For more information, please contact:

ANTHONY OLIVIERI, CCIM, CRX

LIC. 01325989

661.617.1850

ANTHONY@OLIVIERICOMMERCIAL.COM



9810 BRIMHALL ROAD

BAKERSFIELD, CA 93312

661.327.1200

www.oliviericommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

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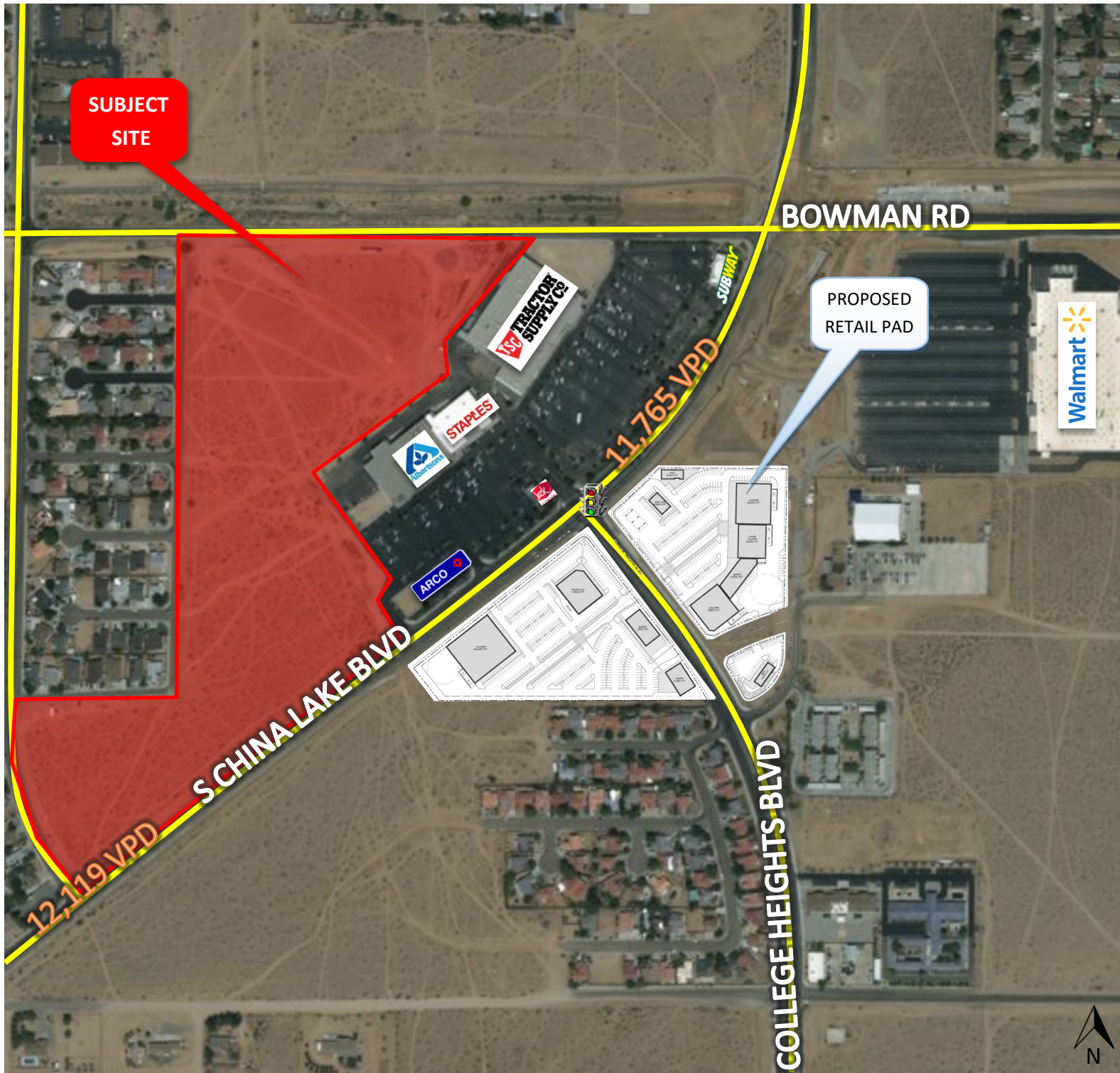
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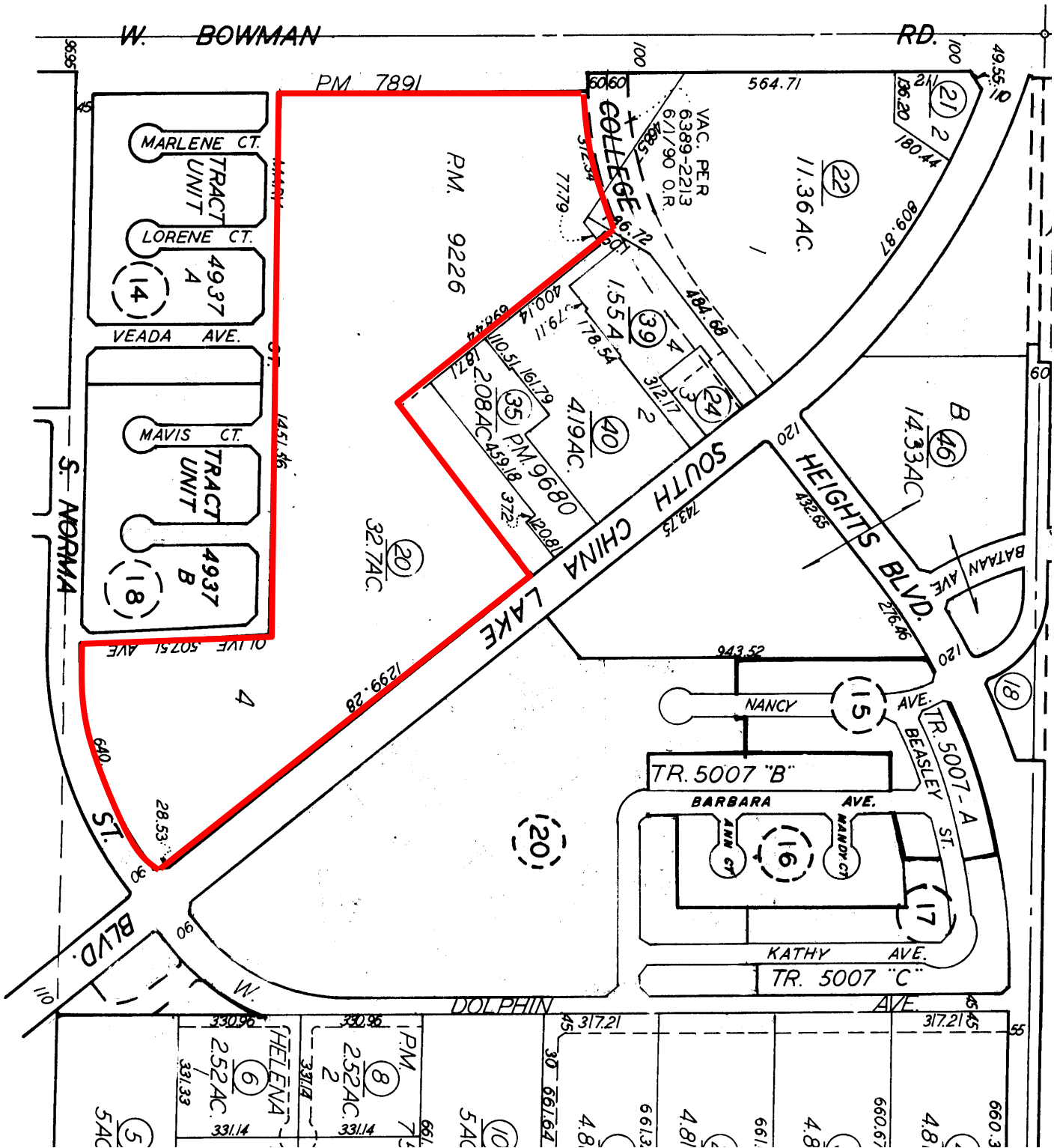
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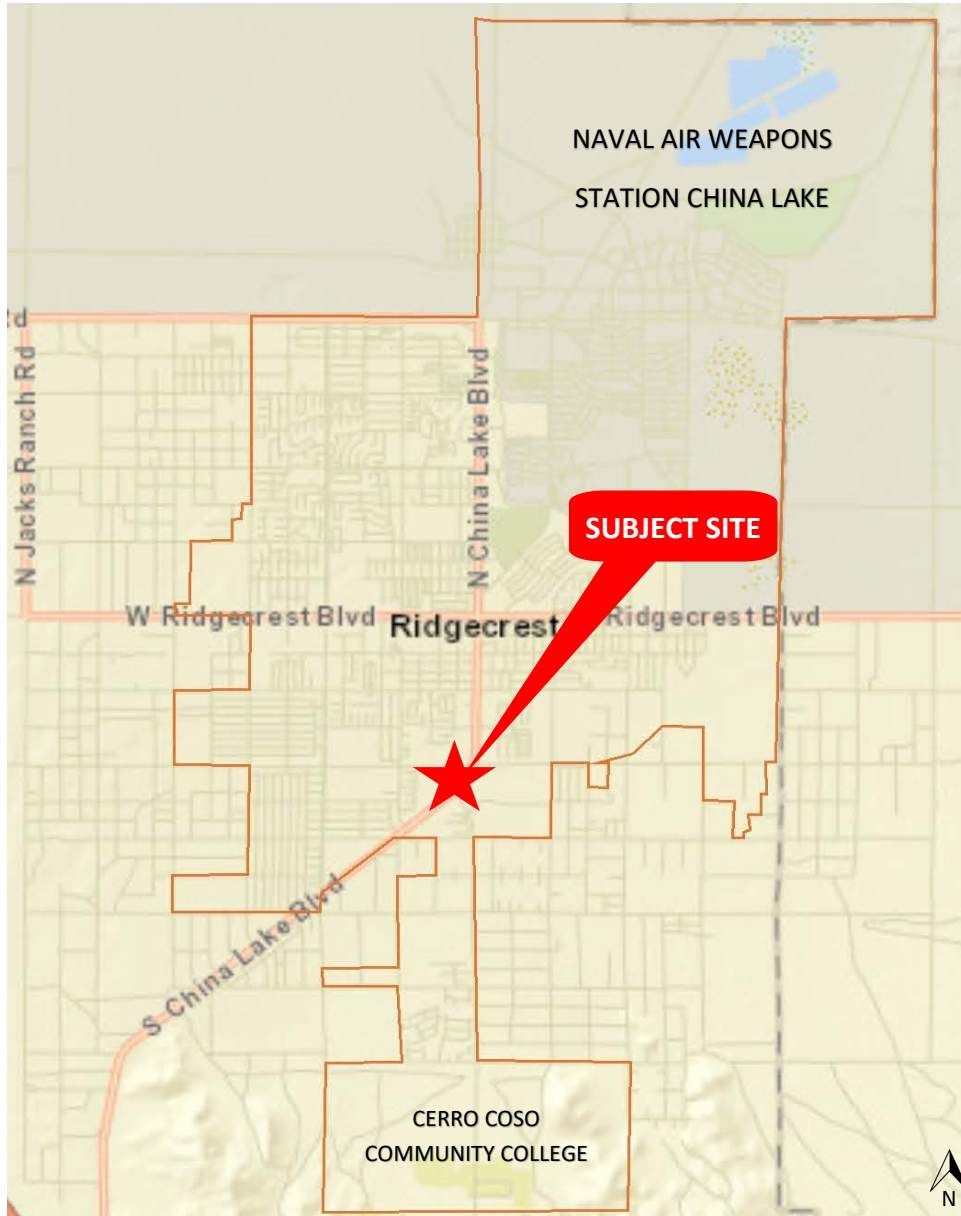
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NAVY BASE GROWTH

13-15% yearly
300+ new jobs



WORKFORCE GROWTH

5% yearly



AVERAGE INCOME

\$77,000



ENTRY LEVEL SALARY OUT OF COLLEGE

\$65,000

Information by:

Scott M. O'Neil

Executive Director — Indian Wells Valley
Economic Development Corporation

Phenvana Panpradith

Economic Development Director —
City of Ridgecrest

| 2017 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|--------|--------|--------|
| POPULATION | 6,224 | 28,620 | 31,595 |
| HOUSEHOLDS | 2,405 | 10,618 | 11,628 |
| MEDIAN AGE | 34.7 | 37.6 | 36.7 |

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RIDGECREST, CALIFORNIA

| S CHINA LAKE BLVD & COLLEGE HEIGHTS BLVD | 1 MILE | 3 MILES | 5 MILES |
|--|----------|----------|----------|
| POPULATION: | | | |
| TOTAL POPULATION | 6,224 | 28,620 | 31,595 |
| MEDIAN AGE | 34.7 | 37.6 | 36.7 |
| INCOME: | | | |
| MEDIAN HH INCOME | \$62,062 | \$61,807 | \$60,628 |
| PER CAPITA INCOME | \$30,559 | \$31,463 | \$31,096 |
| AVERAGE HH INCOME | \$79,574 | \$80,301 | \$79,359 |
| HOUSEHOLDS: | | | |
| TOTAL HOUSEHOLDS | 2,405 | 10,618 | 11,628 |
| AVERAGE HOUSEHOLD SIZE | 2.61 | 2.56 | 2.54 |
| HOUSING: | | | |
| OWNER OCCUPIED HOUSING UNITS | 1,452 | 7,111 | 7,568 |
| RENTER OCCUPIED HOUSING UNITS | 958 | 4,031 | 4,734 |
| RACE: | | | |
| WHITE | 73.8% | 75.5% | 75.2% |
| BLACK | 4.2% | 4.0% | 4.0% |
| AMERICAN INDIAN | 1.2% | 1.2% | 1.2% |
| ASIAN | 5.7% | 5.0% | 5.0% |
| PACIFIC ISLANDER | 0.6% | 0.5% | 0.5% |
| OTHER | 7.5% | 7.6% | 7.7% |
| MULTIRACE | 6.9% | 6.2% | 6.3% |
| ETHNICITY: | | | |
| HISPANIC | 22.2% | 20.7% | 20.7% |

CURRENT YEAR DATA IS FOR THE YEAR **2017**.

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