

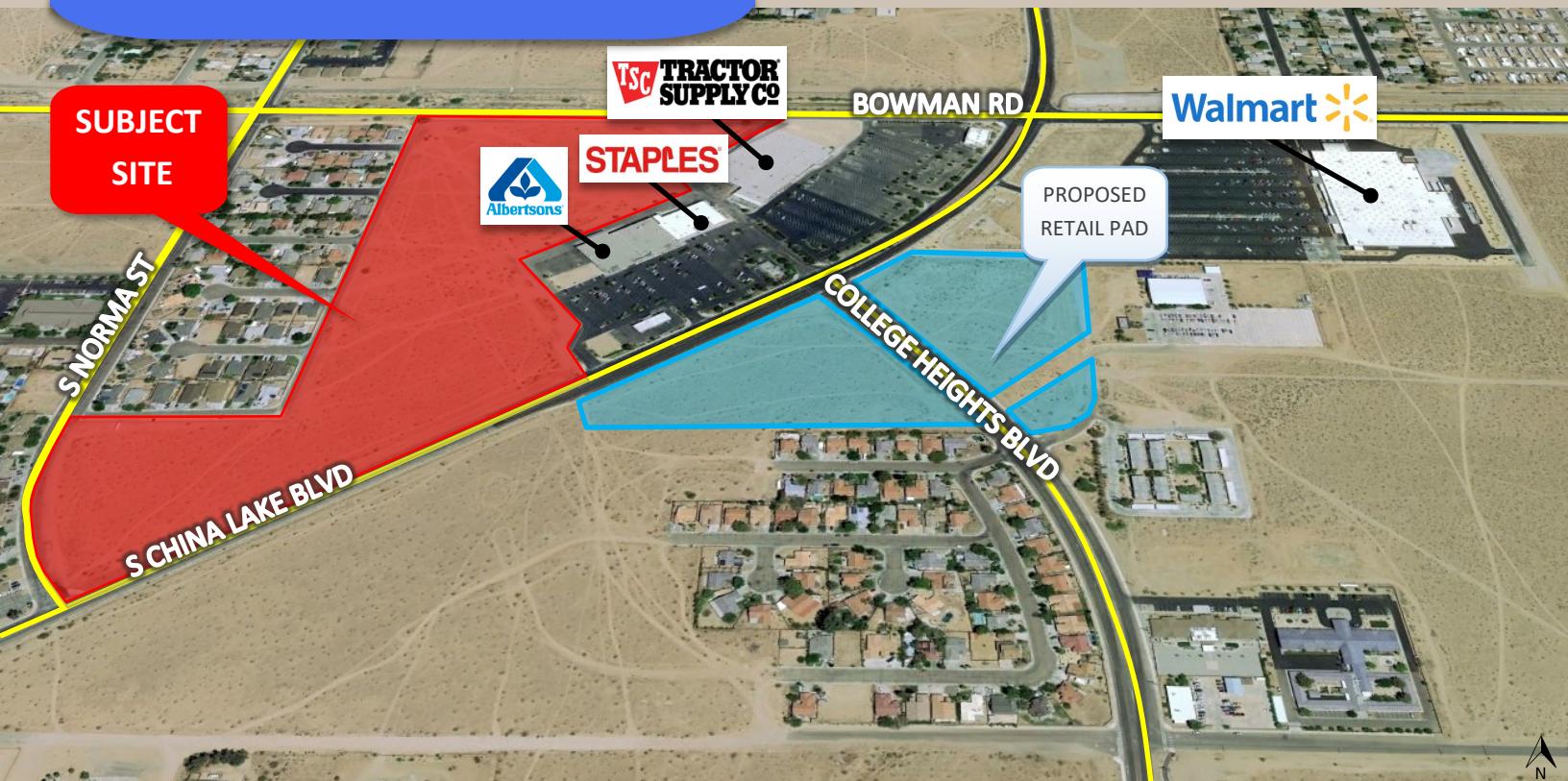
LAND FOR SALE

RIDGECREST, CALIFORNIA



O L I V I E R I
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

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9810 BRIMHALL ROAD

BAKERSFIELD, CA 93312

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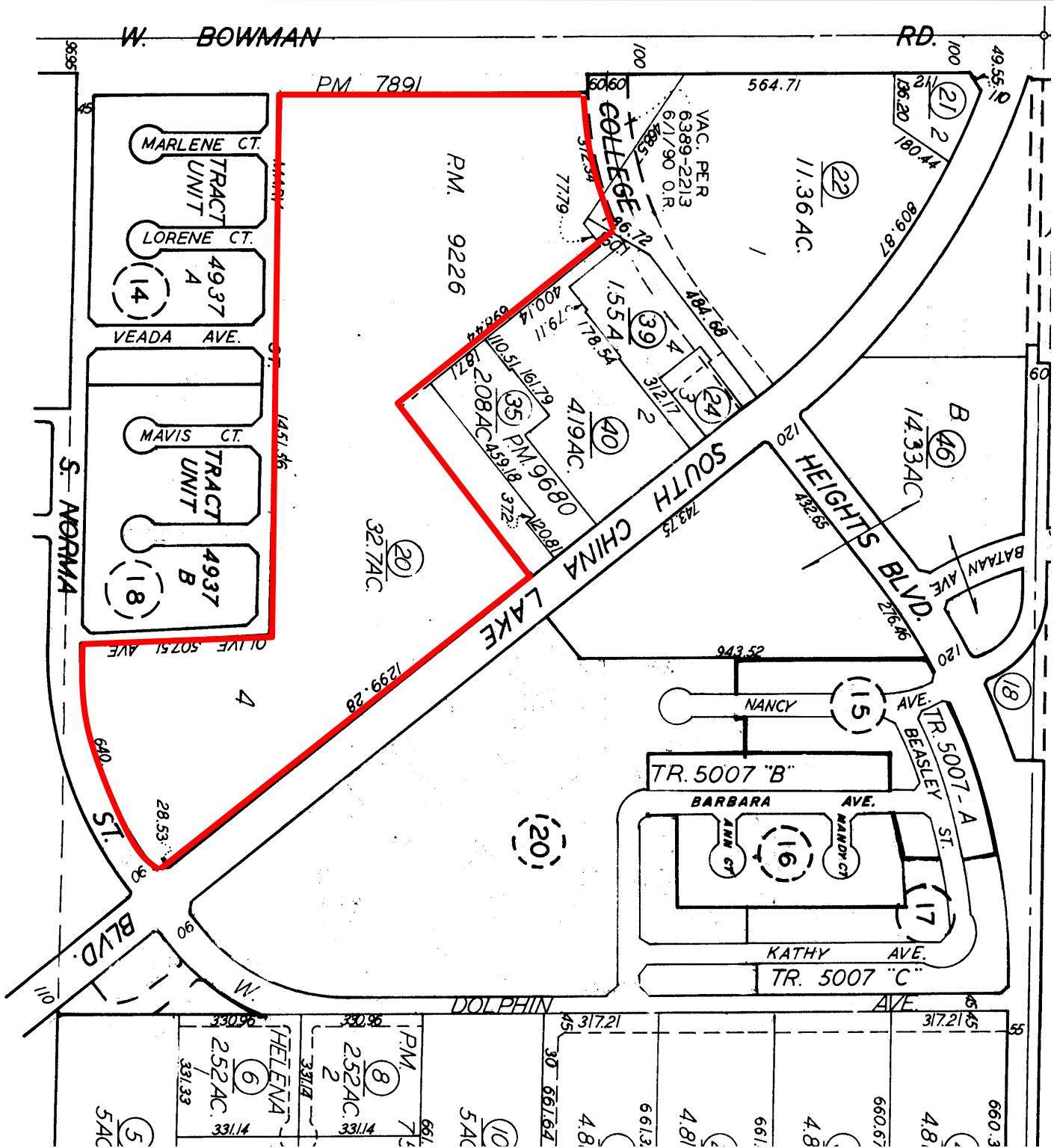
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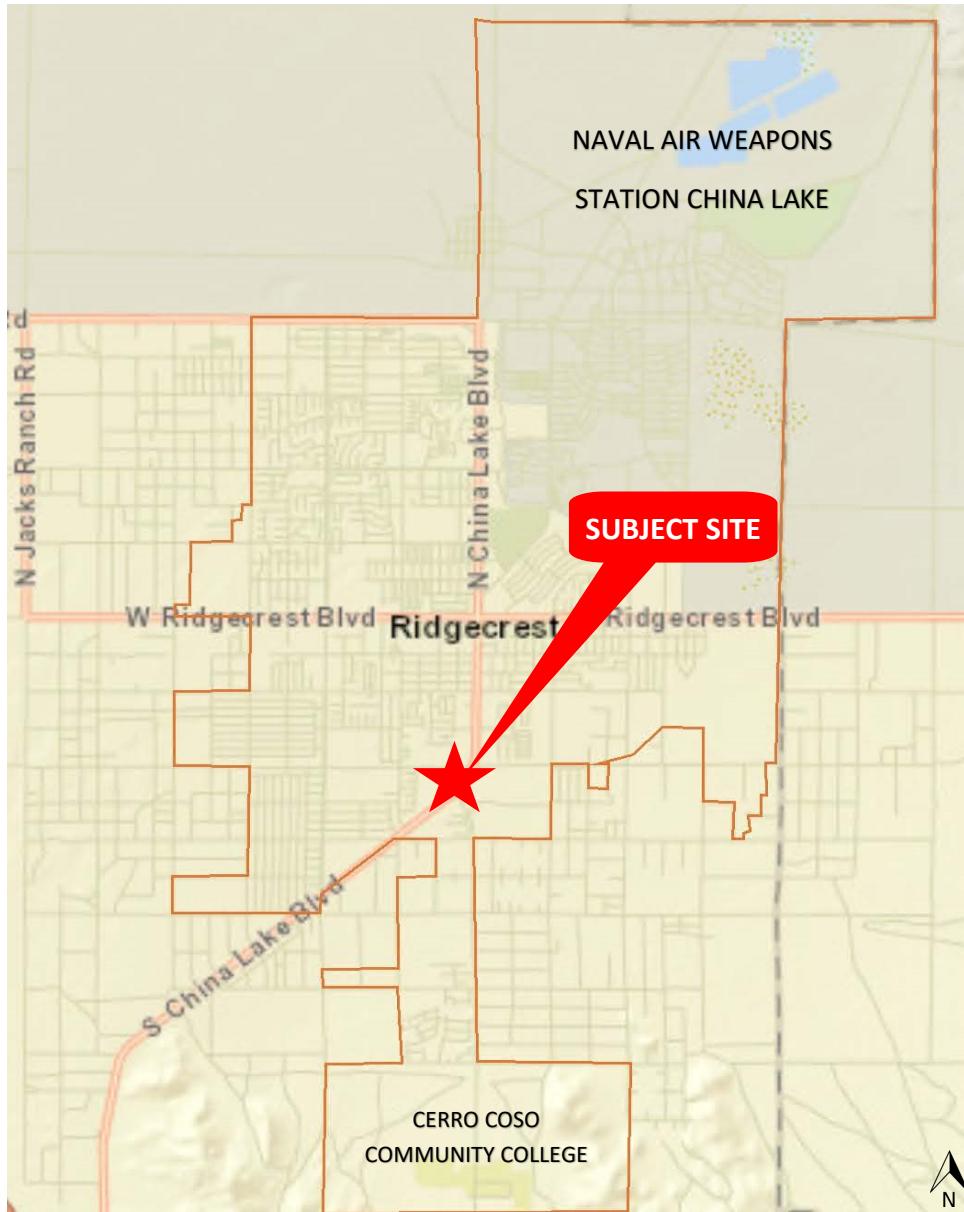
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NAVY BASE GROWTH



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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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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