

FOR LEASE

1550 N NORMA ST, RIDGECREST, CA



GREAT LOCATION!

This building is one of the nicest professional office buildings in the city. It has been leased by a government contractor for years. The contractor has downsized, making 6,751 square feet available for lease. Its proximity to the Naval Weapons Center is .6 of a mile. This is a great asset. The building was built in 1989 and has 46 on-site parking spaces. The rent is \$1.50 a square foot per month and includes water, gas, trash and electricity. The space has central heating and central air conditioning. There are approximately 33 offices, a reception area, a large network room, a phone room, storage rooms, men's and women's partitioned restrooms, private offices, conference rooms, open spaces for cubicles, and a kitchenette. There is an abundance of furniture for the new tenant if needed...desks, chairs, filing cabinets and tables. There are two doors to Suite A. One at the lobby near the center of Suite A and the other to the west. This would be great for a government contractor, a doctor's office, legal office or real estate office. Call Mary for more information....760-382-1991

FRONTIER
Real Estate Services Inc.

MARY LUNDSTROM

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760-382-1991

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710 N China Lake Blvd

Ridgecrest, CA



PROPERTY

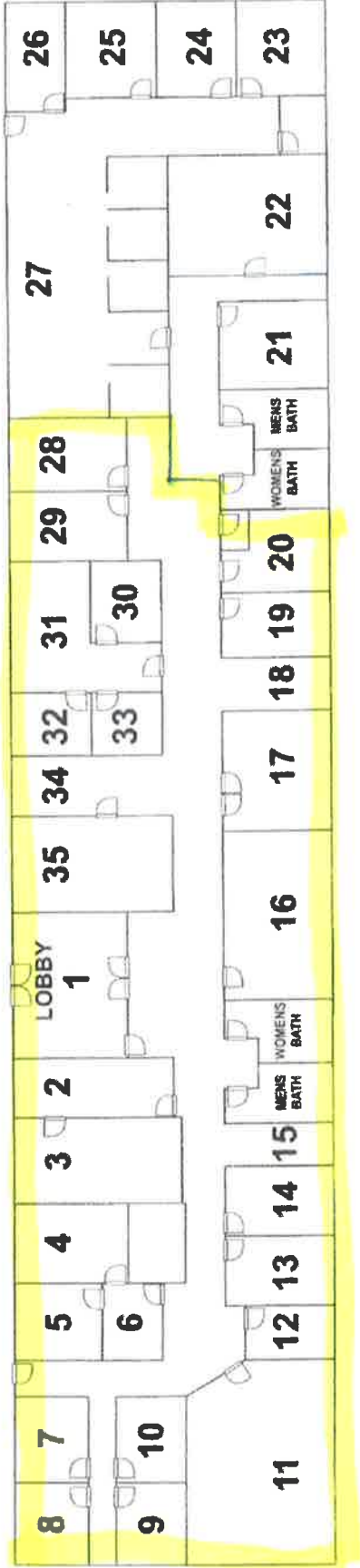
1550 NO NORMA ST, RIDGECREST, CA

- FRONT FOOTAGE—on a four land main arterial road
- BUILDING SIZE— 9680 sq ft— 6751 sq ft for lease
- PARCEL SIZE—.95 acre
- PARKING—46 spaces total for the building
- APN—419-010-37
- SIGNAGE— Space on the building on the stucco
- AGE—1989
- UTILITIES—rent includes water, electricity, gas, trash
- BATHROOMS—One mens and one womens with stalls
- KITCHEN—KITCHENETTE

RIDGECREST

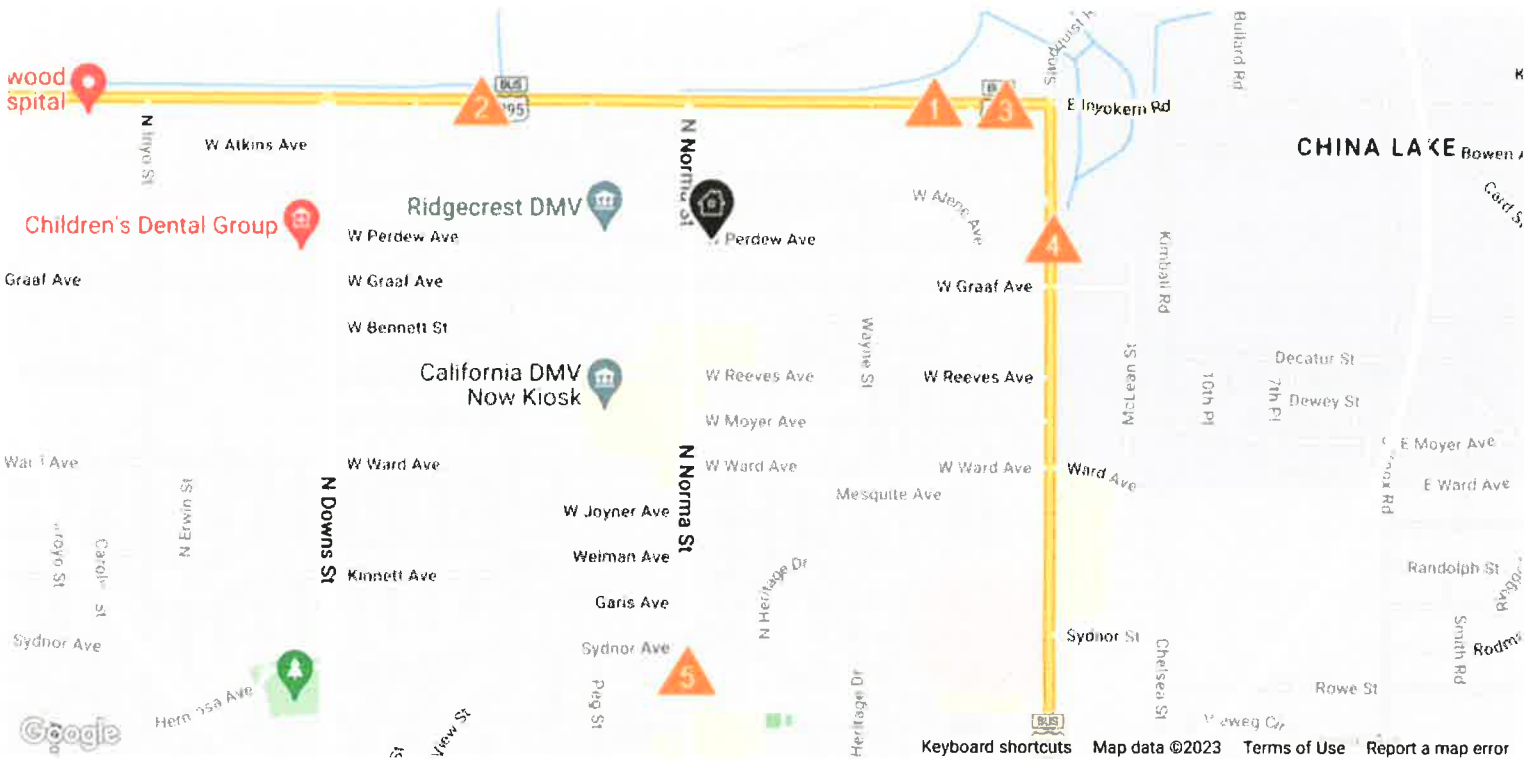
- LOCATION—Close to the main gate of the Naval Weapons Center China Lake, which is the United States Navy's largest facility and represents 38% of the Navy's land holdings worldwide, as well as 85% of the Navy's land holding for weapons and armament research, development, acquisition, testing and evaluation. Over 6500 people work at China Lake with nearly 6000 civilian employees and private contractors.
- POPULATION IN THE INDIAN WELLS VALLEY— 43,883
- AVERAGE INCOME IN THE INDIAN WELLS VALLEY— \$77,515
- DAILY TRAFFIC COUNT ON N. NORMA ST— 8247 in 2022
- COLLEGE DEGREES—36% of population
- INCOME—Higher education and income demographics
- NEARBY BUSINESSES—Albertsons, DMV, Ridgecrest Regional Hospital Physical Therapy, Alta One Credit Union, Zip-self Storage, Tivoli Center with Schooners Restaurant, E#d's Mini-mart & gas station, Pony Espresso, Dr. Mallory, IWV Insurance, Dr. Gorenberg, Sierra Vista Education Center

1550 N. NORMA ST,
RIDGECREST
SUITE A



NORMA STREET COMPLEX

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

6,347

2022 Est. daily traffic counts

Street: **W Inyokern Rd**
Cross: **Triangle Dr**
Cross Dir: **E**
Dist: **0.04 miles**

2

8,120

2022 Est. daily traffic counts

Street: **W Inyokern Rd**
Cross: **N Sierra View St**
Cross Dir: **E**
Dist: **0.04 miles**

3

6,277

2022 Est. daily traffic counts

Street: **178**
Cross: **Triangle Dr**
Cross Dir: **W**
Dist: **0.06 miles**

4

13,973

2022 Est. daily traffic counts

Street: **N China Lake Blvd**
Cross: **Triangle Dr**
Cross Dir: **N**
Dist: **0.03 miles**

5

8,247

2022 Est. daily traffic counts

Street: **Norma St**
Cross: **W Garis Ave**
Cross Dir: **N**
Dist: **0.09 miles**

Historical counts

Year	Count	Type
2017	6,300	AADT
2015	6,300	AADT
2013	6,300	AADT

Historical counts

Year	Count	Type
2008	8,000	AADT
2004	8,000	AADT
2003	7,900	AADT
1997	8,600	AADT

Historical counts

Year	Count	Type
2018	6,300	AADT

Historical counts

Year	Count	Type
2017	13,400	AADT
2015	13,800	AADT
2013	13,800	AADT
2008	15,600	AADT
2004	15,600	AADT

Historical counts

Year	Count	Type
2013	8,380	AADT
2012	6,806	AADT
2011	7,956	AADT
2010	8,683	AADT
2008	9,429	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)