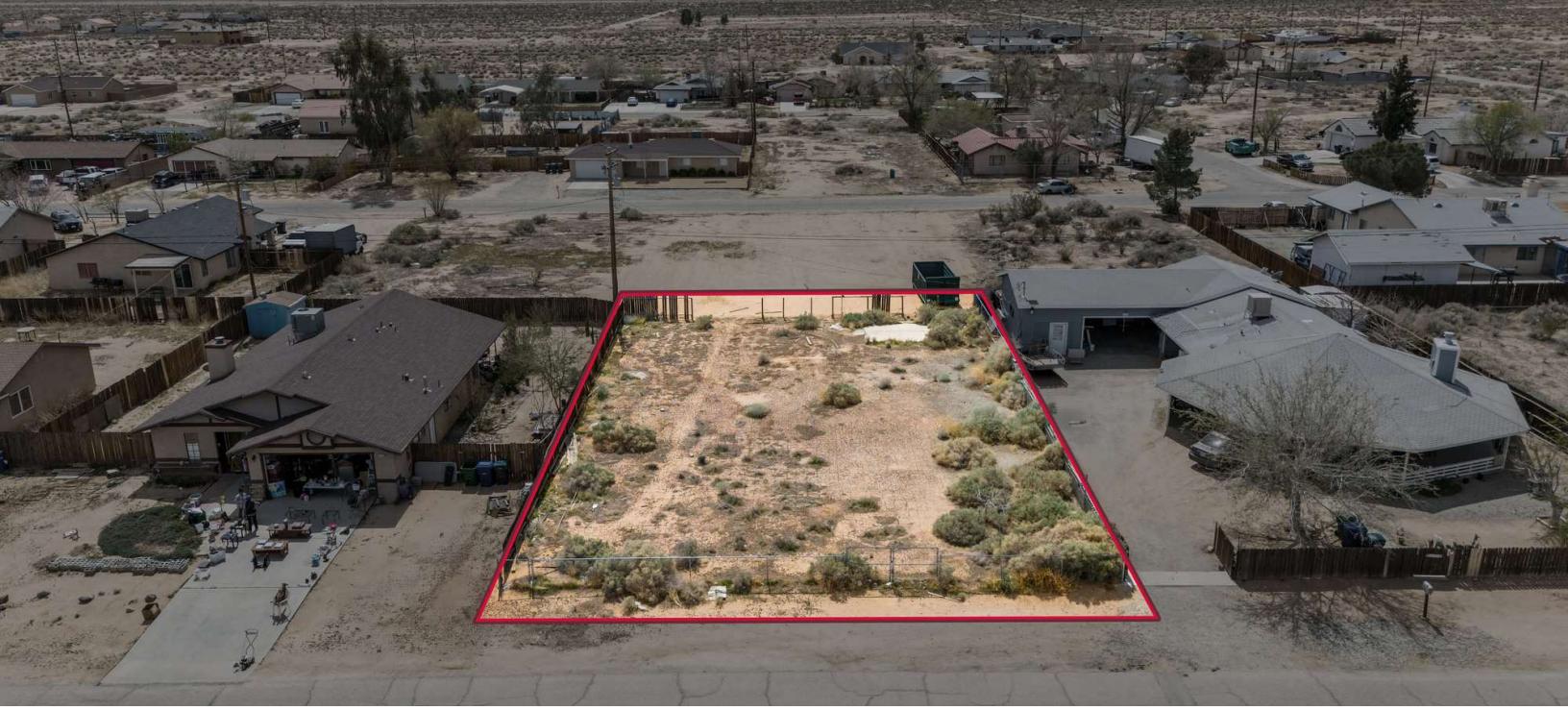


±0.22 Acres of Level Land in California City

Sale Price	\$21,500
------------	-----------------

OFFERING SUMMARY

Lot Size:	0.22 Acres
Lot Size (SF):	9,583 SF
Price / SF:	\$2.24
Zoning:	R1: Residential
Market:	Indian Wells Valley
Submarket:	Central Ridgecrest
Cross Streets:	Underwood Ave & 85th St
APN:	204-062-10-00-7
Seller Carry:	Yes - Available

PROPERTY HIGHLIGHTS

- ±0.22 Acres of Level Land | Secure Location
- 83' Wide By 120' Deep (±9,583 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From Central Park
- Paved Road Frontage Access from North & West
- Quick Access from Nueralia Rd & California City Blvd
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

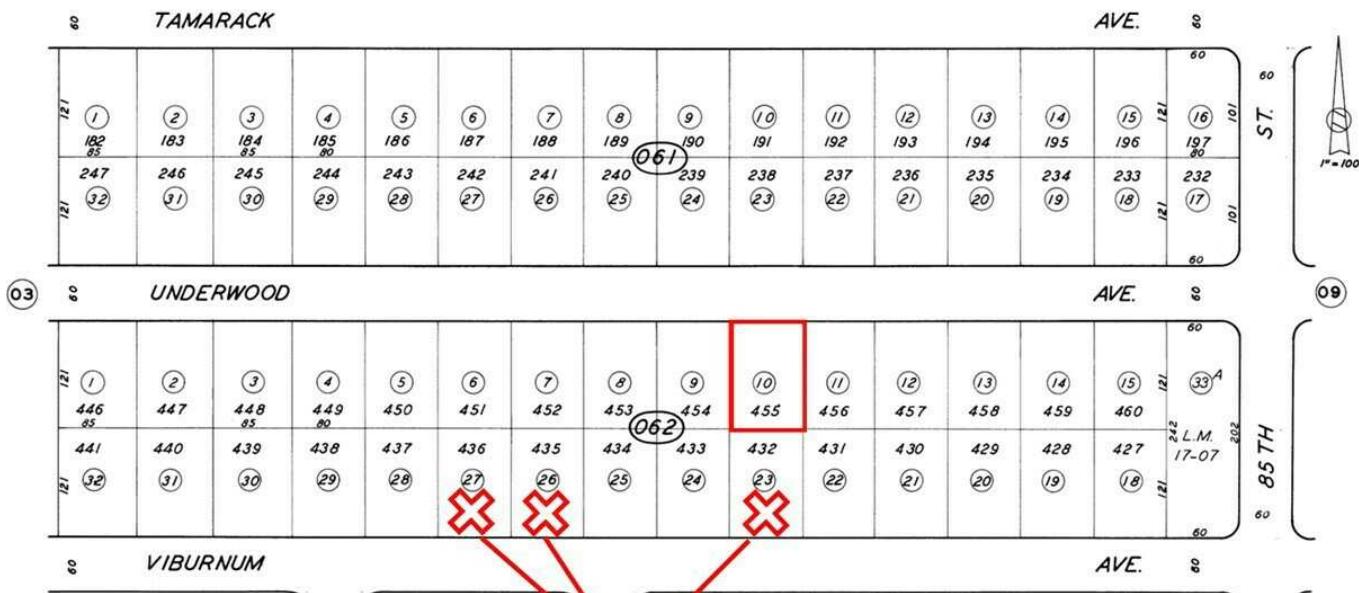
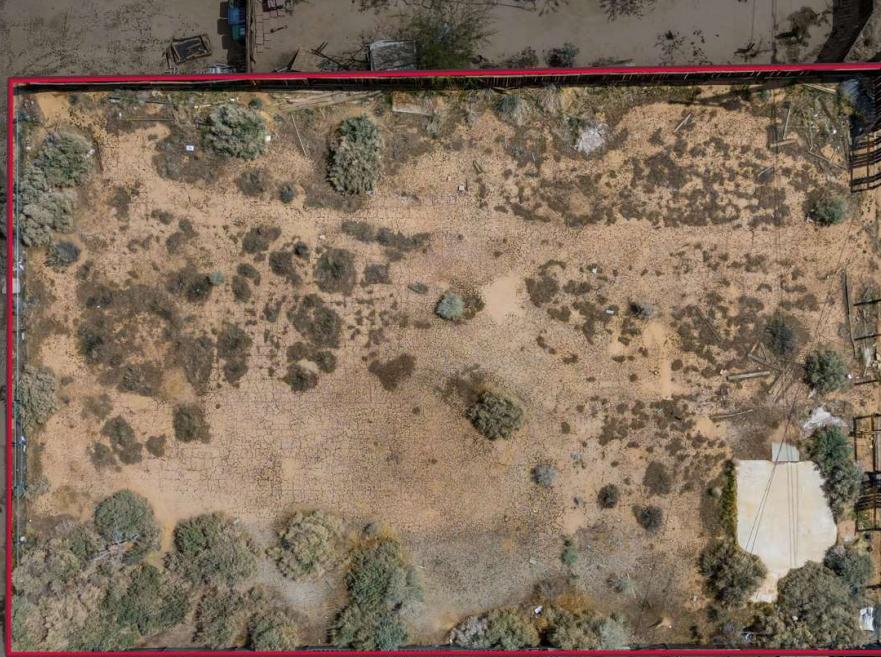
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±0.22 Acres of Level Land in California City



New Construction (2025) Homes Surrounding Subject Property

Note: This map is for assessment purposes

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±0.22 Acres of Level Land in California City

PROPERTY DESCRIPTION

Stunning ±0.22 acre (±9,583 SF) infill lot located in central California City near many existing businesses & developments and is within a short walking distance to the school. 3 brand new homes are under construction to the south bringing in a new fence to the southern property line, plus nearby developments are upscale with a newer 2006 construction home to the east and a 2007 construction home on a similar-sized lot to the north. This property features paved road frontage from the north, the electric pole is on the south rear edge of the property, adjacent property has natural gas, existing concrete pad (former shed), peaceful walking path within the neighborhood, & the water is at the street. Easy access from California City Blvd within 9 miles of Highway 14. Just minutes to Mojave, 28 miles to Tehachapi, 30 miles to Golden Hills, & 40 miles to Lancaster. Seller will carry loan at reasonable terms with only 10% down!

LOCATION DESCRIPTION

The property is located north of Viburnum Ave, east of 82nd St, south of Underwood Ave and west of 85th St. With easy access to California City Blvd, it offers beautiful views as well as a secure and private location. California City is a city located in northern Antelope Valley in Kern County, California, United States. It is 100 miles north of the city of Los Angeles, and the population was 14,973 at the 2020 census. Covering 203.63 square miles, California City has the third-largest land area of any city in the state of California, and is the largest city by land area in California that is not a county seat.

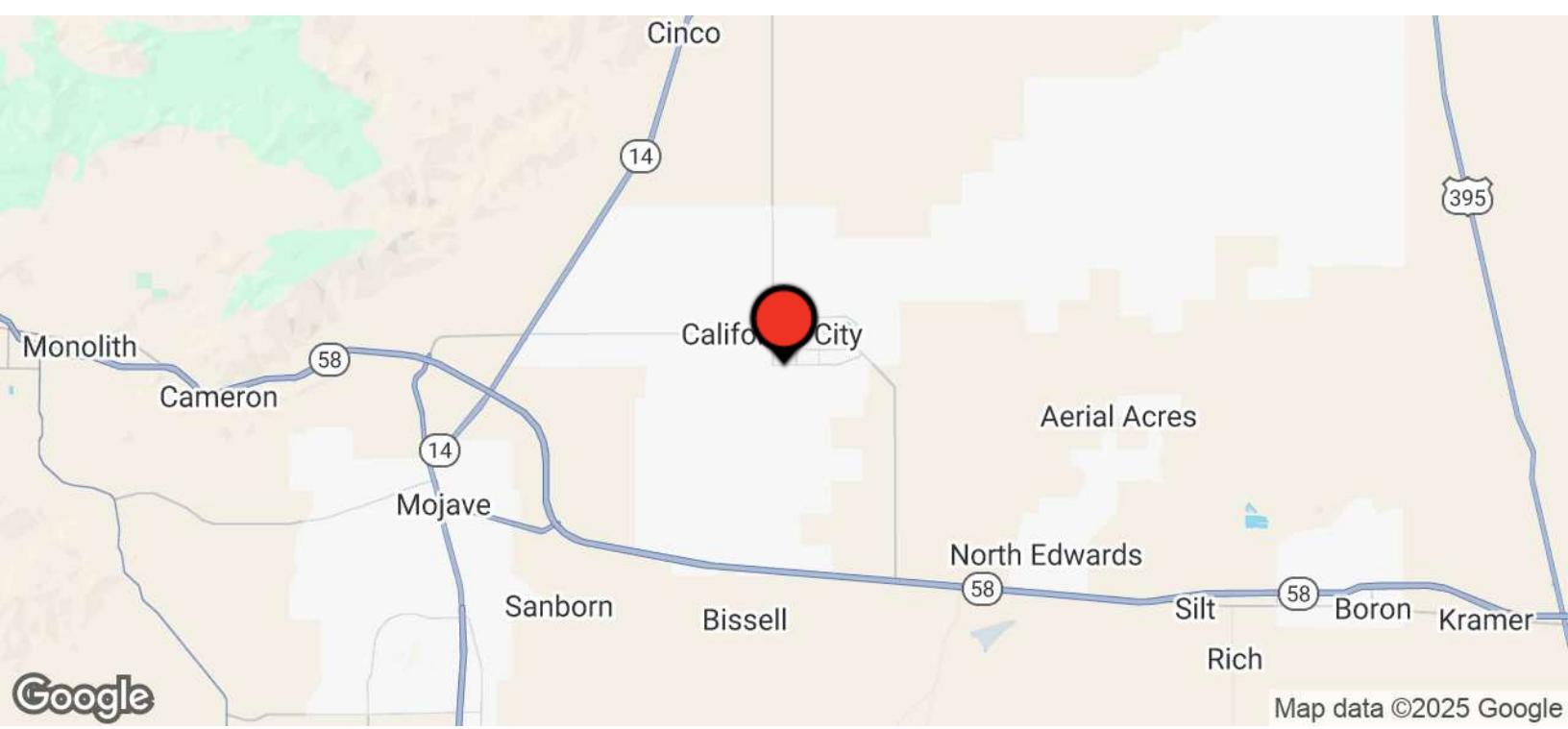
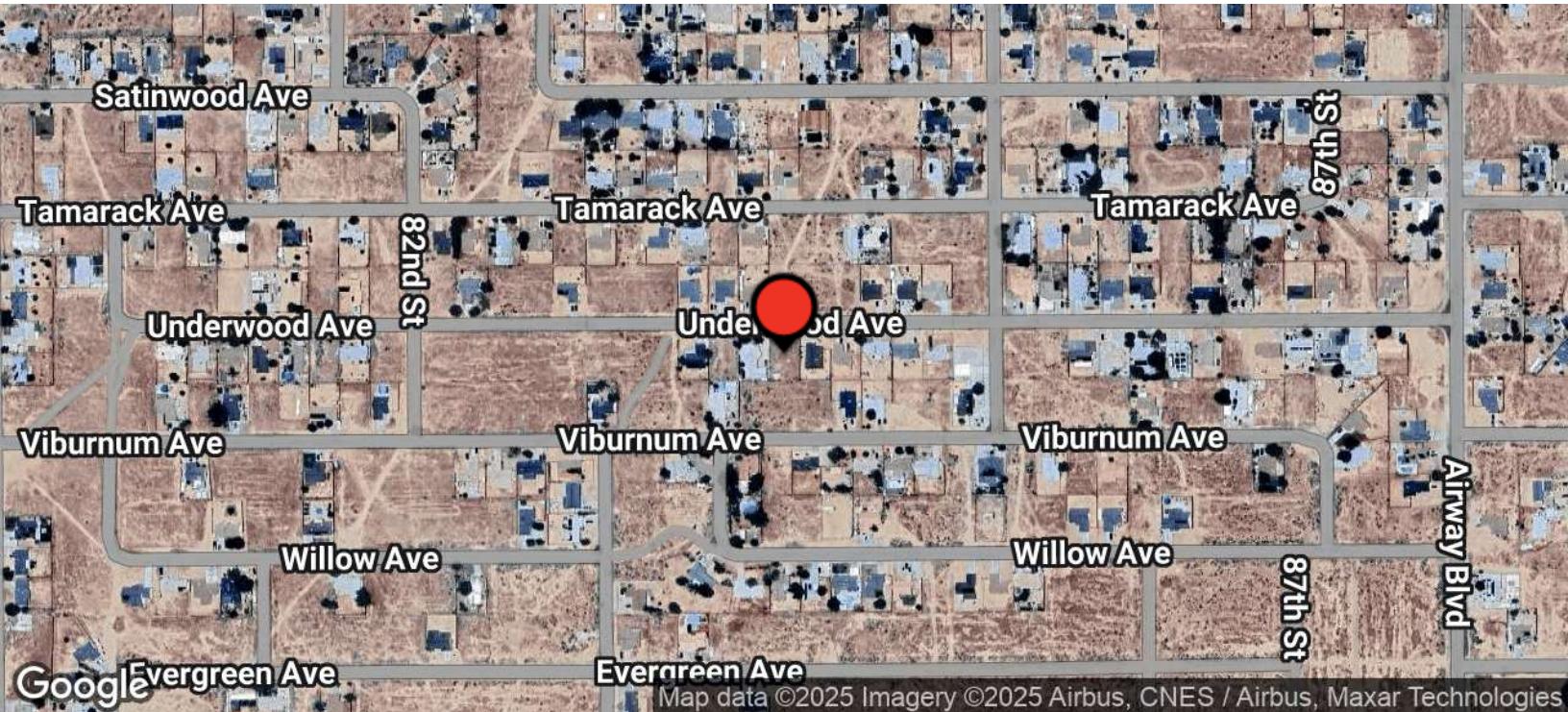


Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

±0.22 Acres of Level Land in California City

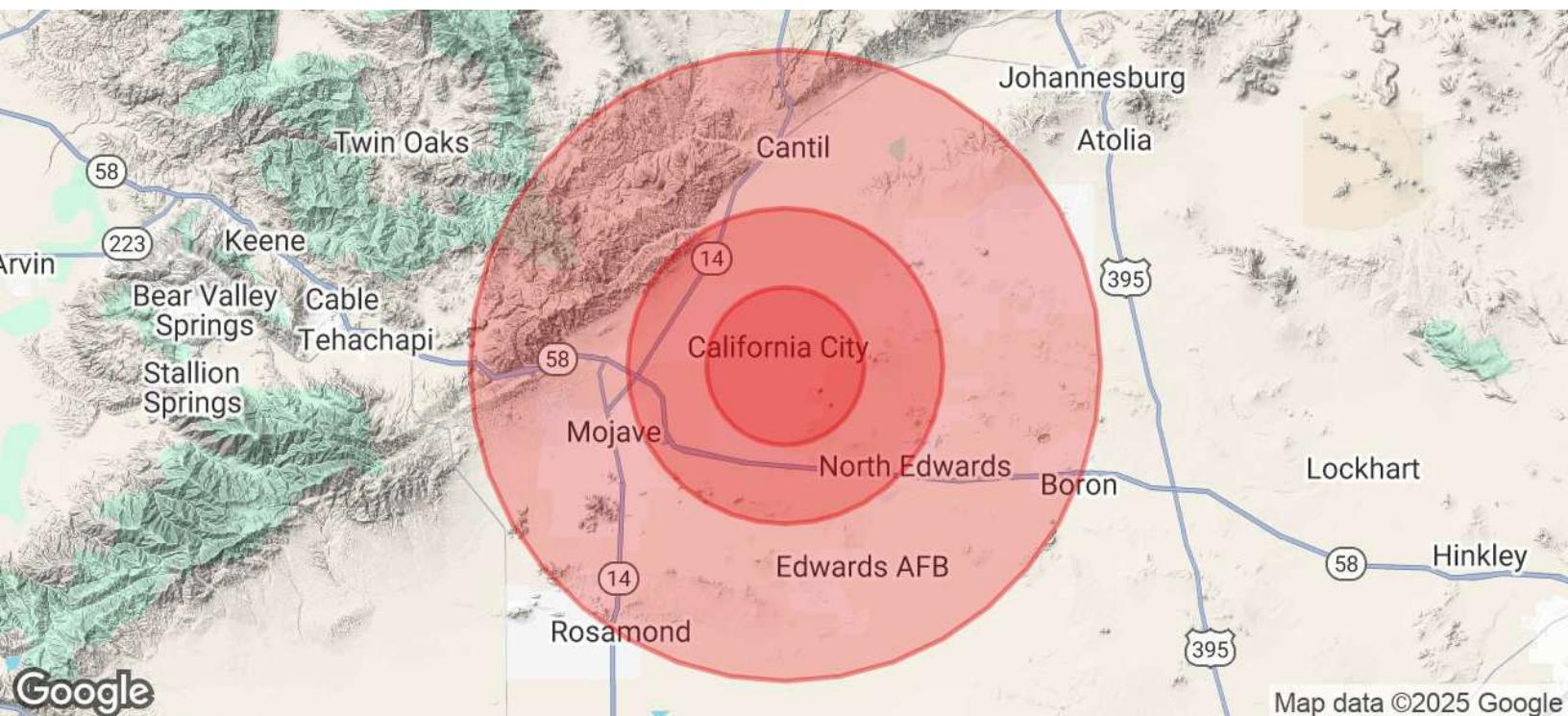


Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±0.22 Acres of Level Land in California City

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	13,136	15,451	38,811
Average Age	37	38	36
Average Age (Male)	37	37	36
Average Age (Female)	38	40	37
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	4,712	5,065	13,028
# of Persons per HH	2.8	3.1	3
Average HH Income	\$77,214	\$72,552	\$80,535
Average House Value	\$257,139	\$246,506	\$267,748
ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	36.7%	38.9%	42.1%

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacomm.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacomm.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.