

LAND FOR SALE

COMMERCIAL PARCEL AVAILABLE IN CALIFORNIA CITY, CA

21100 Neuralia Rd, California City, CA 93505



Sale Price

\$550,000

OFFERING SUMMARY

Available SF:	±158,123 SF
Lot Size:	3.63 Acres
Price / SF:	\$3.47
Zoning:	C2- Community Commercial
Dimensions:	554.09' x 290.72'
Market:	Bakersfield
Submarket:	NE Outlying Kern County
Cross Streets:	Neuralia Rd & California City Blvd
APN:	213-110-26

PROPERTY HIGHLIGHTS

- ±3.63 Acres (±158,123 SF) of Shovel Ready Development Land
- CUP, Plans, Survey & Paid Permits For RV/Boat & Mini Storage
- Proposed 23,524 SF Of Buildings + 68 Covered RV/Trailer Sites
- High Identity Location | Utilities At Site | Signalized Intersection
- Surrounded By Cal City's Highest Trafficked Roads & Major Arterials
- Convenient and Close Highway Access to CA-58
- Prime Land W/ Direct California City Blvd Access & Utilities
- ±554' Wide By 290' Deep (±158,123 SF) | Paved Access
- High Average Income Area Underserved for Retail
- Busy Signalized Intersection @ Primary Retail Corridor
- Close Proximity to ±90,000 SF Aspen Mall & Central Park
- Situated Near Many Existing & Planned Developments
- Surrounded By Growth, Both Residential & Commercial
- Unmatched Level of Consumer Traffic & High Volume Exposure

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

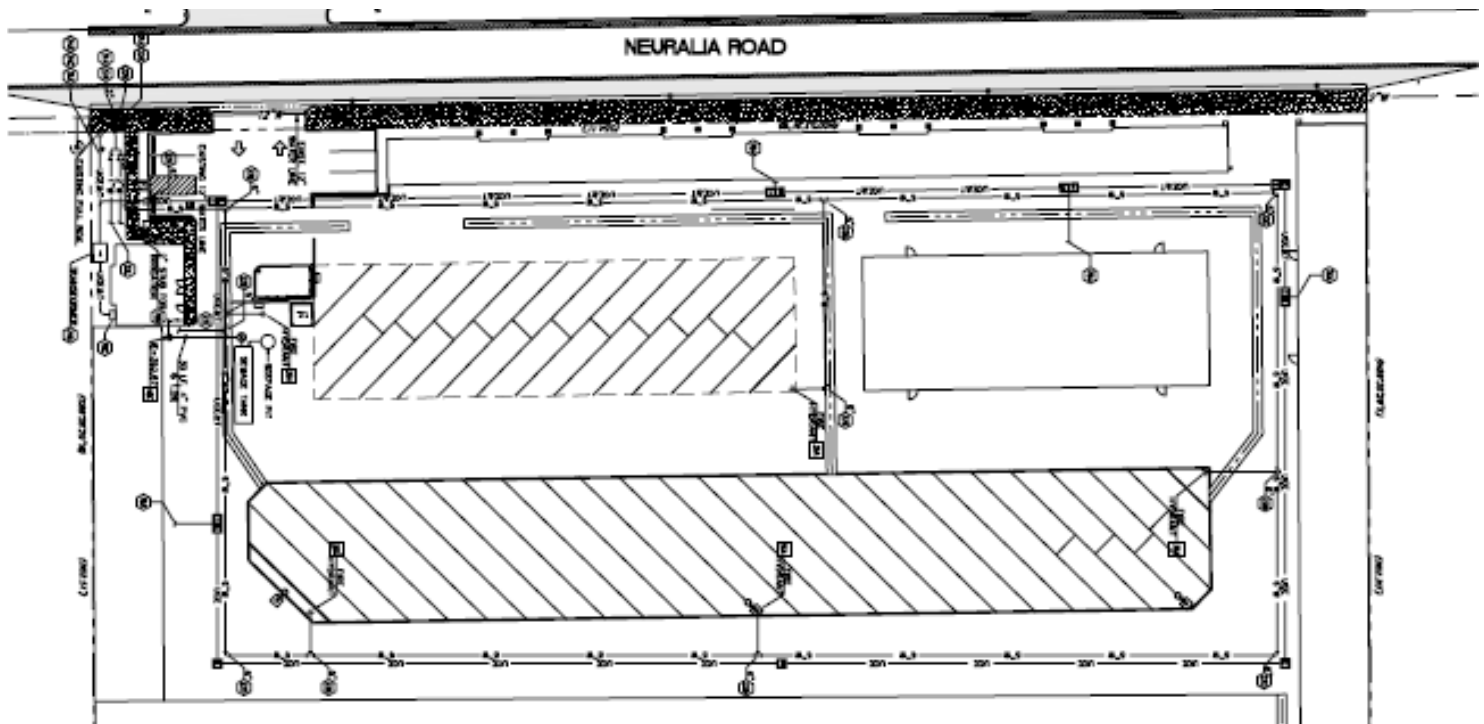
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY DESCRIPTION

±3.36 AC commercial land parcel located in the epicenter of California City on well known Neuralia Rd just north of California City Blvd. Previously submitted plans and obtained CUP on file for a RV/Boat and Mini storage including a survey as well as site, elevation, grading, erosion control, utility, paving/off-site, and street improvement plans. The proposed development includes a 1,064 SF single story office, 3 buildings offering 22,460 SF of various-sized units, and 2 overhead canopies offering 68 RV/trailer sites. The property is level, shovel ready, and has flexible zoning allowing for a variety of commercial and multi-family uses. Existing avenues dispense traffic near the subject property and access comes from either the north or south. Excellent for additional uses including a dollar store, retail strip center, fast food, fuel station, restaurant, medical or general office, storage or multifamily development, and many more uses! Additional reports on file include: Hydrology Report, Geotechnical Engineering Investigation, Project Overview Write-Up, Utility Services Map, Storm Drainage Report, and receipts for \$35K in permit fees paid.

LOCATION DESCRIPTION

This parcel is located in California City, CA and sits north of California City Blvd, west side of Neuralia Rd & south of Poppy Blvd. The site is located less than 1 mile from California City Blvd, and is in close proximity to many new and established housing tracts & commercial businesses. 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.

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KEVIN LAND

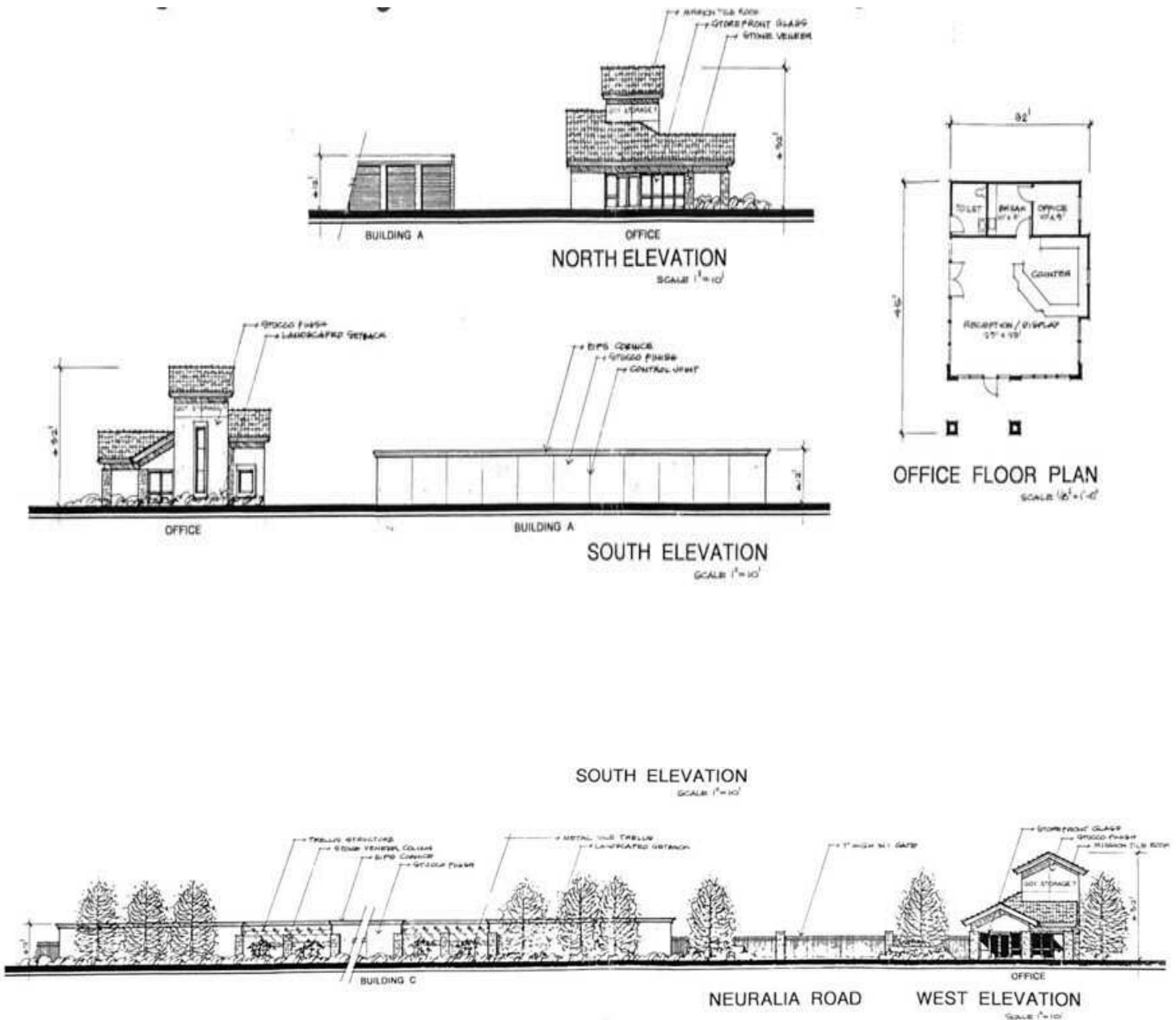
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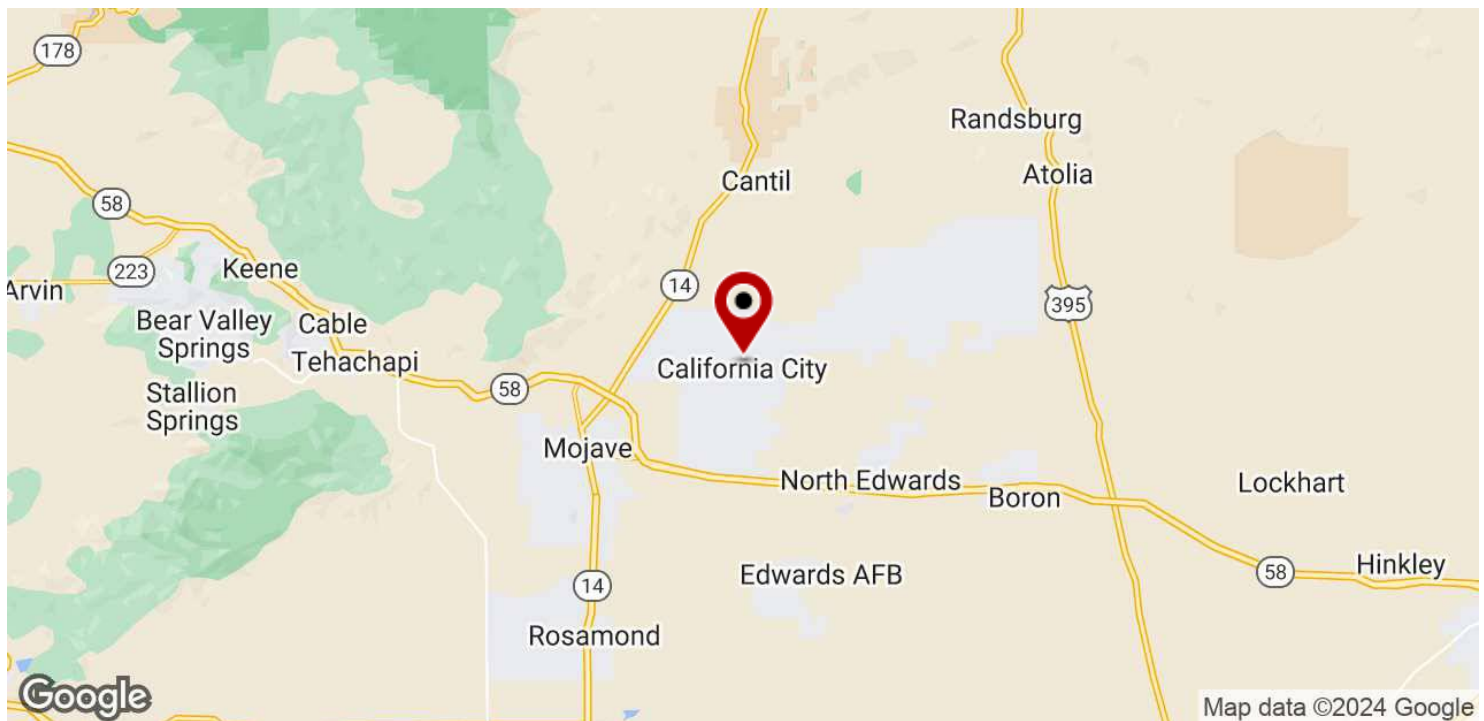
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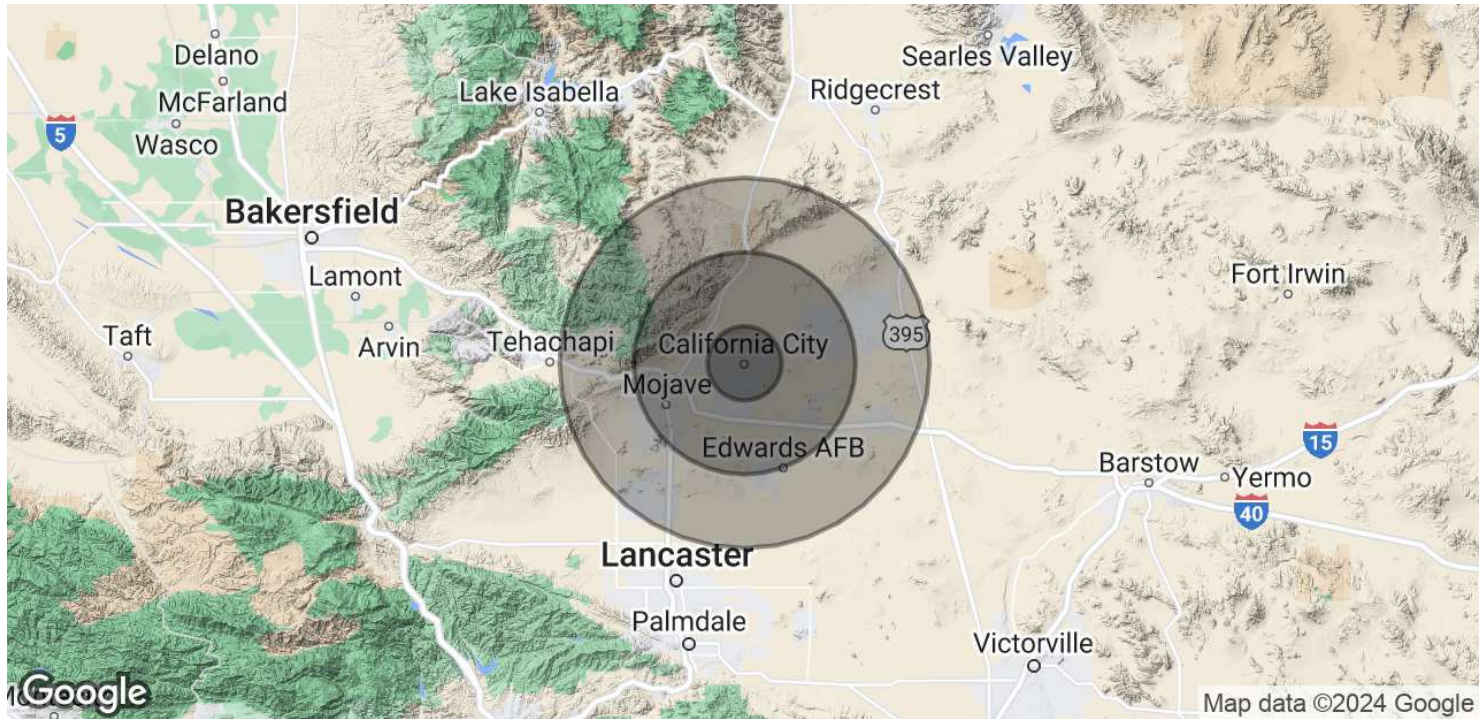
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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	13,031	23,383	47,839
Average Age	37	36	37
Average Age (Male)	37	35	36
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	4,675	7,729	16,153
# of Persons per HH	2.8	3	3
Average HH Income	\$77,091	\$73,474	\$84,795
Average House Value	\$256,545	\$226,302	\$288,925
ETHNICITY (%)	5 MILES	15 MILES	25 MILES
Hispanic	36.7%	38.1%	42.5%

Demographics data derived from AlphaMap

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