

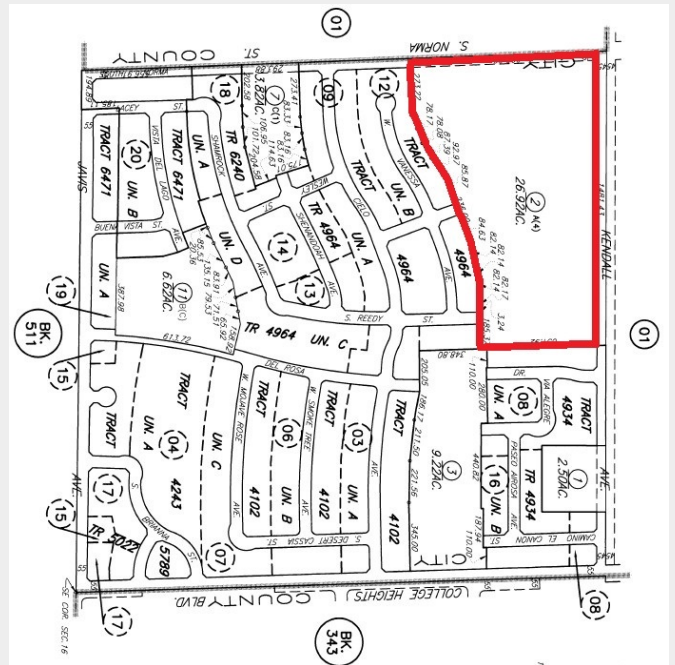


## W. Kendall Ave & S. Norma St.

Ridgecrest, California 93555

### Property Highlights

- View Estate lots of 10,000 SF minimum size
- In Prestigious College Heights neighborhood
- Home prices in area are in the range of \$500,000 and up
- Ridgecrest is the home of the China Lake Naval Weapons Station which has a staff of 4,500 servicemen and defense contractors.
- Average Household Income is \$82,000
- China Lake Naval Weapons Station is undergoing a \$3B remodeling and modernization program



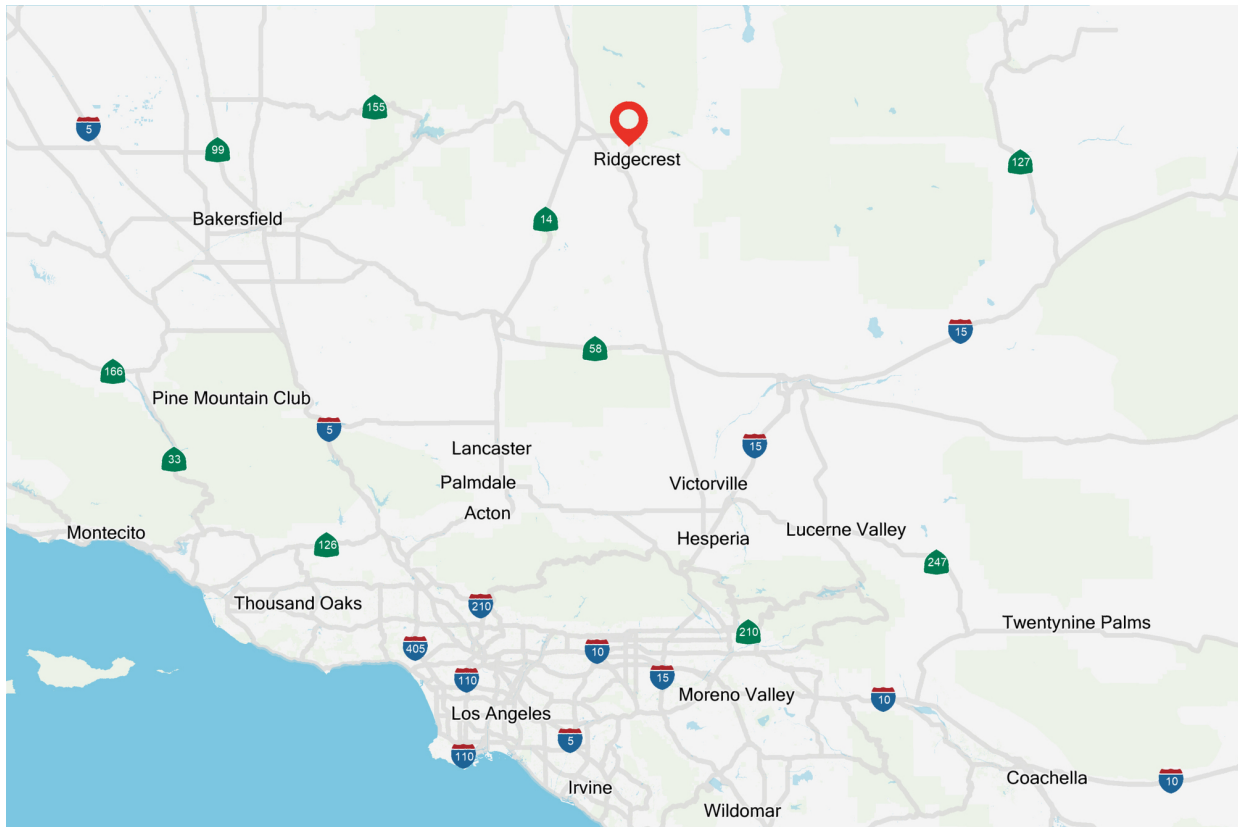
For more information:

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For Sale

# W. Kendall Ave And S.



## Property Summary

**Sale Price:** \$1,500,000

**Lot Size:** 26.92 Acres

**APN #:** 510-020-02

## Property Overview

75 plus 10,000 SF minimum estate size view lots in most expensive area of Ridgecrest.

## Location Overview

Ridgecrest is home to the China Lake Naval Weapons Station. China Lake is the premier land range and weapons development laboratory for the Department of the Navy. The Base is the world leader in development and testing of drones and other guided missiles as well as advanced weapons systems. They provide support for our naval, joint, and coalition forces. The China Lake Weapons Station has had a significant role in every U.S. military crisis beginning with World War II. New technologies are now being developed for the ongoing war on terror. The Base has 4,500 employees.

Ridgecrest's population is about 30,000 and the town houses the Southern Sierra Regional Hospital as well as the Cerro Coso Community College.

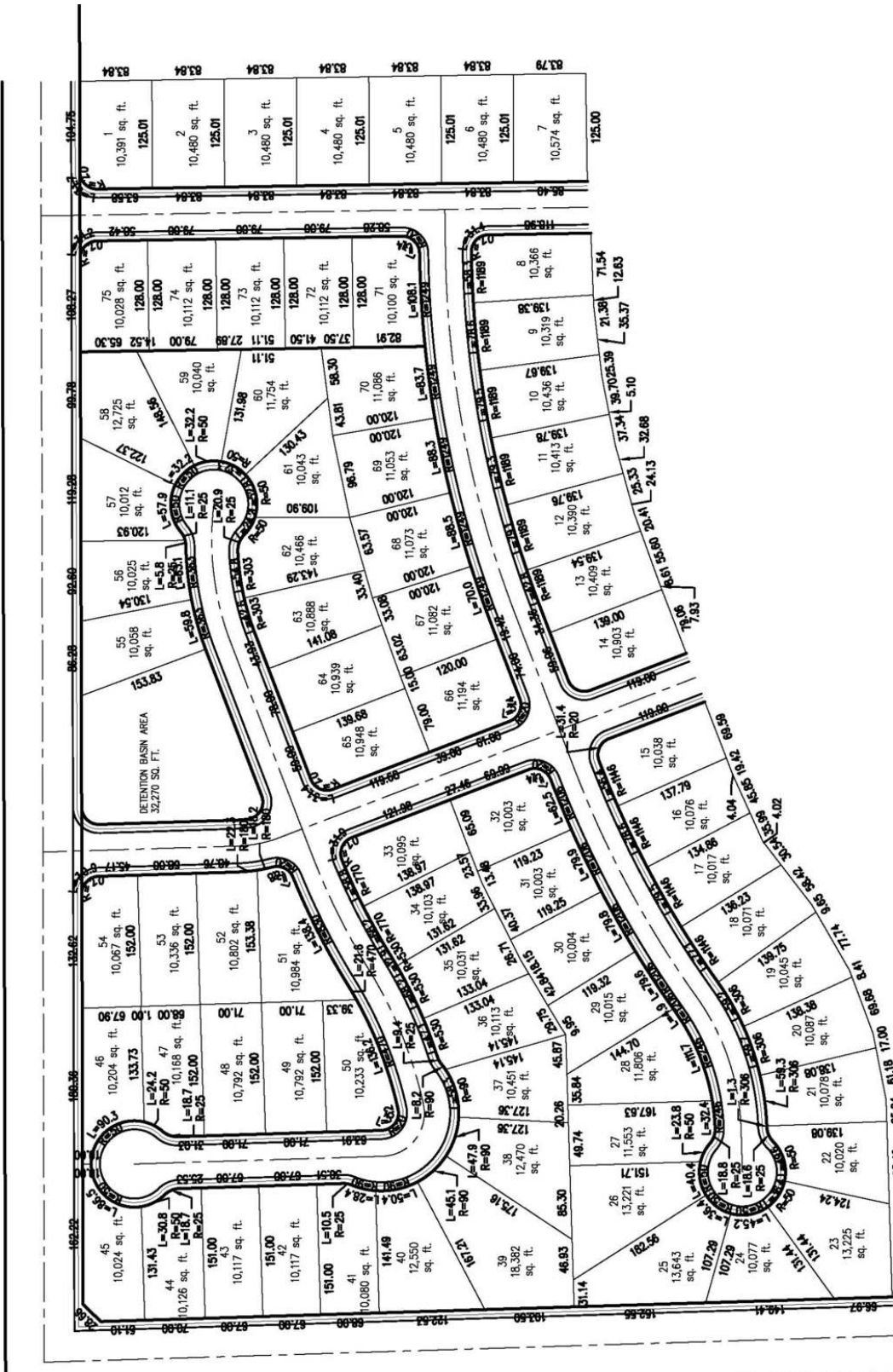
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Neighboring Home 1



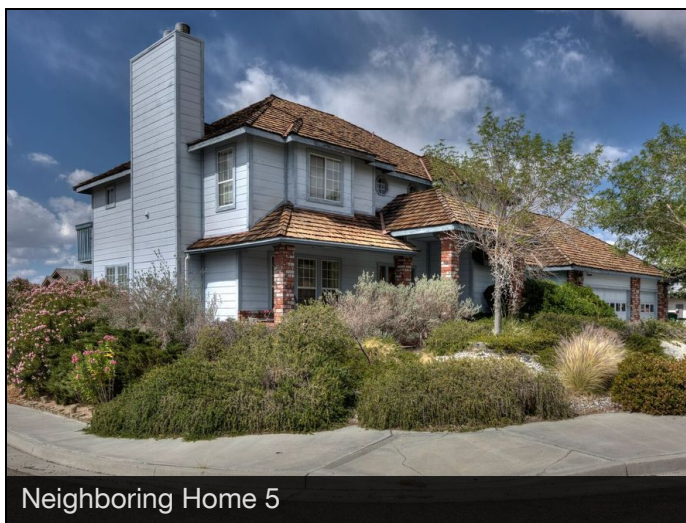
Neighboring Home 2



Neighboring Home 3



Neighboring Homes 4



Neighboring Home 5



Neighboring Home 6

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.5861/-117.6792

S Norma St & W Kendall Ave	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	1,327	19,691	31,344
2026 Projected Population	1,354	20,071	31,866
2010 Census Population	1,123	18,639	29,969
2000 Census Population	949	16,823	27,316
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.3%
Historical Annual Growth 2000 to 2021	1.9%	0.8%	0.7%
2021 Median Age	46.7	35.3	36.6
<b>Households</b>			
2021 Estimated Households	549	7,970	12,847
2026 Projected Households	565	8,207	13,191
2010 Census Households	448	7,287	11,875
2000 Census Households	375	6,594	10,912
Projected Annual Growth 2021 to 2026	0.6%	0.6%	0.5%
Historical Annual Growth 2000 to 2021	2.2%	1.0%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	76.5%	71.5%	71.9%
2021 Estimated Black or African American	3.3%	5.0%	5.0%
2021 Estimated Asian or Pacific Islander	8.6%	6.2%	6.4%
2021 Estimated American Indian or Native Alaskan	1.4%	1.5%	1.4%
2021 Estimated Other Races	10.2%	15.8%	15.3%
2021 Estimated Hispanic	16.1%	26.1%	25.5%
<b>Income</b>			
2021 Estimated Average Household Income	\$135,074	\$86,937	\$86,346
2021 Estimated Median Household Income	\$94,904	\$75,634	\$78,063
2021 Estimated Per Capita Income	\$55,908	\$35,188	\$35,415
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.7%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	6.9%	7.0%
2021 Estimated High School Graduate	11.8%	22.2%	22.1%
2021 Estimated Some College	33.1%	27.9%	26.2%
2021 Estimated Associates Degree Only	13.1%	14.7%	13.5%
2021 Estimated Bachelors Degree Only	24.6%	18.6%	20.2%
2021 Estimated Graduate Degree	14.4%	8.0%	8.4%
<b>Business</b>			
2021 Estimated Total Businesses	57	399	871
2021 Estimated Total Employees	1,138	4,543	9,934
2021 Estimated Employee Population per Business	20.1	11.4	11.4
2021 Estimated Residential Population per Business	23.4	49.4	36.0

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