

# JOIN MAVERIK GAS STATION

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

SE Corner of Rosamond Blvd. & 25th Street West | Rosamond, CA 93560



**SITE SIZE**

8.25 Acres

**Bill Gilmore**

818 949 5243

[bgilmore@coldwellbanker.com](mailto:bgilmore@coldwellbanker.com)

CalDRE #00955844



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# FOR LEASE

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### PROPERTY OVERVIEW

Subject property is 8.25 acres just west of a proposed Maverik Gas Station. Nearby tenants include: Albertsons, Grocery Outlet, Rite Aid, McDonalds, Jack in the Box, Taco Bell, Chevron, and Auto Zone.

### PROPERTY HIGHLIGHTS

- Approximately 500 feet West of the 114 Freeway
- New Ground-Up freeway development with great access and visibility to the 14 Freeway
- Approximately 16 miles West of Edwards Airforce Base
- Approximately 680 feet East of Rosamond High School

### OFFERING SUMMARY

Lot Size: 8.25 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,145	6,399	7,154
Total Population	5,895	17,791	19,424
Average HH Income	\$73,679	\$71,970	\$69,473

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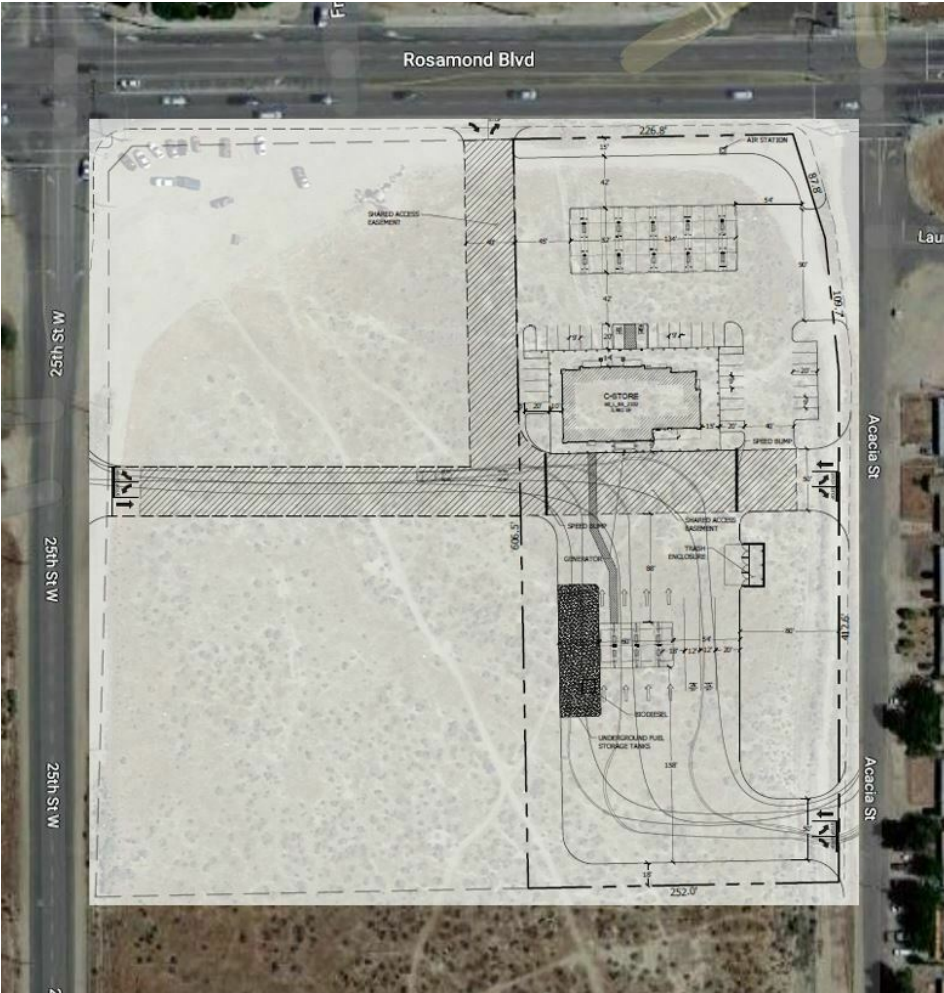
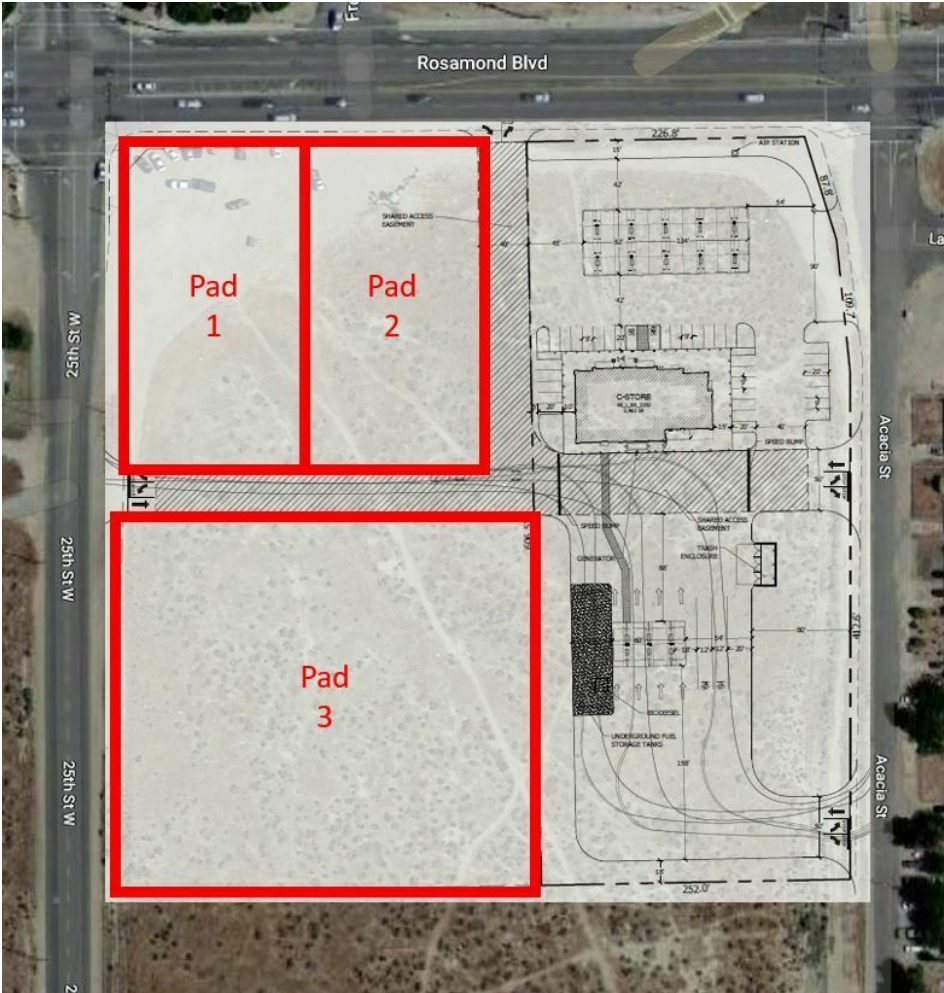


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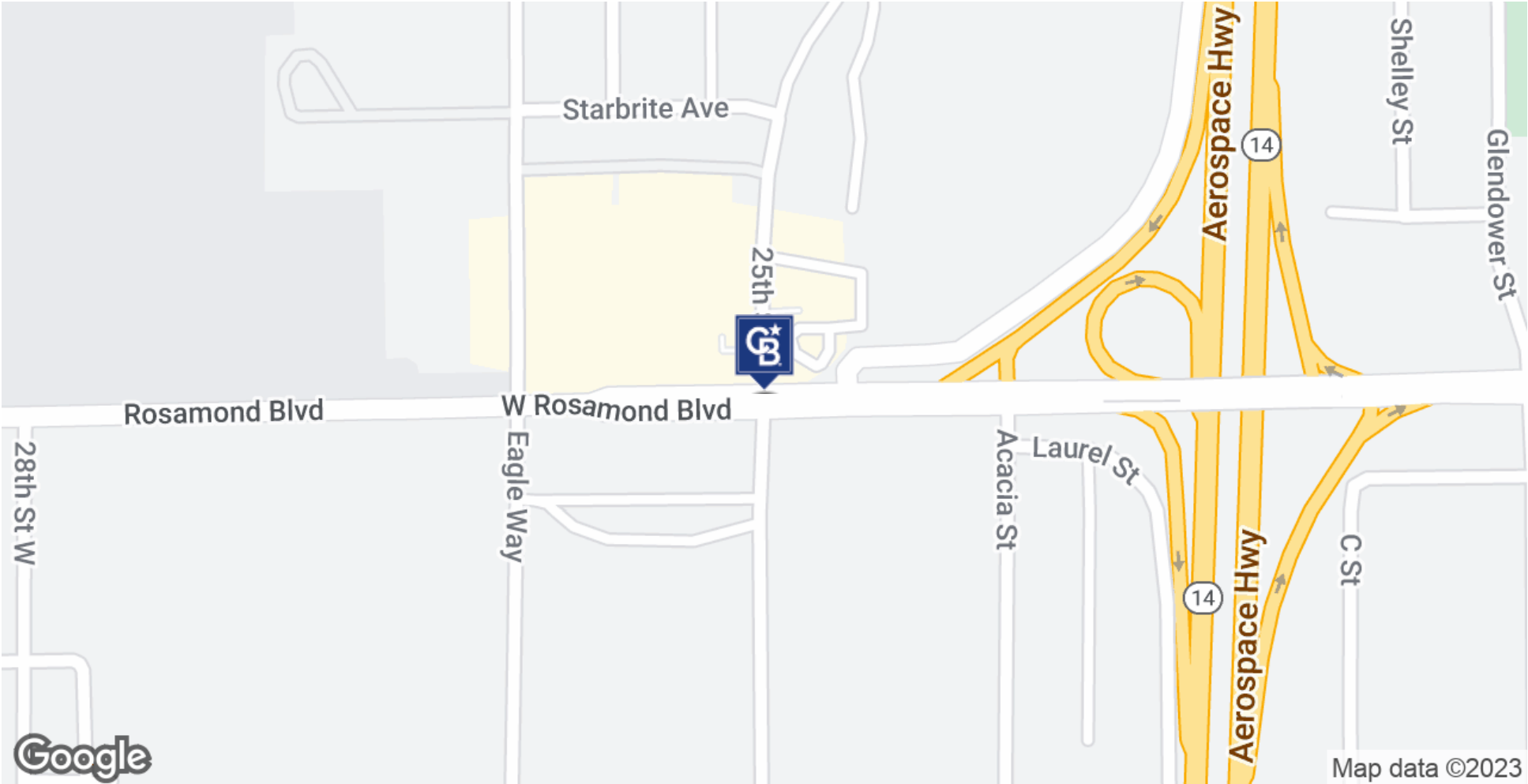
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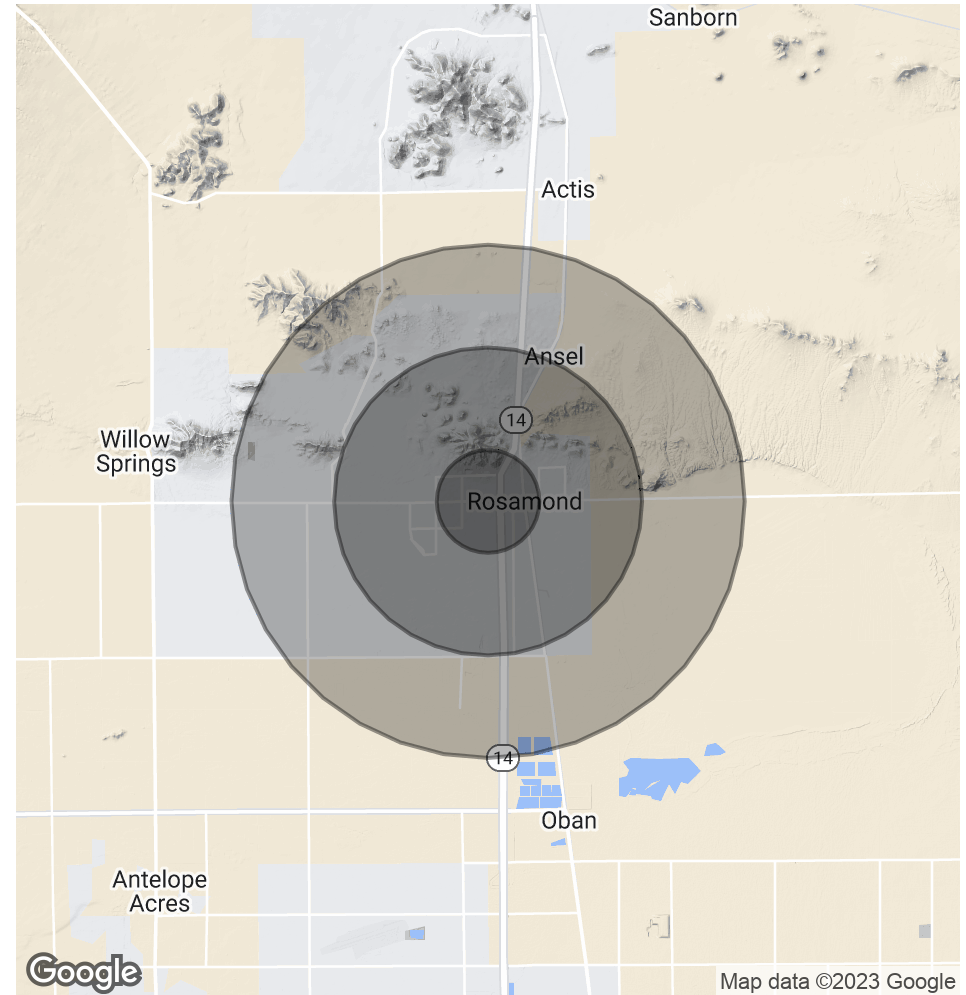
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,895	17,791	19,424
Average Age	37.3	33.7	34.5
Average Age (Male)	34.9	31.3	32.2
Average Age (Female)	37.9	33.5	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,145	6,399	7,154
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$73,679	\$71,970	\$69,473
Average House Value	\$294,401	\$244,437	\$237,188

\* Demographic data derived from 2020 ACS - US Census



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