

For Sale

# 2.08 Acres of Retail Land

Two Pads Available

935 S China Lake Blvd | Ridgecrest, CA 93555

**Contact Us: JJ Woods, CLS**  
Senior Vice President | Principal  
License No. 01420570  
+1 661 631 3807  
jj.woods@colliers.com

**Garret Tuckness, CLS**  
Senior Vice President | Principal  
License No. 01323185  
+1 661 631 3811  
garret.tuckness@colliers.com

**Logan Blanton**  
Associate  
License No. 02167852  
+1 661 631 3820  
logan.blanton@colliers.com

**Colliers International**  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

# Property Overview

The subject property consists of 2.08 acres of retail land for sale across the street from a 235,000 sf Walmart Supercenter in Ridgecrest, CA.

## Available:

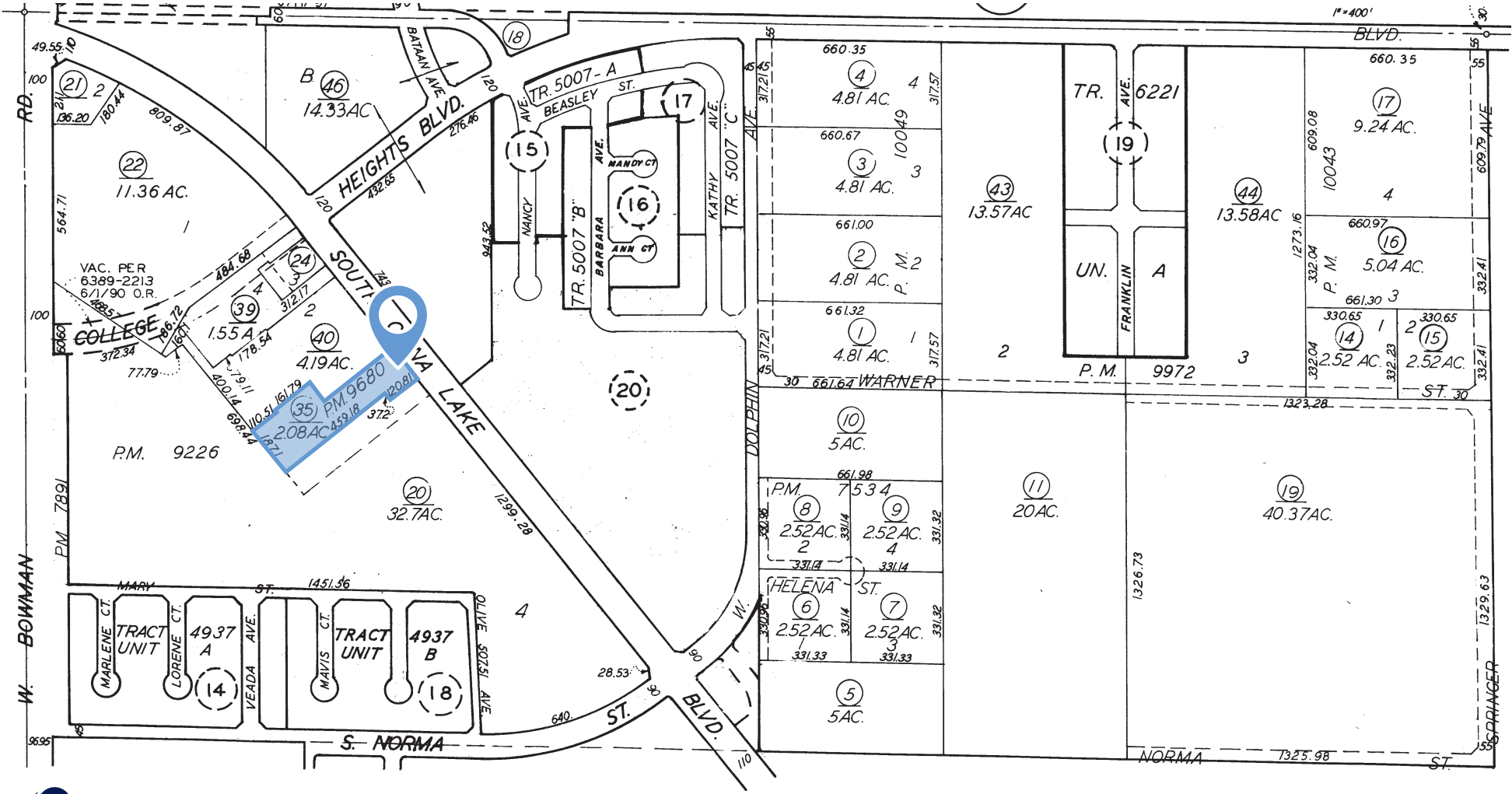
2 pads totaling  $\pm$  2.08 acres

## Highlights:

- Across the street from Walmart Supercenter
- Paved parking area
- Two pads available for purchase and/or lease (5,000 sf and 8,000 sf)
- Ridgecrest hosts the China Lakes Naval Weapons Station with an annual budget of over \$1 billion.
- The base is a research and development facility for naval weapons.
- The city boasts the highest concentration of PhDs in the country.
- Ridgecrest is the retail and medical center for the region, anchored by Southern Sierra Regional Hospital.
- The trade area has a population of 100,000 people.



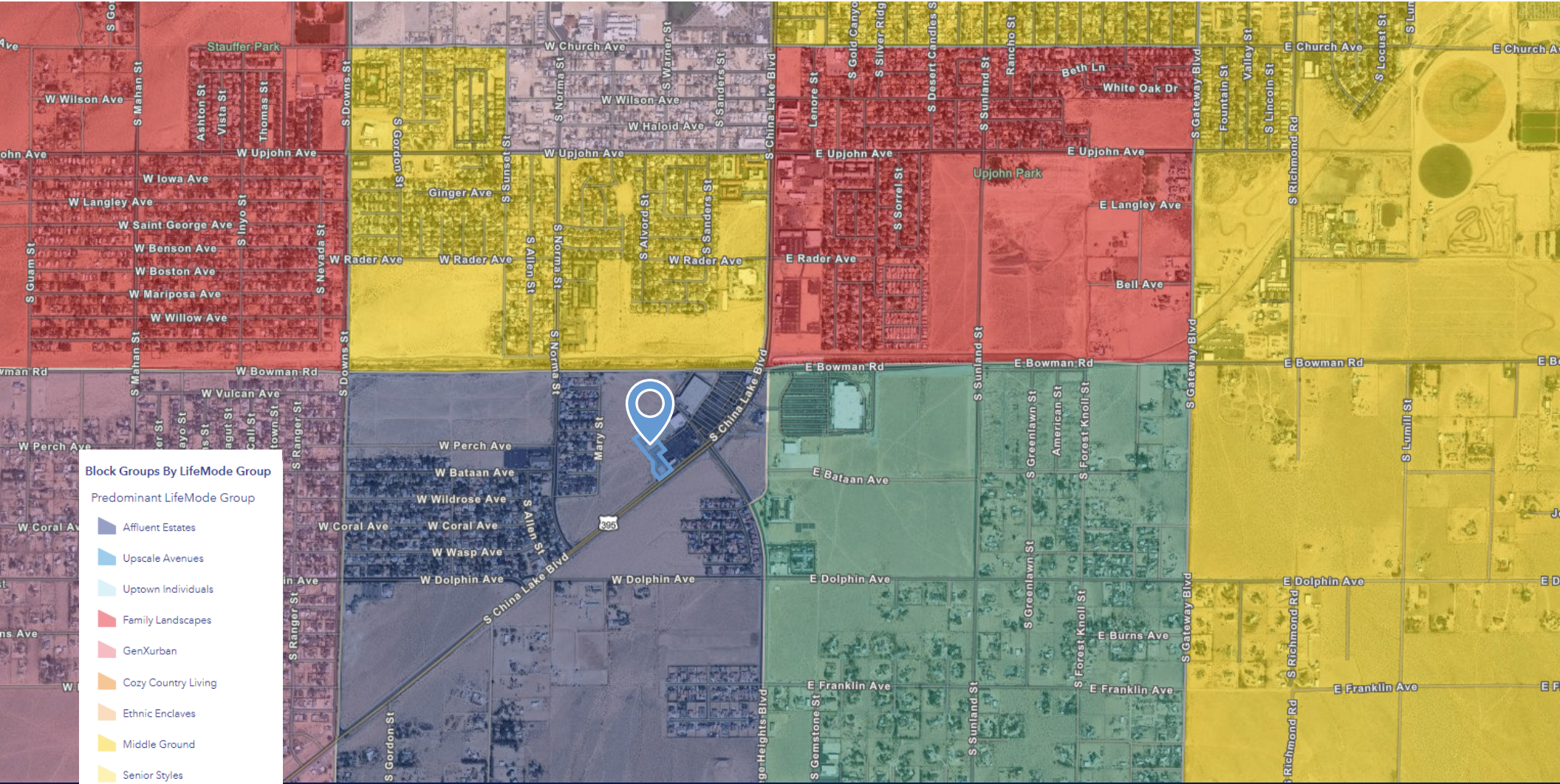
# Parcel Map



935 S China Lake Blvd

Colliers

# Tapestry Segment

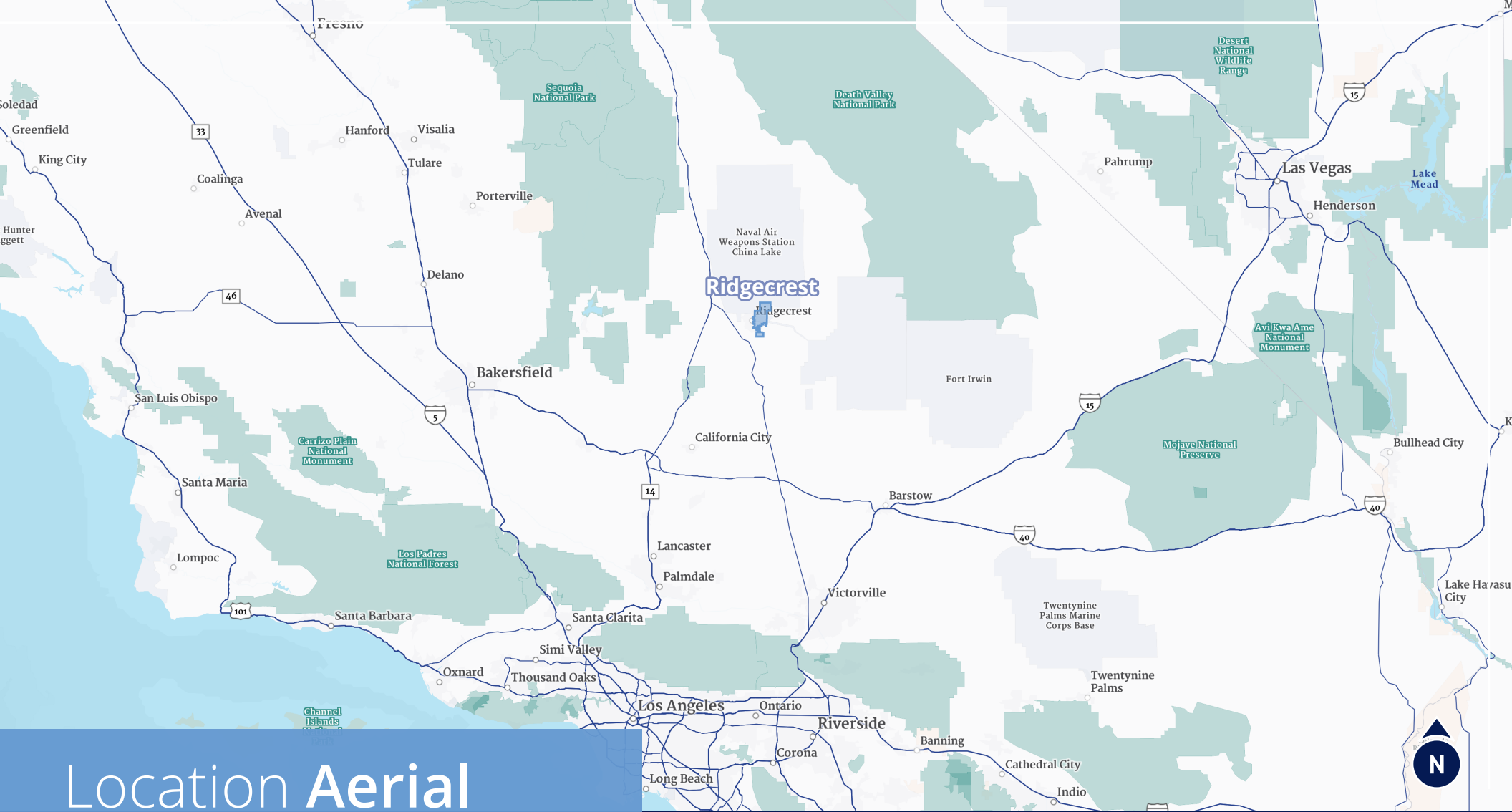


**Block Groups By LifeMode Group**

Predominant LifeMode Group

- Affluent Estates
- Upscale Avenues
- Uptown Individuals
- Family Landscapes
- GenXurban
- Cozy Country Living
- Ethnic Enclaves
- Middle Ground
- Senior Styles
- Rustic Outposts
- Midtown Singles
- Hometown
- Next Wave
- Scholars and Patriots

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# Location Aerial

## Demographics



### Population

1 Mile: 6,533  
 3 Mile: 28,335  
 5 Mile: 31,059



### Daytime Population

1 Mile: 4,476  
 3 Mile: 41,046  
 5 Mile: 44,845



### Businesses

1 Mile: 104  
 3 Mile: 840  
 5 Mile: 992



### Median Age

1 Mile: 36.0  
 3 Mile: 37.2  
 5 Mile: 36.8



### Households

1 Mile: 2,627  
 3 Mile: 11,462  
 5 Mile: 12,651



### Average HH Income

1 Mile: \$116,488  
 3 Mile: \$111,328  
 5 Mile: \$110,206