



California Broker of Record  
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License CA 00530854

**±176 ACRES WITH SR-14 FRONTAGE  
(±1 MILE EACH DIRECTION)**

Backus Road at 14 Freeway • Rosamond, CA 93560

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# INVESTMENT OVERVIEW





**PROPERTY OVERVIEW**

\*\*Price recently reduced to only \$10,479 per acre

Marcus & Millichap is pleased to offer for sale the ±176 acre parcel of land located on both sides of the “Aerospace Highway” State Route 14 south of Backus Road in the city of Rosamond. This site is very unique in that it benefits from a substantial amount of frontage along the freeway with nearly a mile of frontage on both the northbound and southbound sides of SR-14.

Rosamond is a census-designated place (CDP) in Kern County, California located just north of the Los Angeles county line. With an elevation of 2,000 to 3,000 feet above sea level, this area is commonly referred to as the High Desert. Rosamond is 11 miles north of Lancaster in the Antelope Valley which is the westernmost desert valley of the Mojave Desert. Rosamond is also located 13 miles south of the city of Mojave and approximately 20 miles north of the city of Palmdale.

This subject property is composed of a single parcel of land which is bisected by the 14 freeway. Zoning is split with the northern portion of the site designated as CH-PD (Highway Commercial - Precise Development) and the southern portion of the site designated as A-1 (Limited Agriculture). Total acreage works out to approximately 42 total acres of CH-PD zoned land and approximately 134 total acres of A-1 zoned land. Please see the acreage table listed below:

West Parcel	±100 acres	East Parcel	±76 acres	Total
North Portion	±13 acres	North Portion	±29 acres	±42 acres with Zoning CH-PD
South Portion	±87 acres	South Portion	±47 acres	±134 acres with Zoning A-1

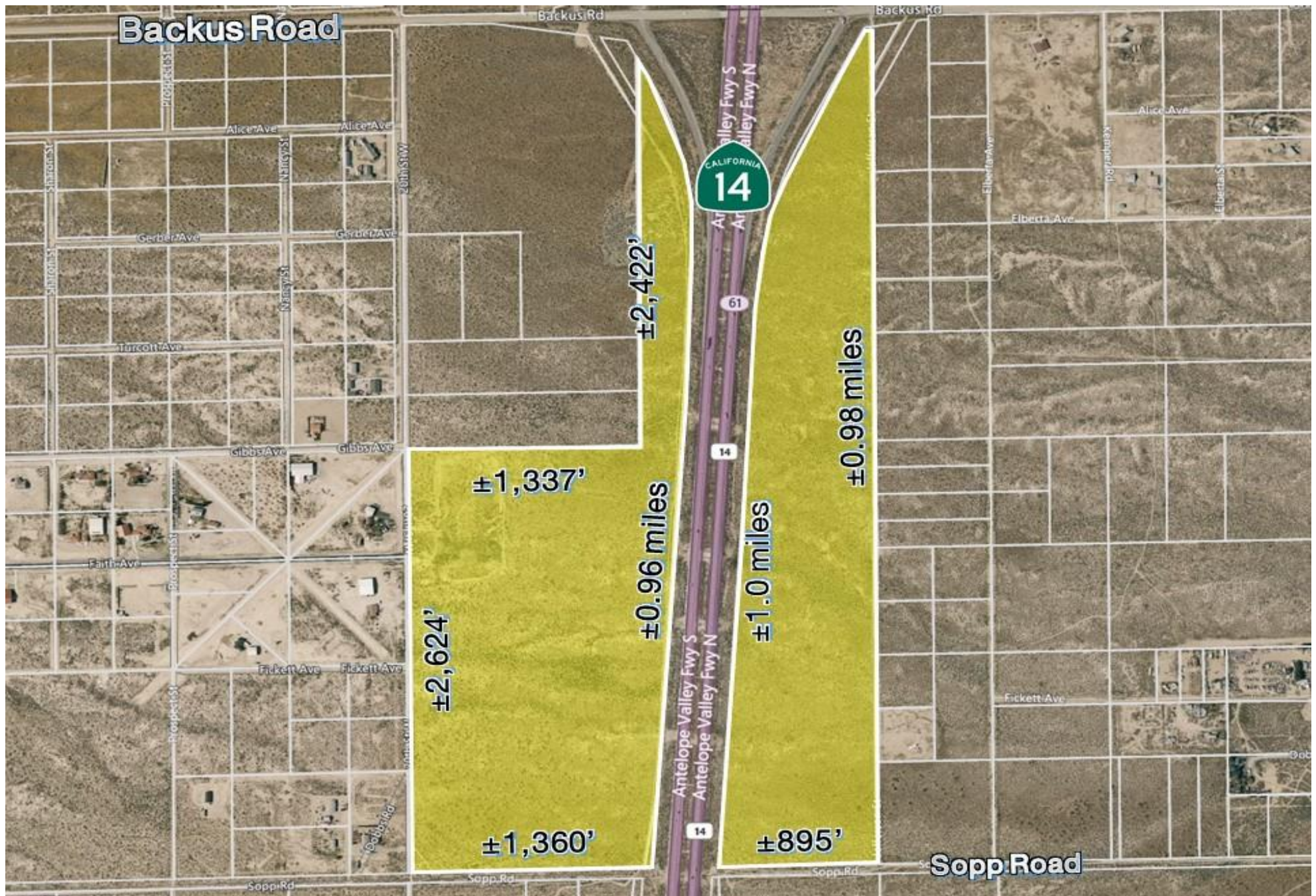
The major benefit of this site is without question the considerable freeway frontage and access that it affords. Traffic counts per CalTrans are approximately 36,500 vpd southbound on SR-14 and approximately 21,600 vpd northbound. This excellent freeway exposure and on-ramp/off-ramp availability should be appealing for a wide range of potential uses.



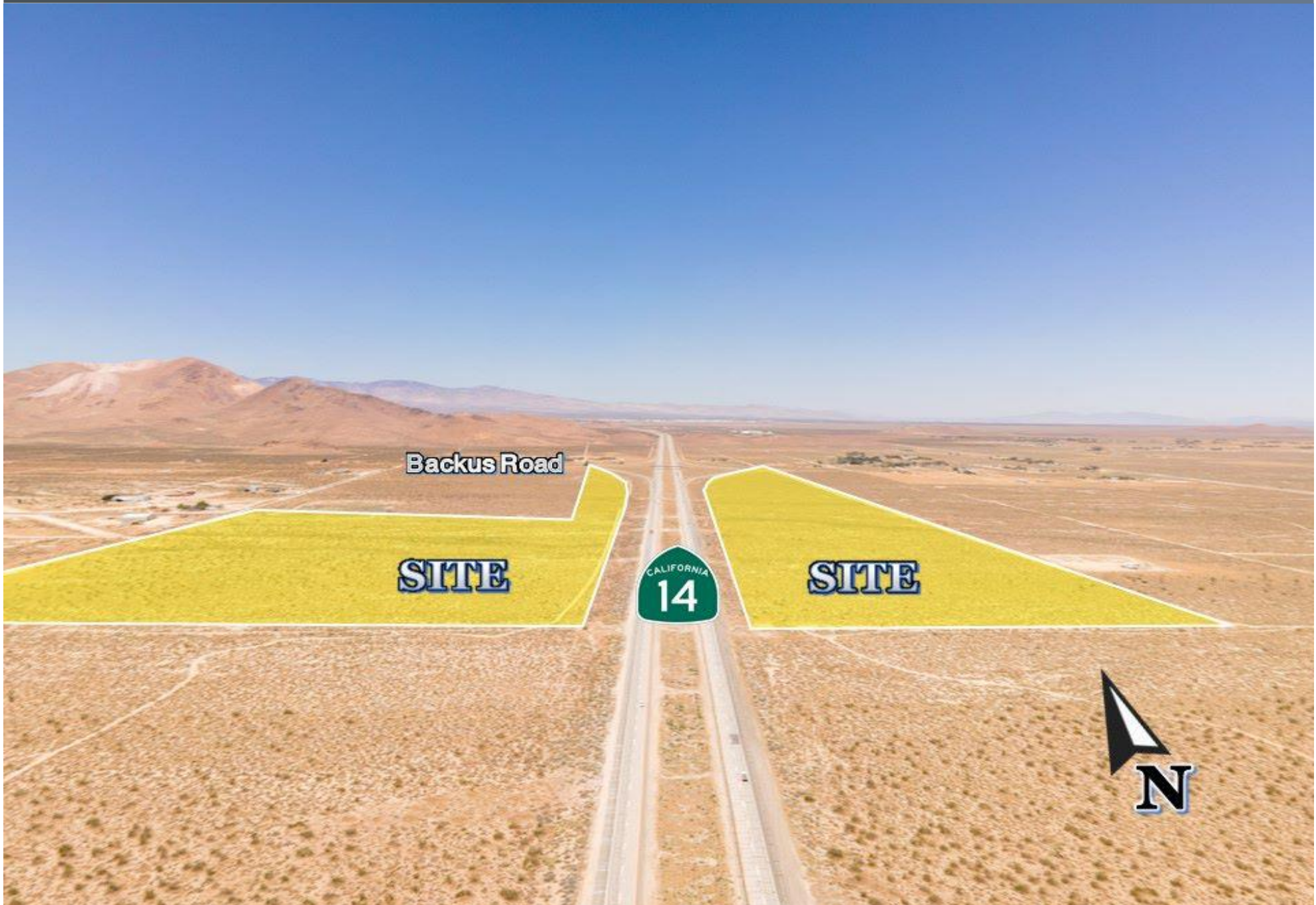
**PROPERTY OVERVIEW**

- Huge ±176 Acre Parcel of Land in Rosamond with Substantial Freeway Frontage
- Approximately 1 mile of Frontage on both sides of the 14 Fwy at the Backus Road Exit
- Zoning on the Site is split with CH (Highway Commercial) and A1 (Limited Agriculture)
- Property is Currently Unentitled Vacant Land
- Traffic Counts on SR-14 of ±36,500 vpd Southbound and ±21,600 vpd Northbound
- Site is on the Southbound SR-14 On-Ramp and the Northbound SR-14 Off-Ramp
- Site is Located Just to the West of Edwards Air Force Base

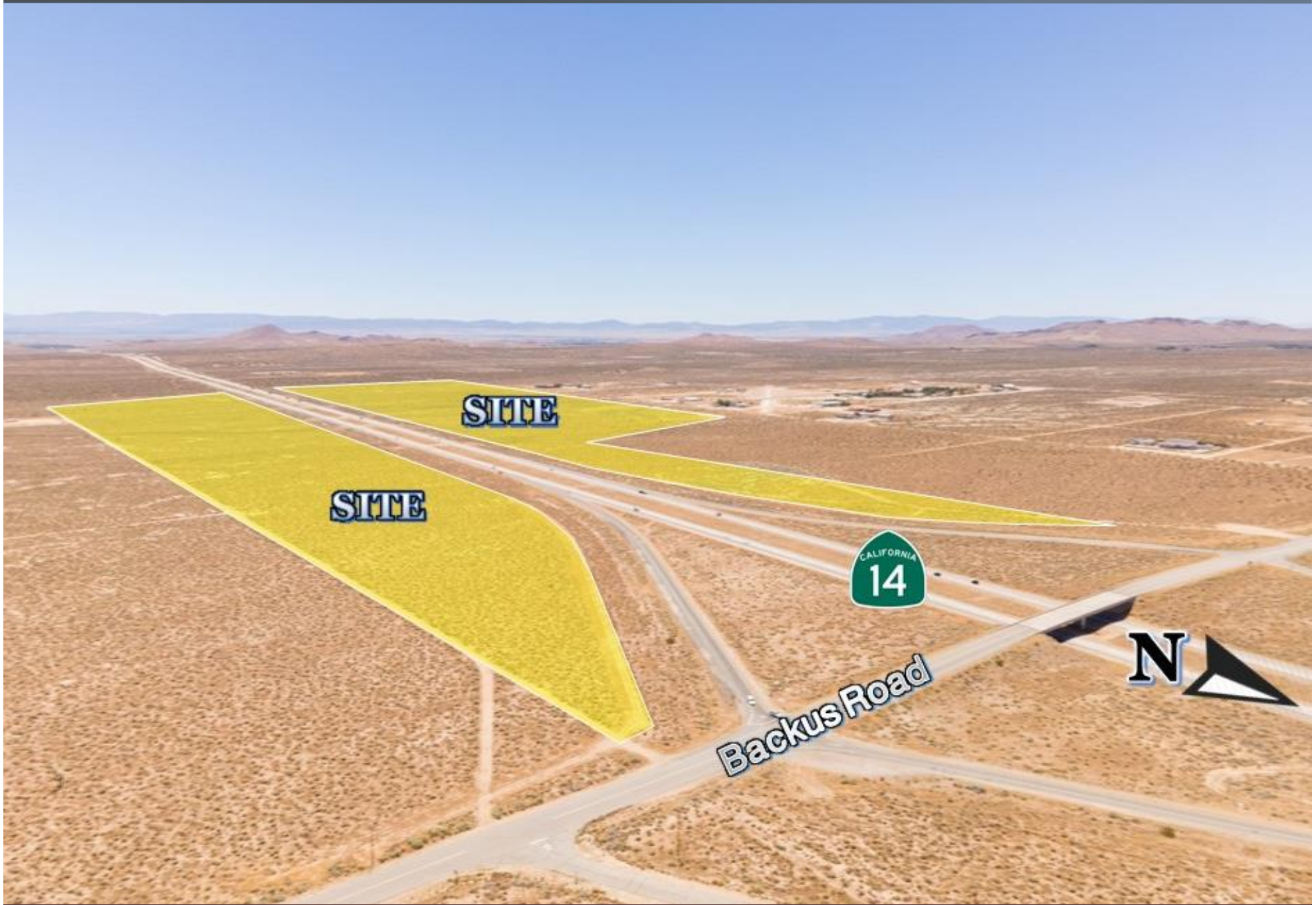






















### Site Acreage by Zoning Classification

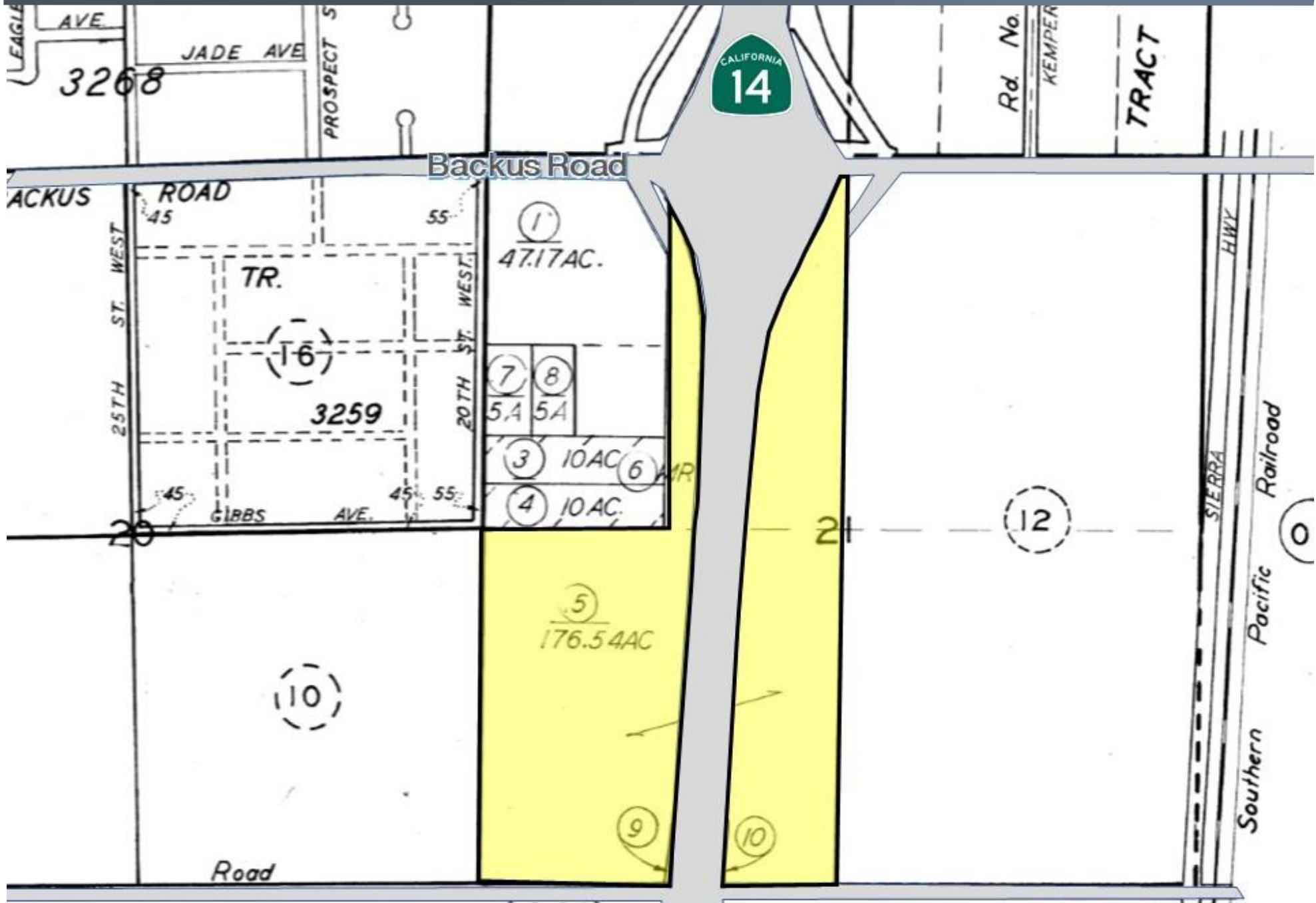
**CH (Highway Commercial)  
PD (Precise Development)**

**±42 Acres Total**

**A-1 (Limited Agriculture)**

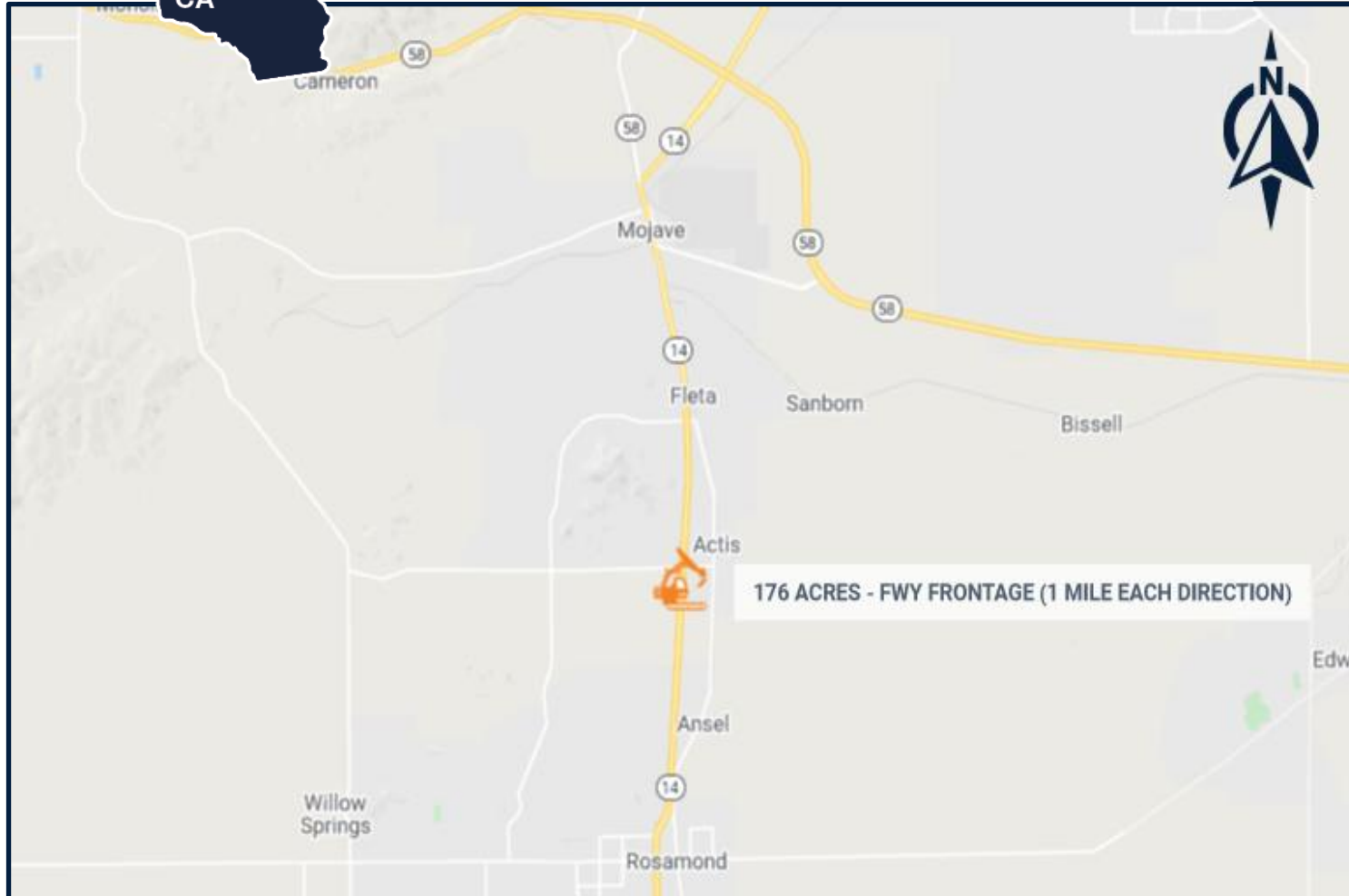
**±134 Acres Total**







### Backus Road at 14 Freeway, Rosamond, CA 93560



CLOSE PROXIMITY TO:



Major Highway



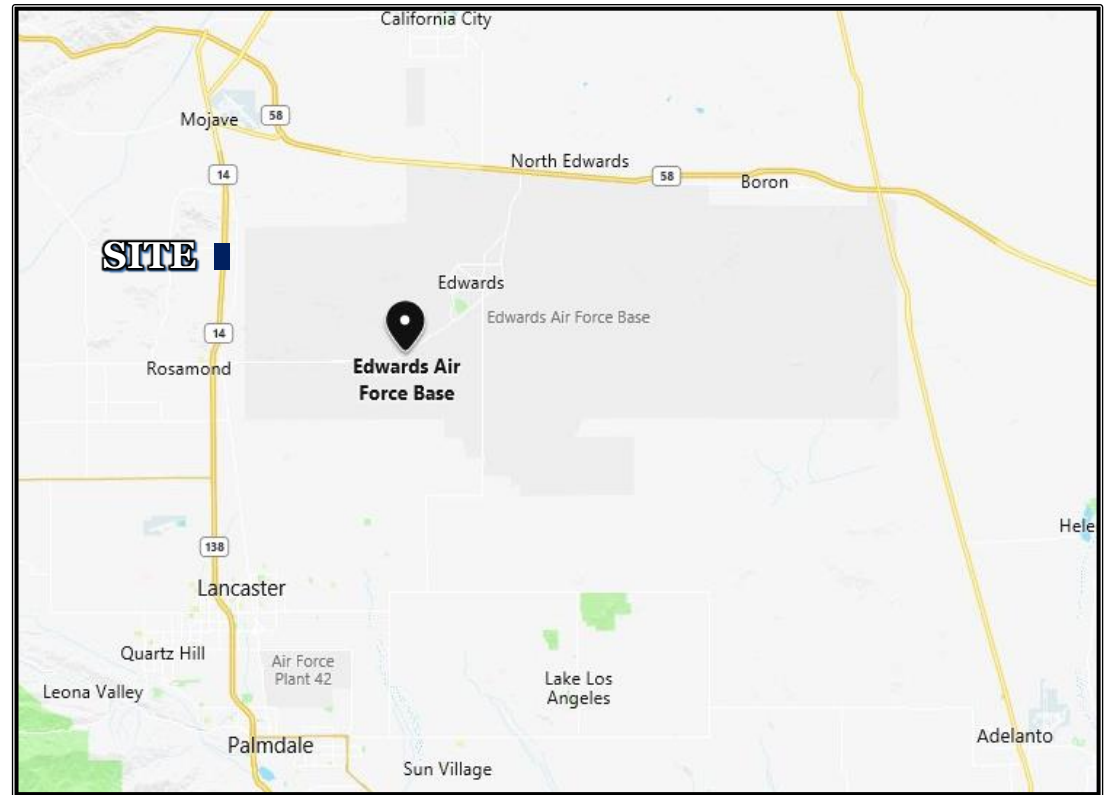
Airport





## EDWARDS AIR FORCE BASE

An important economic drive in the Rosamond marketplace is Edwards Air Force Base which is located roughly 15 miles east of the subject property. Edwards is the home of the Air Force Test Center, Air Force Test Pilot School, and NASA's Armstrong Flight Research Center. It is the Air Force Materiel Command center for conducting and supporting research and development of flight, as well as testing and evaluating aerospace systems from concept to combat. It also hosts many test activities conducted by America's commercial aerospace industry. This base has helped develop virtually every aircraft purchased by the Air Force since World War II. Almost every United States military aircraft since the 1950s has been at least partially tested at Edwards, and it has been the site of many aviation breakthroughs.



# FINANCIAL ANALYSIS





**PROPERTY SUMMARY**

THE OFFERING	
Price	\$1,850,000
Down Payment	100%/\$1,850,000
Lot Size (Square Feet)	7,690,082
Lot Size (Acres)	176.54
Price/SF	\$0.24
Price/Acre	\$10,479
Type of Ownership	Fee Simple

SITE DESCRIPTION	
Assessor's Parcel Number	430-022-05
Dimensions	Irregular
Zoning	CH-PD Highway Commercial
	A-1 Limited Agriculture
Acreage by Zone	CH-PD Zone ±42 Acres
	A-1 Zone ±134 Acres
Frontage	±1 Mile on Northbound SR-14
	±1 Mile on Southbound SR-14
Adjacent Development	SR-14 (Freeway), Scattered Residential



±176 ACRES SR-14 FRONTAGE (±1 MILE EACH DIRECTION)

# MARKET COMPARABLES





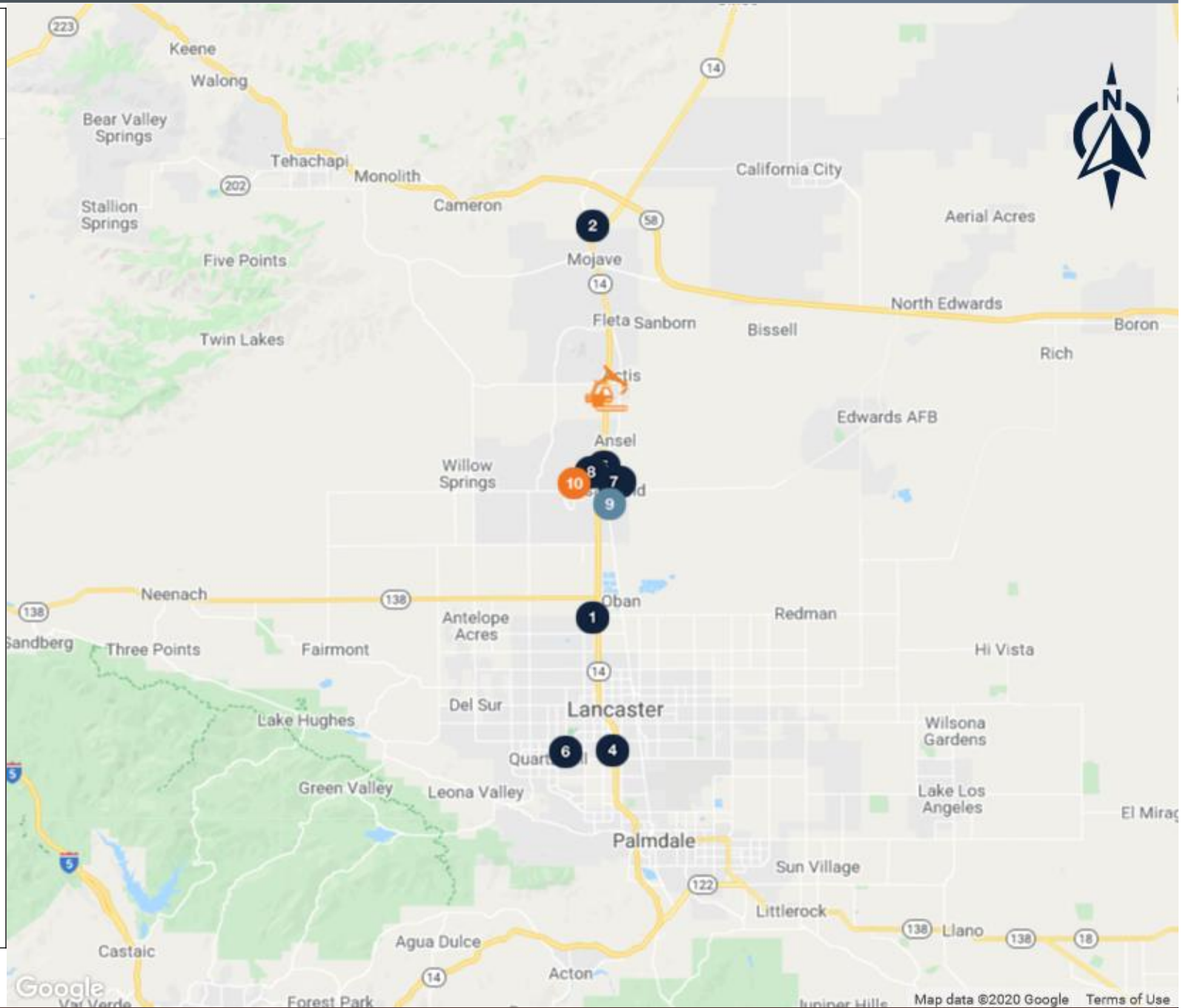


**176 ACRES - FWY FRONTAGE  
(1 MILE EACH DIRECTION)**

**(SUBJECT)**

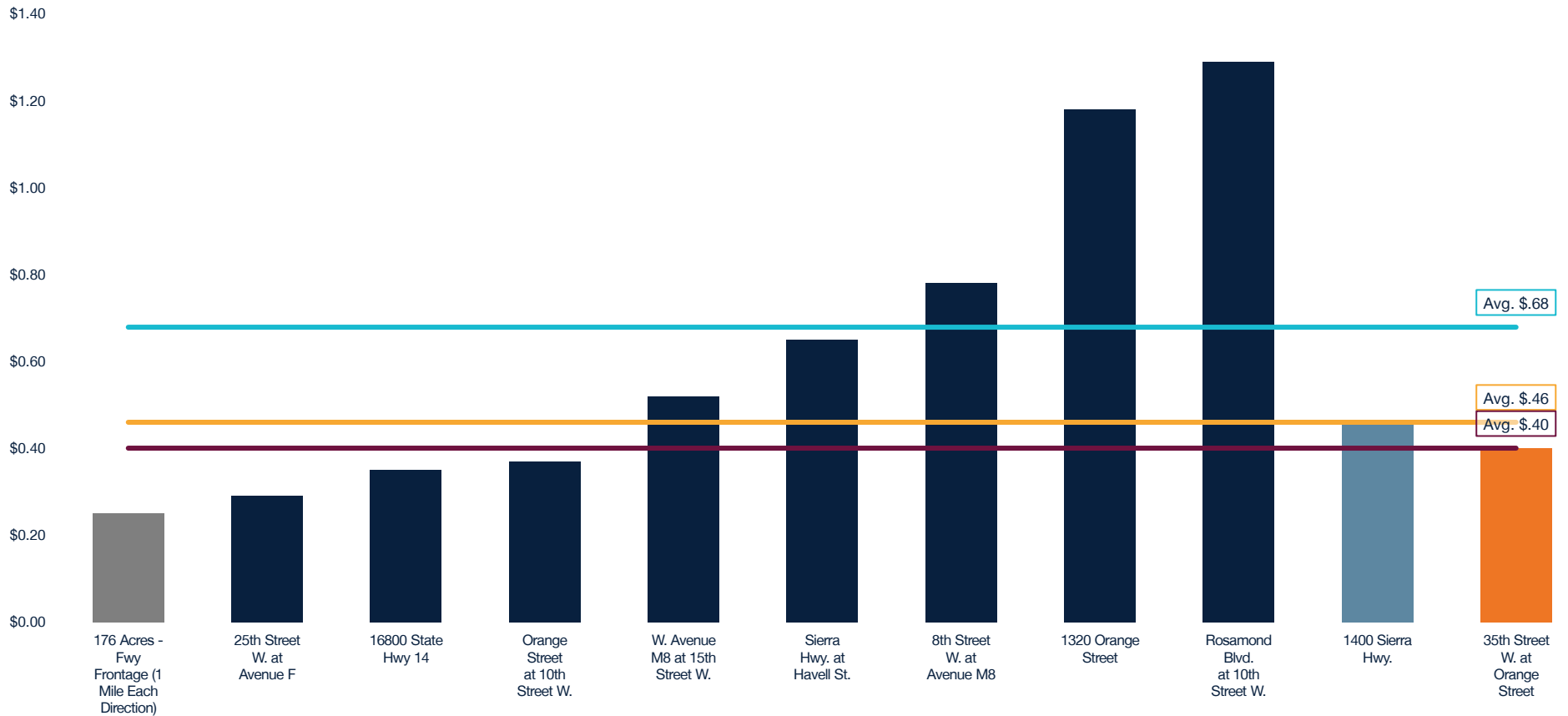
- 1** 25th Street W. at Avenue F
- 2** 16800 State Hwy 14
- 3** Orange Street at 10th Street W.
- 4** W. Avenue M8 at 15th Street W.
- 5** Sierra Hwy. at Havell St.
- 6** 8th Street W. at Avenue M8
- 7** 1320 Orange Street
- 8** Rosamond Blvd. at 10th Street W.
- 9** 1400 Sierra Hwy.
- 10** 35th Street W. at Orange Street

- SALES COMPARABLES
- IN ESCROW COMPARABLES
- ON MARKET COMPARABLES





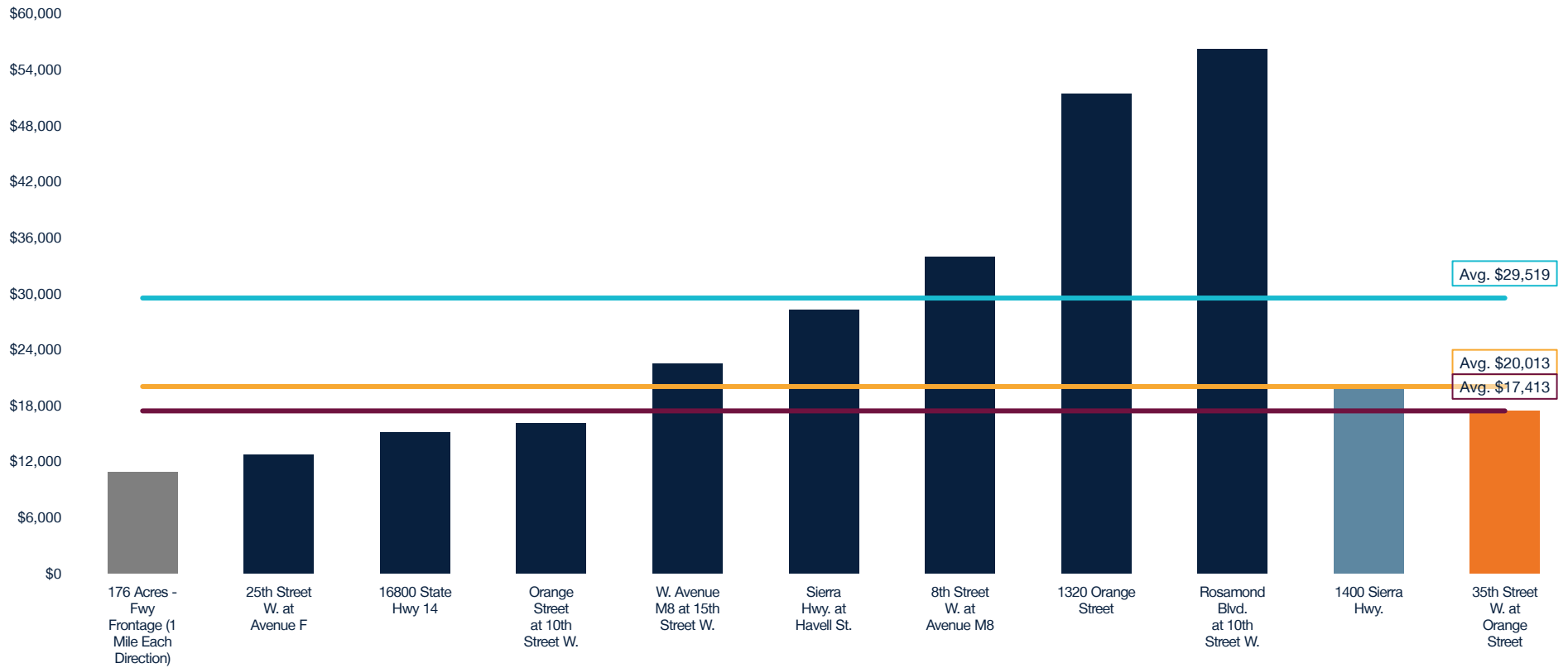
### Average Price Per Square Foot







### Average Price Per Acre



SALES COMPARABLES

IN ESCROW COMPARABLES

ON MARKET COMPARABLES

**176 ACRES - FWY FRONTAGE (1 MILE EACH DIRECTION)**

Backus Road at 14 Freeway, Rosamond, CA, 93560



Asking Price	\$1,850,000
Down Payment	\$1,850,000
Down Payment %	100%
Zoning	CH-PD, A1
Price/SF	\$0.24
Lot Size (Acres)	176.54 acre(s)
Price/Acre	\$10,479

**25TH STREET W. AT AVENUE F**

25th Street W. at Avenue F, Lancaster, CA, 93536



Close of Escrow	10/26/2017
Sales Price	\$250,000
Down Payment %	100%
Zoning	LRA12
Price/SF	\$0.29
Lot Size (Acres)	19.7
Price/Acre	\$12,690
Lot Dimensions	333' x 2,608'

**16800 STATE HWY 14**

16800 State Hwy 14, Mojave, CA, 93501



Close of Escrow	11/5/2019
Sales Price	\$322,000
Down Payment %	100%
Zoning	M2
Price/SF	\$0.35
Lot Size (Acres)	21.3
Price/Acre	\$15,117
Lot Dimensions	Irregular

ENTITLED: NO | PERMIT READY: NO



SALES COMPARABLES

IN ESCROW COMPARABLES

ON MARKET COMPARABLES

**ORANGE STREET AT 10TH STREET W.**  
Orange Street at 10th Street W., Rosamond, CA, 93560



Close of Escrow	3/31/2017
Sales Price	\$150,000
Down Payment %	100%
Zoning	M1
Price/SF	\$0.37
Lot Size (Acres)	9.32
Price/Acre	\$16,094
Lot Dimensions	653' x 630'

NOTES

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**W. AVENUE M8 AT 15TH STREET W.**  
W. Avenue M8 at 15th Street W., Palmdale, CA, 93550



Close of Escrow	1/7/2017
Sales Price	\$211,000
Down Payment %	100%
Zoning	M1
Price/SF	\$0.52
Lot Size (Acres)	9.39
Price/Acre	\$22,471
Lot Dimensions	665' x 632'

NOTES

Notes

**SIERRA HWY. AT HAVELL ST.**  
Sierra Hwy. at Havell St., Rosamond, CA, 93560



Close of Escrow	6/19/2019
Sales Price	\$65,000
Down Payment %	100%
Zoning	C2
Price/SF	\$0.65
Lot Size (Acres)	2.30
Price/Acre	\$28,261
Lot Dimensions	331' x 309'

NOTES

Notes

SALES COMPARABLES

IN ESCROW COMPARABLES

ON MARKET COMPARABLES

**8TH STREET W. AT AVENUE M8**

8th Street W. at Avenue M8, Palmdale, CA, 93550



Close of Escrow	1/15/2016
Sales Price	\$1,020,000
Down Payment %	100%
Zoning	PDM4
Price/SF	\$0.78
Lot Size (Acres)	30.09
Price/Acre	\$33,898
Lot Dimensions	685' x 1,980'

**1320 ORANGE STREET**

1320 Orange Street, Rosamond, CA, 93560



Close of Escrow	10/19/2018
Sales Price	\$220,000
Down Payment %	100%
Zoning	M3
Price/SF	\$1.18
Lot Size (Acres)	4.28
Price/Acre	\$51,402
Lot Dimensions	333' x 608'

**ROSAMOND BLVD. AT 10TH STREET W.**

Rosamond Blvd. at 10th Street W., Rosamond, CA, 93560



Close of Escrow	8/31/2017
Sales Price	\$750,000
Down Payment %	100%
Zoning	C2
Price/SF	\$1.29
Lot Size (Acres)	13.34
Price/Acre	\$56,222
Lot Dimensions	944' x 588'



SALES COMPARABLES

IN ESCROW COMPARABLES

ON MARKET COMPARABLES

**1400 SIERRA HWY.**

1400 Sierra Hwy., Rosamond, CA, 93560



In Escrow

List Price	\$1,550,000
Down Payment %	100%
Zoning	M3
Price/SF	\$0.46
Lot Size (Acres)	77.45
Price/Acre	\$20,013
Lot Dimensions	1,262' x 2,848'

**35TH STREET W. AT ORANGE STREET**

35th Street W. at Orange Street, Rosamond, CA, 93560



On Market

List Price	\$525,000
Down Payment %	100%
Zoning	R1
Price/SF	\$0.40
Lot Size (Acres)	30.15
Price/Acre	\$17,413
Lot Dimensions	1,900' x 660'

# MARKET OVERVIEW





## Created on August 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	206	755	2,277
■ 2019 Estimate			
Total Population	195	713	2,173
■ 2010 Census			
Total Population	178	654	2,031
■ 2000 Census			
Total Population	179	611	1,727
■ Daytime Population			
2019 Estimate	134	554	1,324
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	77	278	817
■ 2019 Estimate			
Total Households	72	259	772
Average (Mean) Household Size	2.56	2.57	2.66
■ 2010 Census			
Total Households	63	228	694
■ 2000 Census			
Total Households	61	210	593

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$250,000 or More	1.91%	2.28%	1.75%
\$200,000 - \$249,999	0.95%	1.10%	0.92%
\$150,000 - \$199,999	2.47%	1.93%	3.02%
\$125,000 - \$149,999	2.87%	2.87%	3.05%
\$100,000 - \$124,999	12.83%	11.47%	11.41%
\$75,000 - \$99,999	15.68%	15.29%	16.03%
\$50,000 - \$74,999	16.90%	18.27%	16.87%
\$35,000 - \$49,999	16.13%	15.50%	14.91%
\$25,000 - \$34,999	7.27%	7.67%	7.18%
\$15,000 - \$24,999	8.45%	9.40%	9.91%
Under \$15,000	14.53%	14.23%	14.95%
Average Household Income	\$70,139	\$70,296	\$69,389
Median Household Income	\$54,585	\$53,606	\$54,512
Per Capita Income	\$25,818	\$25,537	\$24,661

Source: © 2019 Experian

Created on August 2020

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	5.31%	5.81%	6.36%
5 to 14 Years	10.39%	10.65%	11.59%
15 to 17 Years	3.97%	3.97%	4.44%
18 to 19 Years	2.56%	2.64%	2.76%
20 to 24 Years	5.73%	5.84%	6.35%
25 to 29 Years	5.31%	5.81%	5.91%
30 to 34 Years	4.51%	4.81%	5.14%
35 to 39 Years	4.38%	4.24%	4.67%
40 to 49 Years	12.17%	11.72%	12.71%
50 to 59 Years	19.31%	18.62%	17.89%
60 to 64 Years	8.00%	7.67%	6.91%
65 to 69 Years	6.24%	6.00%	5.41%
70 to 74 Years	5.38%	5.31%	4.37%
75 to 79 Years	3.61%	3.74%	2.92%
80 to 84 Years	1.76%	1.74%	1.49%
Age 85+	1.35%	1.44%	1.09%
Median Age	47.03	45.95	42.73

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	140	507	1,489
Elementary (0-8)	1.40%	1.65%	2.85%
Some High School (9-11)	12.74%	11.55%	11.14%
High School Graduate (12)	31.75%	34.24%	30.69%
Some College (13-15)	30.68%	29.00%	29.18%
Associate Degree Only	11.24%	13.63%	12.22%
Bachelors Degree Only	7.38%	5.53%	9.00%
Graduate Degree	3.71%	3.04%	3.44%

Source: © 2019 Experian





### Population

In 2019, the population in your selected geography is 195. The population has changed by 8.94% since 2000. It is estimated that the population in your area will be 206.00 five years from now, which represents a change of 5.64% from the current year. The current population is 51.42% male and 48.58% female. The median age of the population in your area is 47.03, compare this to the US average which is 38.08. The population density in your area is 62.05 people per square mile.



### Households

There are currently 72 households in your selected geography. The number of households has changed by 18.03% since 2000. It is estimated that the number of households in your area will be 77 five years from now, which represents a change of 6.94% from the current year. The average household size in your area is 2.56 persons.



### Income

In 2019, the median household income for your selected geography is \$54,585, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 16.49% since 2000. It is estimated that the median household income in your area will be \$66,492 five years from now, which represents a change of 21.81% from the current year.

The current year per capita income in your area is \$25,818, compare this to the US average, which is \$33,623. The current year average household income in your area is \$70,139, compare this to the US average which is \$87,636.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 70.26% White, 2.60% Black, 0.20% Native American and 1.25% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 30.56% of the current year population in your selected area. Compare this to the US average of 18.17%.



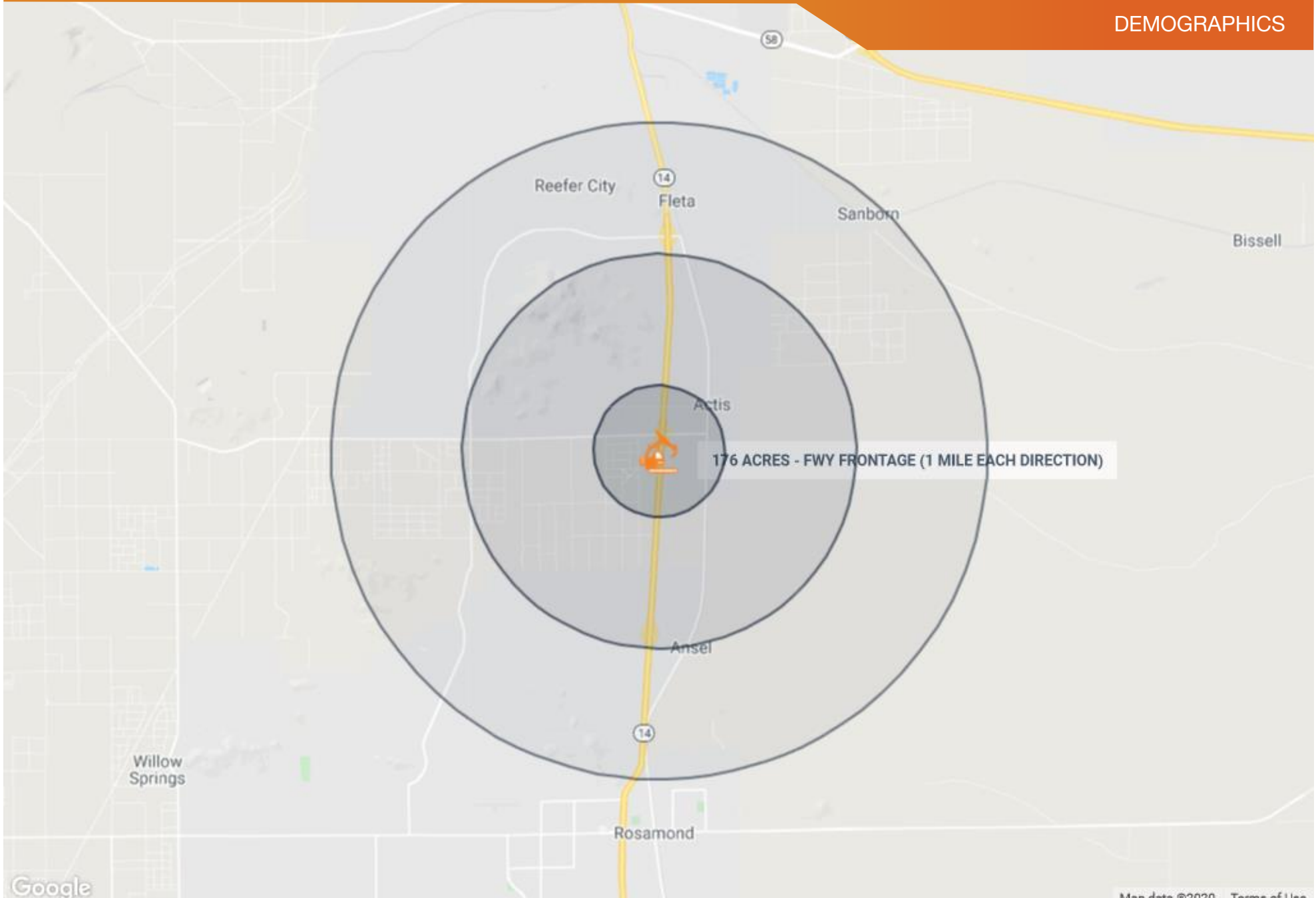
### Housing

The median housing value in your area was \$131,550 in 2019, compare this to the US average of \$212,058. In 2000, there were 46 owner occupied housing units in your area and there were 14 renter occupied housing units in your area. The median rent at the time was \$470.



### Employment

In 2019, there are 15 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 42.86% of employees are employed in white-collar occupations in this geography, and 58.73% are employed in blue-collar occupations. In 2019, unemployment in this area is 7.75%. In 2000, the average time traveled to work was 37.00 minutes.







**TRAFFIC COUNT**

YEAR	COUNT
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