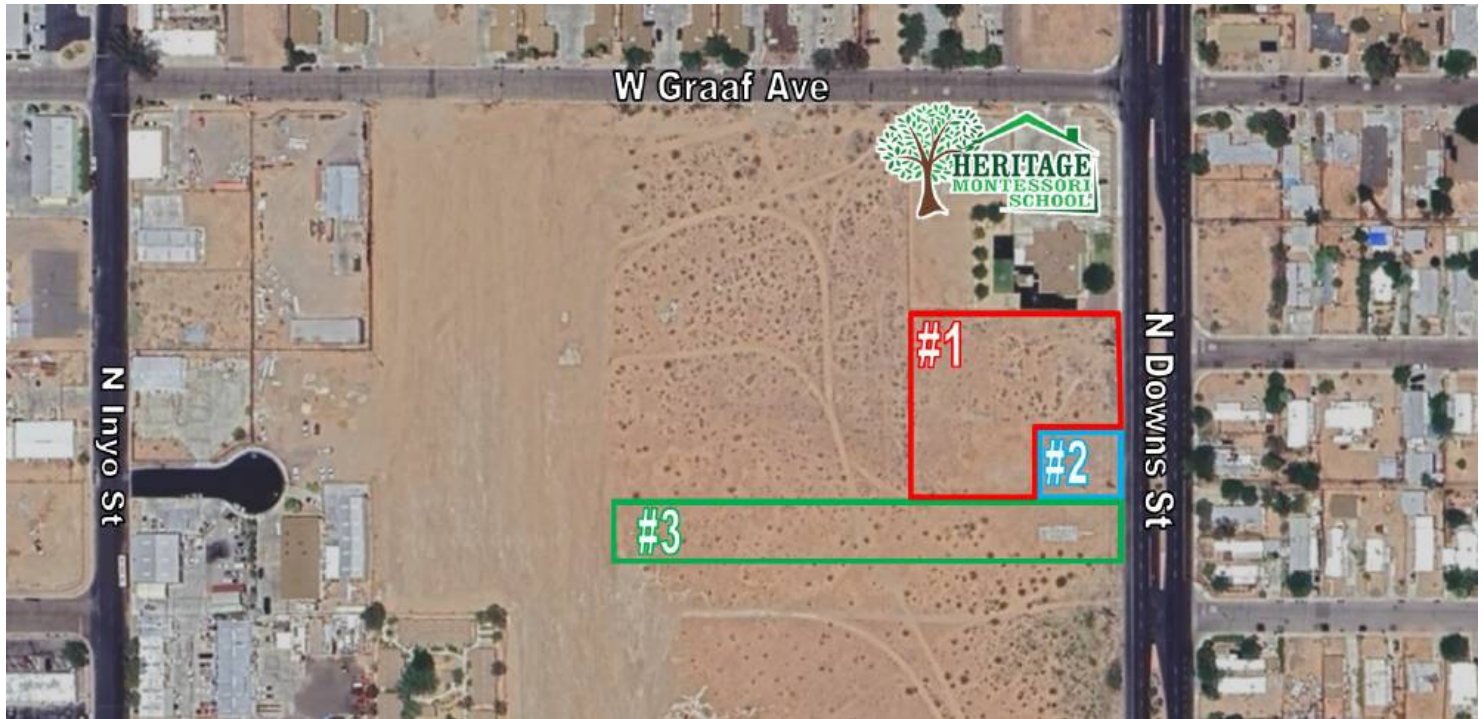


LAND FOR SALE

(3) RETAIL PARCELS AVAILABLE IN RIDGECREST, CA

1433 N Downs St, Ridgecrest, CA 93555



Sale Price

\$249,000;
SEE PAGE 3

OFFERING SUMMARY

Lot Sizes:	See Page 3
Total Lot Size:	2.56 Acres
Price / SF:	\$2.23
Zoning:	Commercial
Market:	Bakersfield
Submarket:	NE Outlying Kern County
APN's:	453-014-11-00-5, 453-014-07-00-4, & 453-014-09-00
Cross Streets:	N Downs St & W Graaf Ave

PROPERTY HIGHLIGHTS

- ±0.24 - 2.56 Acres of Shovel Ready Development Land
- High Identity Location | Prime Retail Lots | Utilities At Site
- Surrounded By Ridgecrest's Highest Trafficked Roads & Major Arterials
- All Parcels Have Paid & Installed Water Meters | Sewer Lateral Installed
- High Average Income Area Underserved for Retail
- Busy Signalized Intersection @ Primary Retail Corridor
- Proposed Retail Developments Both North & South
- Located Adjacent to Heritage Montessori Elementary School
- Situated Near Many Existing & Planned Developments
- Can Be Purchased Separate or Together
- Surrounded By Growth, Both Residential & Commercial
- Unmatched Level of Consumer Traffic & High Volume Exposure

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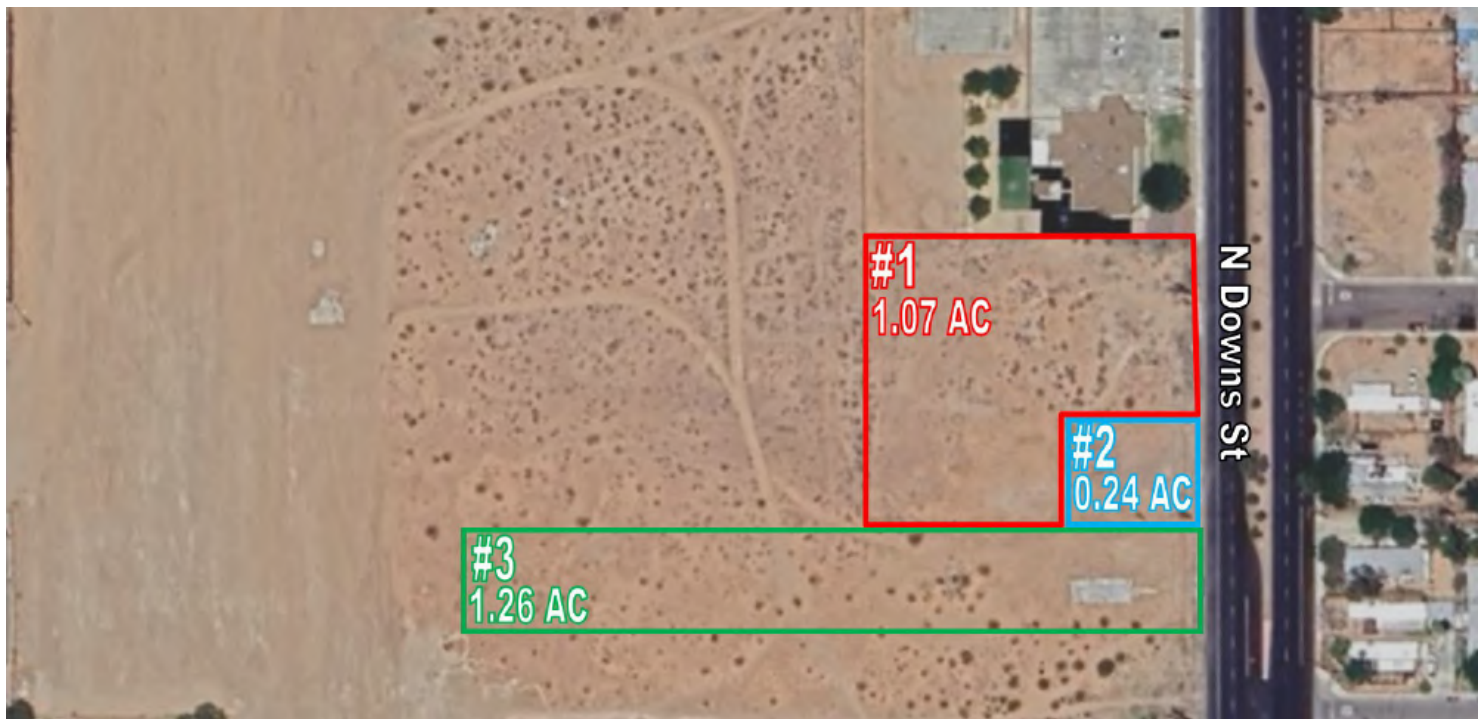
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PROPERTY DESCRIPTION

Three (3) recently completed (2024 class) commercial land parcels available that can be purchased separate or together. These parcels are located in Ridgecrest, CA on well known Downs St & Graaf Ave. The parcels are positioned adjacent to Heritage Montessori Elementary School which provides great traffic counts at the subject parcels. Excellent big-box site, shopping center, lodging, restaurant, auto mall, office park, freeway-oriented hotel. The corners are in rebar with yellow caps & the annual sewer fee is paid with taxes. Parcels are surveyed & have topo map. All three have 1 inch water laterals to the property with the Indian Wells Valley water company crediting \$9,174 per water meter (\$27,000 total). All lots have a 4-inch sewer later to each property which saves \$5,000 & is already paid. The zoning is flexible and allows for a variety of commercial uses. This site is located adjacent to the Naval Air Weapons Station China Lake (NAWS, or China Lake). Ridgecrest incorporated in 1963. During this era the growth of Ridgecrest was governed by the continuing needs of the high tech industries coupled to the Naval Air Weapons Station (NAWS) programs for testing arms and guidance systems.

LOCATION DESCRIPTION

This parcel is located in Ridgecrest, CA and sits north of Ward Avenue, east of Inyo St, south of W Graaf Avenue and west of Downs Avenue. The site is located just 0.3 mile from Hwy 173, and is in close proximity to many new and established housing tracts & commercial businesses. Ridgecrest is surrounded by four mountain ranges; the Sierra Nevada on the west, the Cosos on the north, the Argus Range on the east, and the El Paso Mountains on the south. It is approximately 82 miles from the Lancaster/Palmdale area, 110 miles from Bakersfield, and 120 miles from San Bernardino, the three nearest major urban centers.

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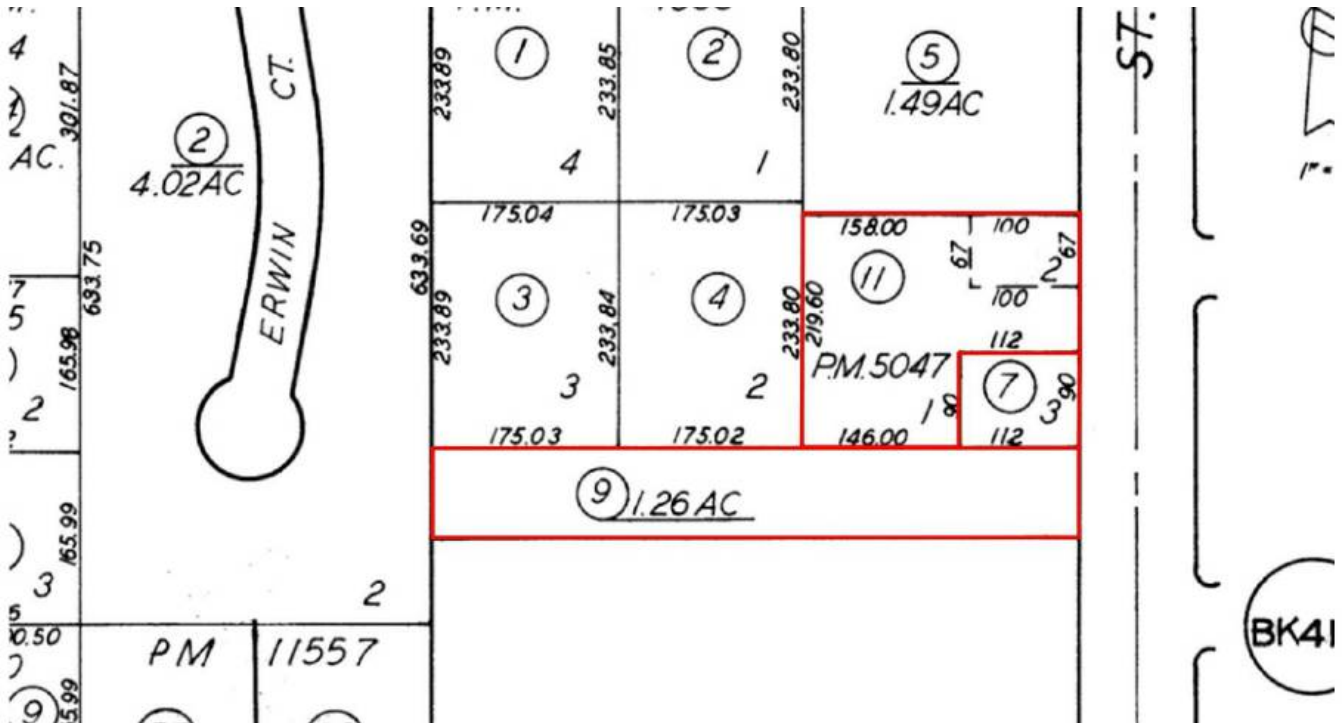
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OF LOTS 3 | TOTAL LOT SIZE 0.24 - 1.26 ACRES | TOTAL LOT PRICE \$22,835 - \$122,395 | BEST USE -

STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE
Available	1	453-014-11-00-5	Retail	1.07 Acres	\$103,938
Available	2	453-014-07-00-4	Retail	0.24 Acres	\$22,835
Available	3	453-014-09-00	Retail	1.26 Acres	\$122,395

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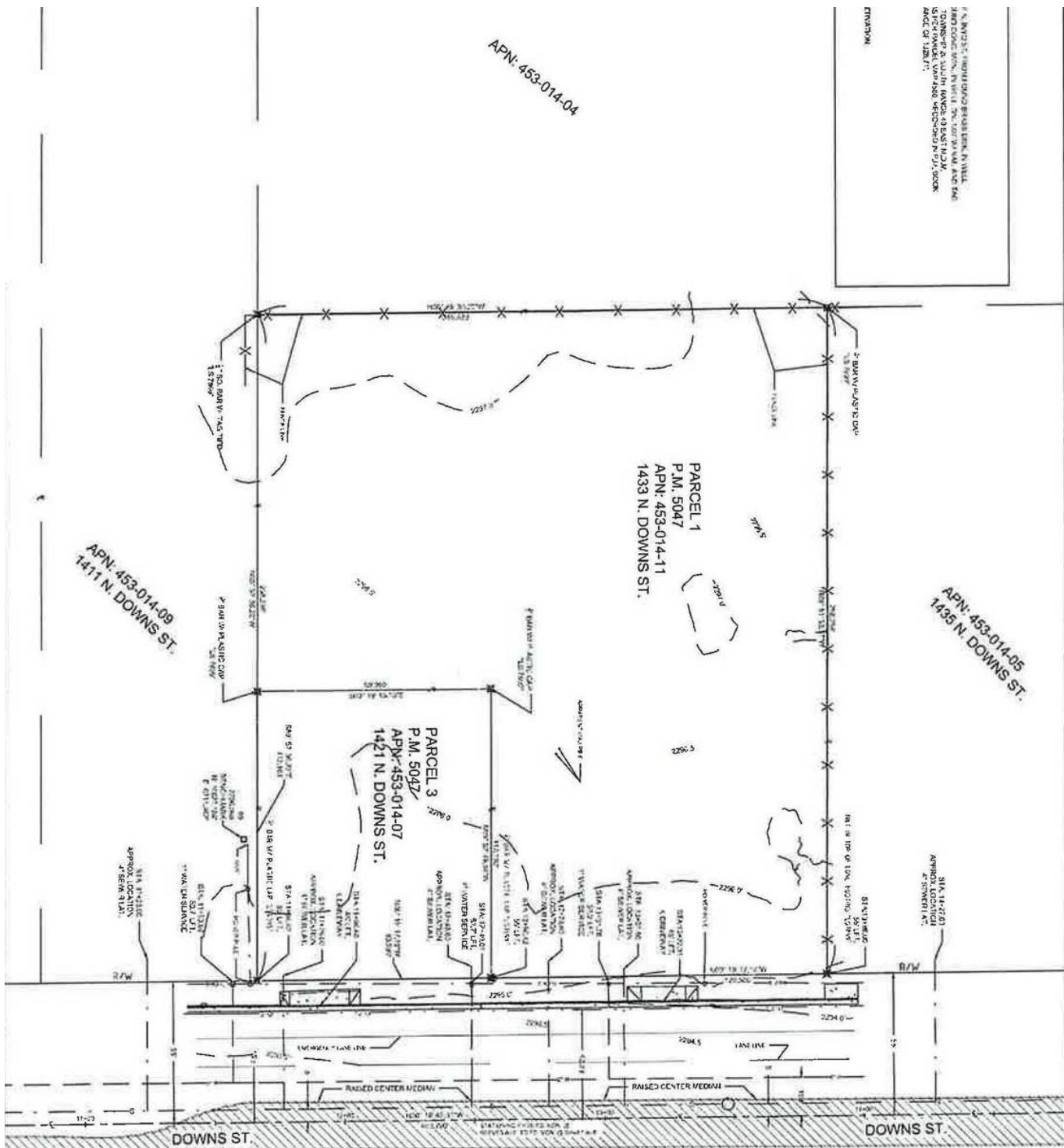
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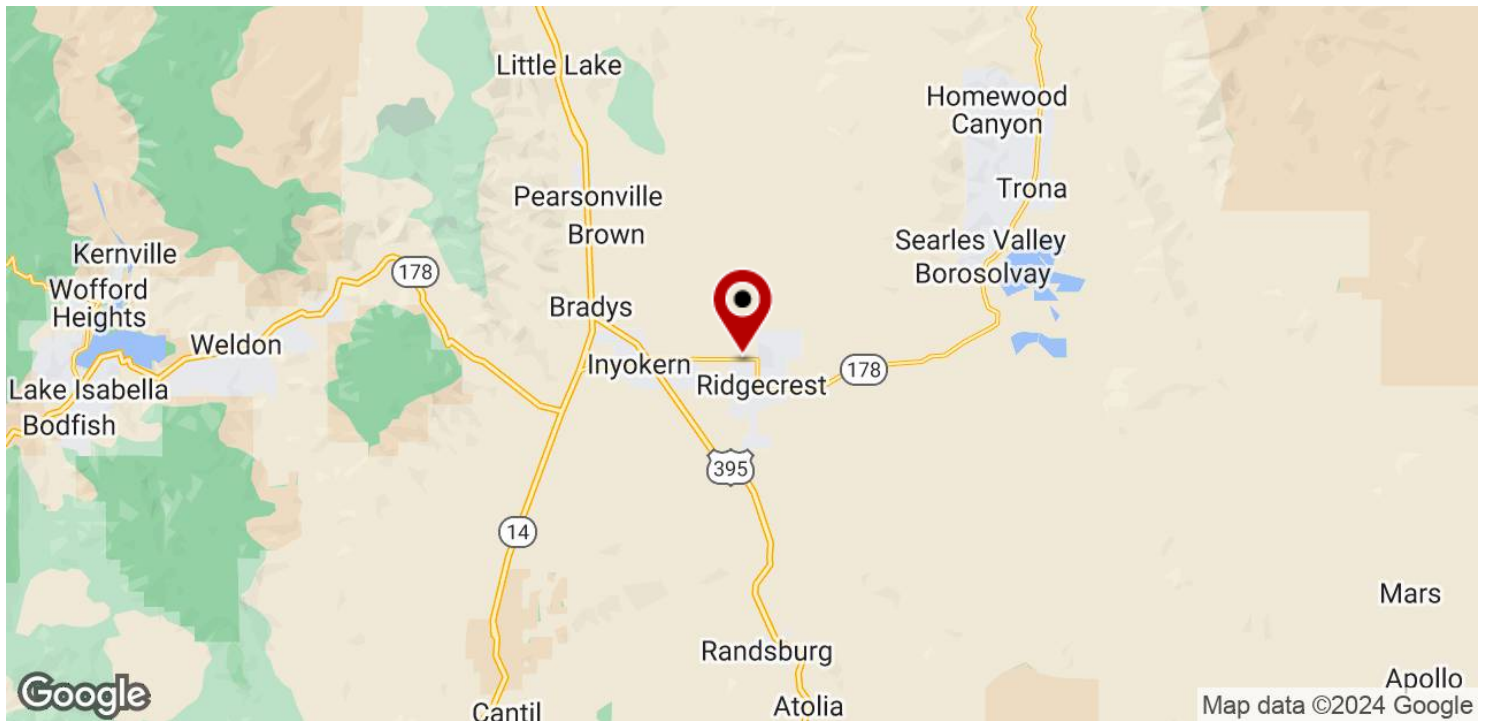
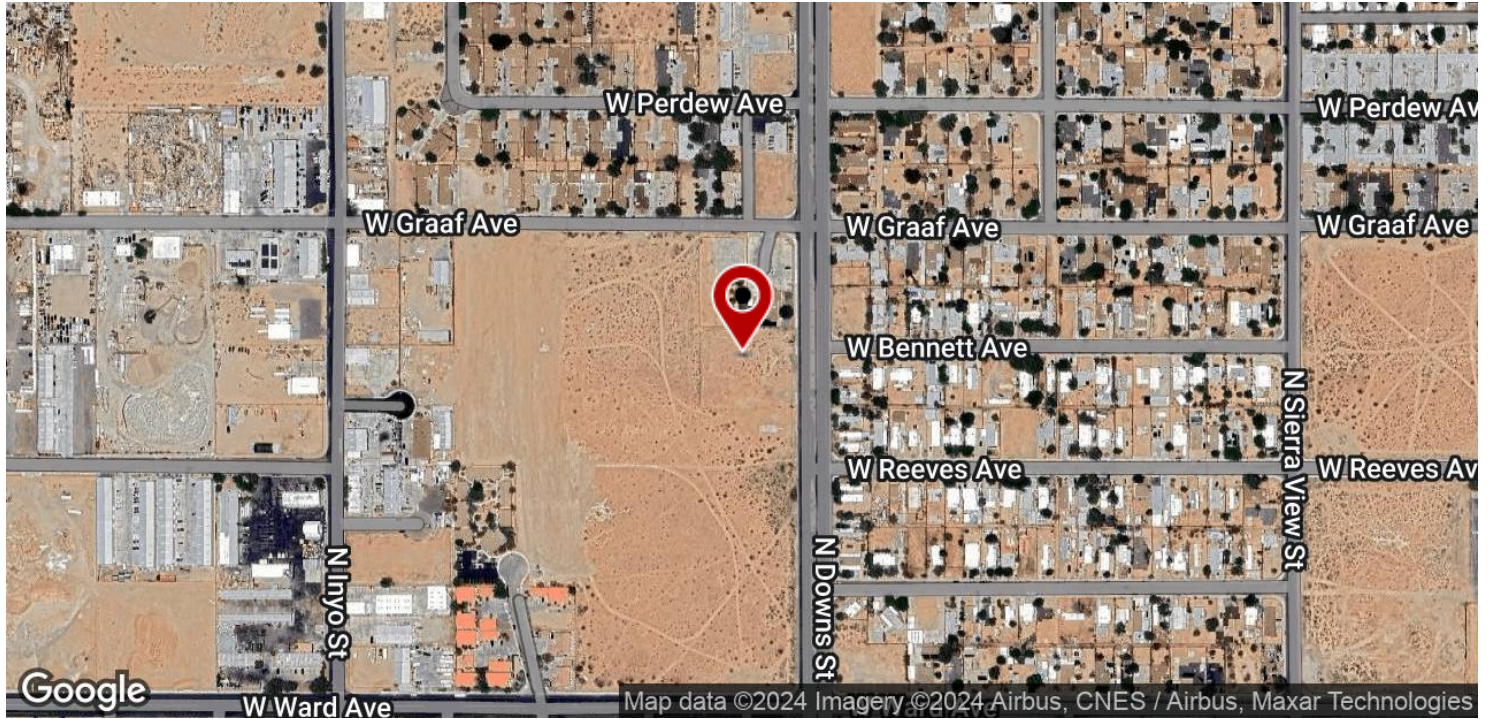
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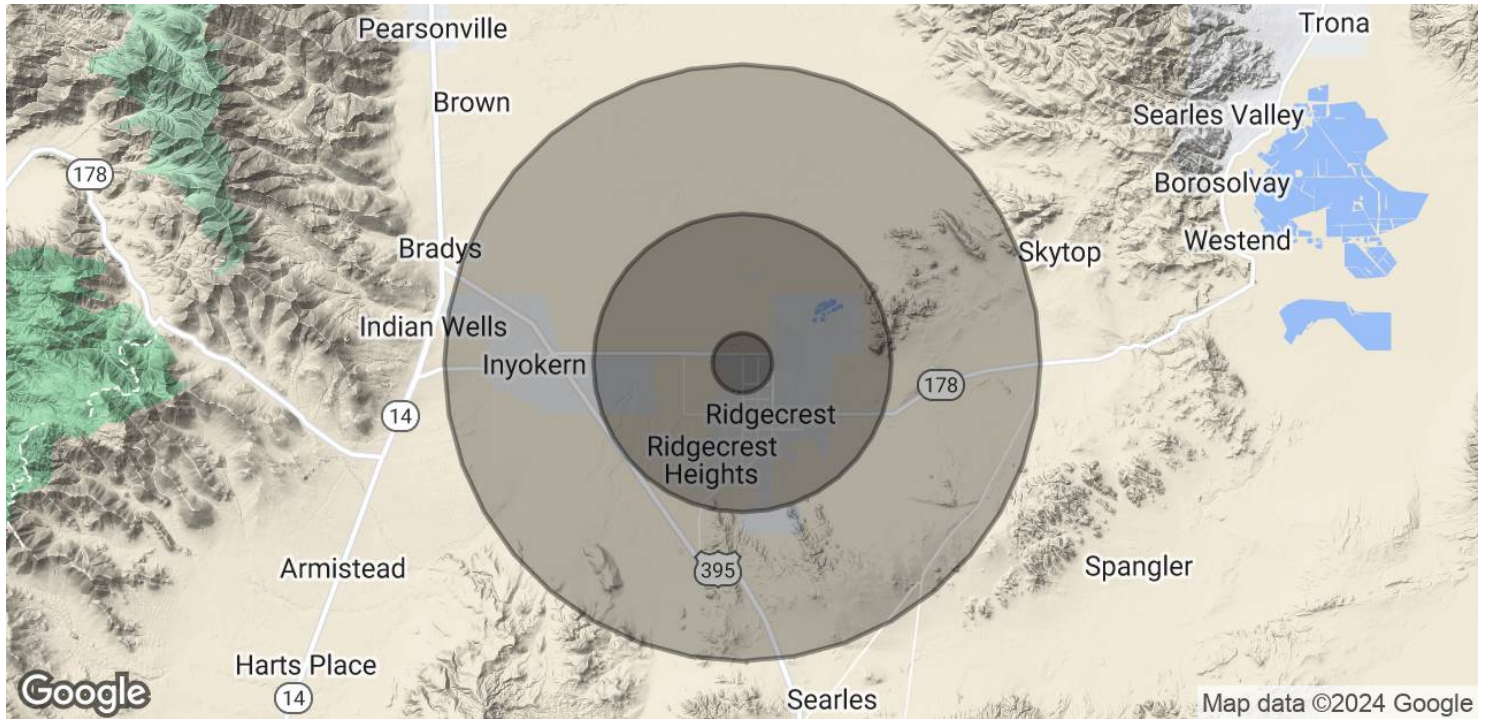
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,627	31,661	33,833
Average Age	41.0	39.0	39.4
Average Age (Male)	43.5	40.2	40.6
Average Age (Female)	38.0	38.6	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,987	14,065	15,055
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$78,464	\$78,237	\$79,089
Average House Value	\$165,213	\$170,079	\$177,128
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	18.2%	18.6%	18.4%

2020 American Community Survey (ACS)

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