

LAND FOR SALE

RETAIL PARCEL AVAILABLE IN CALIFORNIA CITY, CA

20000 Hacienda Blvd, California City, CA 93505



Sale Price

\$235,000

PROPERTY HIGHLIGHTS

- ±1.8 Acres of Shovel Ready Development Land
- High Identity Location | Hard Corner Retail Lot | Utilities At Site
- Surrounded By Cal City's Highest Trafficked Roads & Major Arterials
- High Average Income Area Undeserved for Retail
- Busy Signalized Intersection @ Primary Retail Corridor
- Proposed Retail Developments Both North & South
- Located Adjacent to Elementary & Middle School
- Situated Near Many Existing & Planned Developments
- Surrounded By Growth, Both Residential & Commercial
- Unmatched Level of Consumer Traffic & High Volume Exposure

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JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommmercial.com
CA #01945284

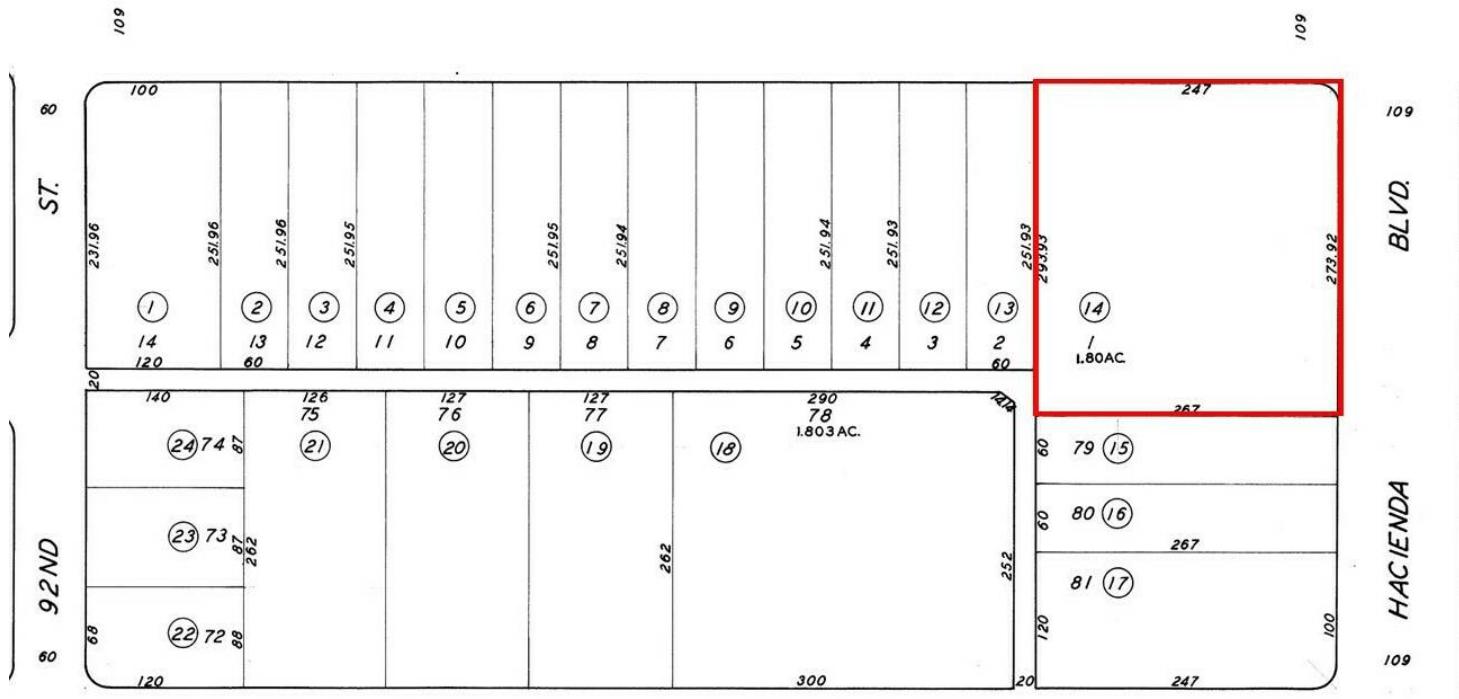
KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommmercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY DESCRIPTION

One (1) recently completed (2024 class) commercial land parcel located on hard corner. This parcel is located in California City, CA on well known Hacienda & Redwood Blvd. This parcel is positioned adjacent to Hacienda Elementary School & Evergreen Middle School which provides great traffic counts at the subject parcel. Excellent big-box site, shopping center, lodging, gas station, restaurant, auto mall, office park, freeway-oriented hotel. The zoning is flexible and allows for a variety of commercial uses.

LOCATION DESCRIPTION

This parcel is located in California City, CA and sits north of Forest Blvd, east of Airway Blvd, south of Redwood Blvd and west of Hacienda Blvd. The site is located just 1 mile from California City Blvd, and is in close proximity to many new and established housing tracts & commercial businesses. California City is a city located in northern Antelope Valley in Kern County, California, United States. It is 100 miles north of the city of Los Angeles, and the population was 14,973 at the 2020 census. Covering 203.63 square miles, California City has the third-largest land area of any city in the state of California, and is the largest city by land area in California that is not a county seat.

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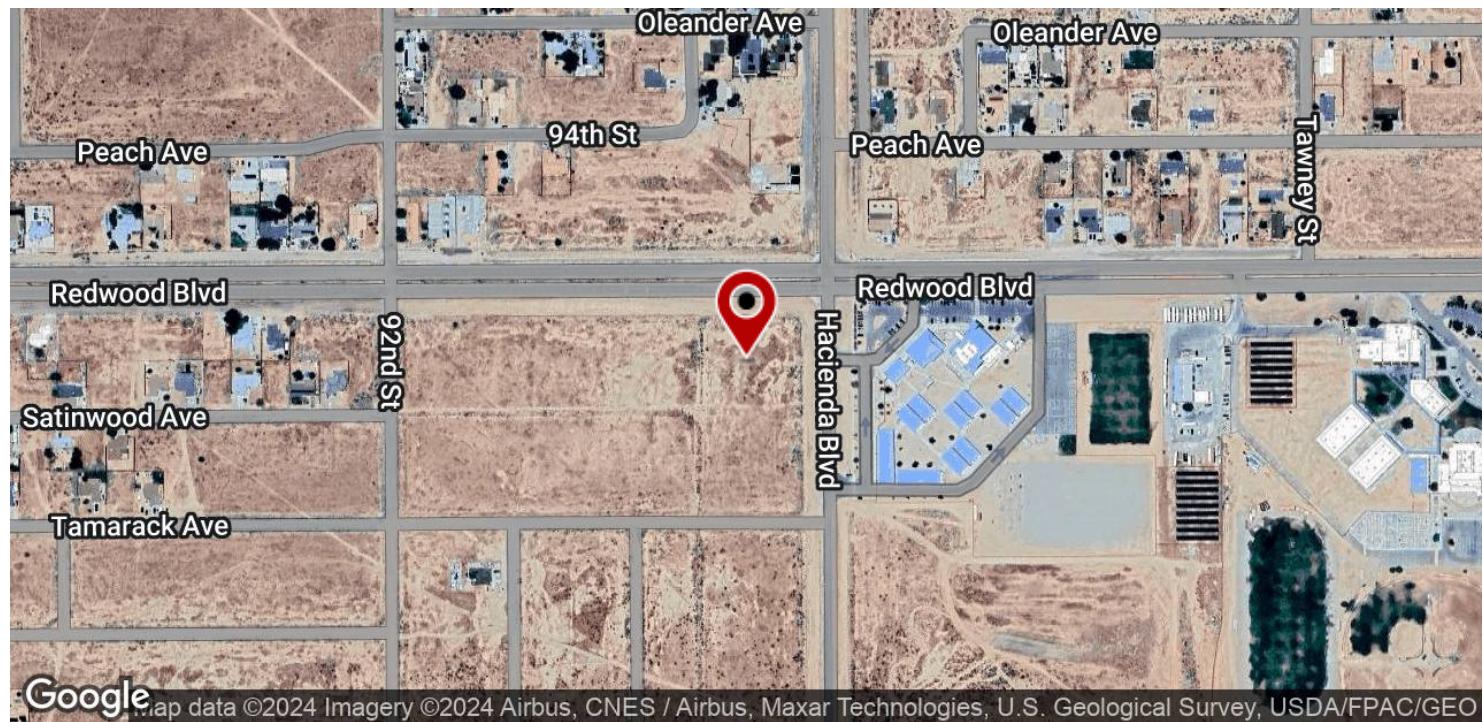
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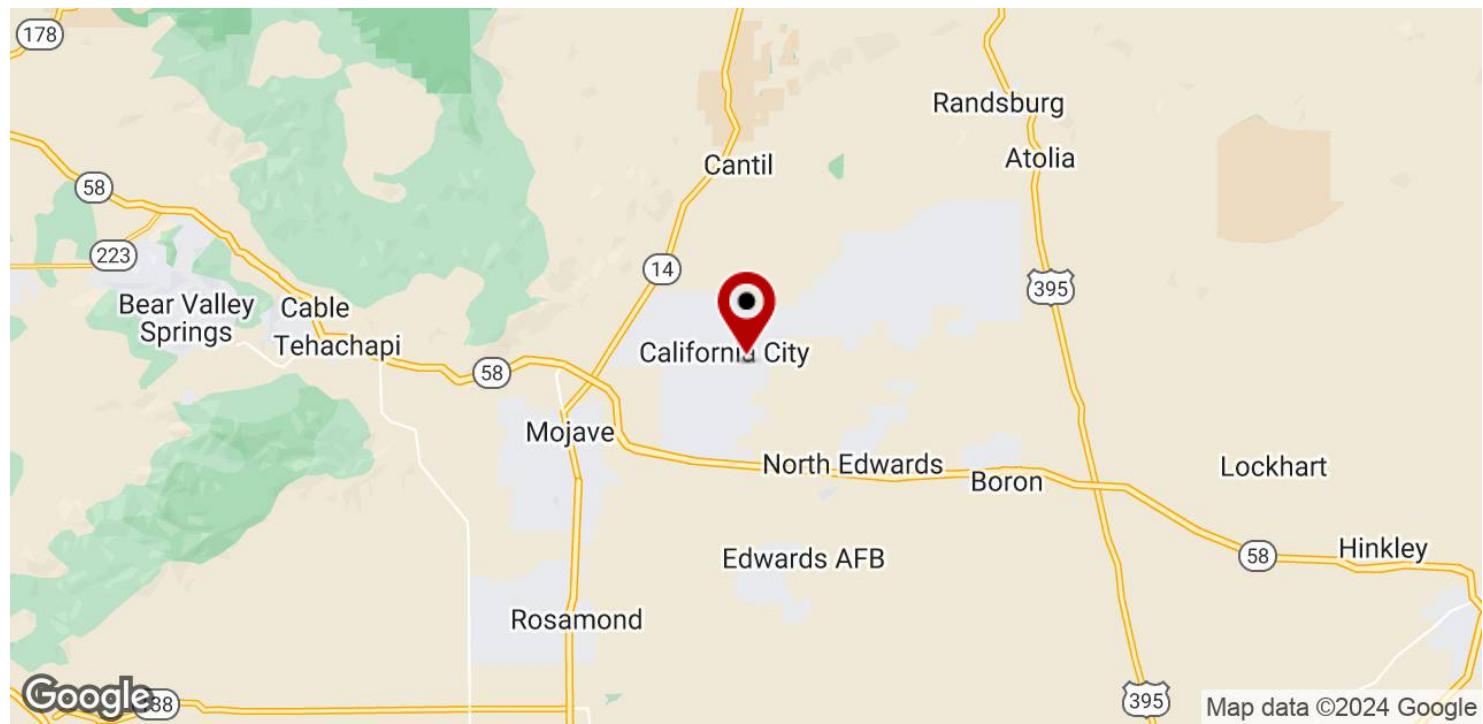
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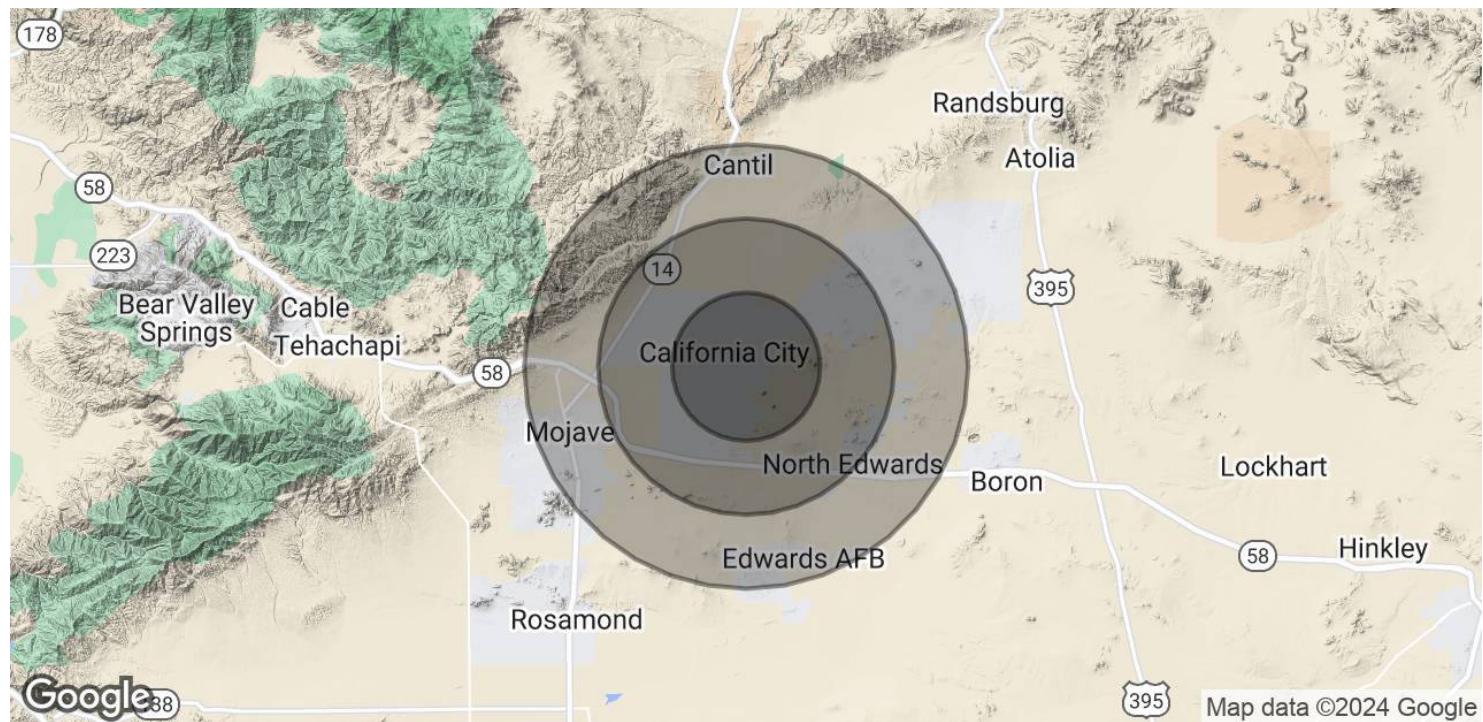
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,433	13,147	20,833
Average Age	34.8	34.4	33.8
Average Age (Male)	35.8	34.8	34.6
Average Age (Female)	34.3	36.3	35.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,345	5,359	8,436
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$57,648	\$54,935	\$53,159
Average House Value	\$157,523	\$152,516	\$128,485

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	31.7%	32.4%	32.6%

* Demographic data derived from 2020 ACS - US Census

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