

FOR SALE • TWO ADJACENT RESIDENTIAL PARCELS AND ONE STAND ALONE PARCEL

140TH STREET AND AQUEDUCT ROAD

Rosamond 93560



* APPROXIMATE LOCATION

REDUCED ASKING PRICE

\$48,200



LAND

4.82 Acres

ZONING

PL RS

APNS

475-220-21-00-7, 475-230-48-00-9, 475-230-45-00-0,

AREA OVERVIEW

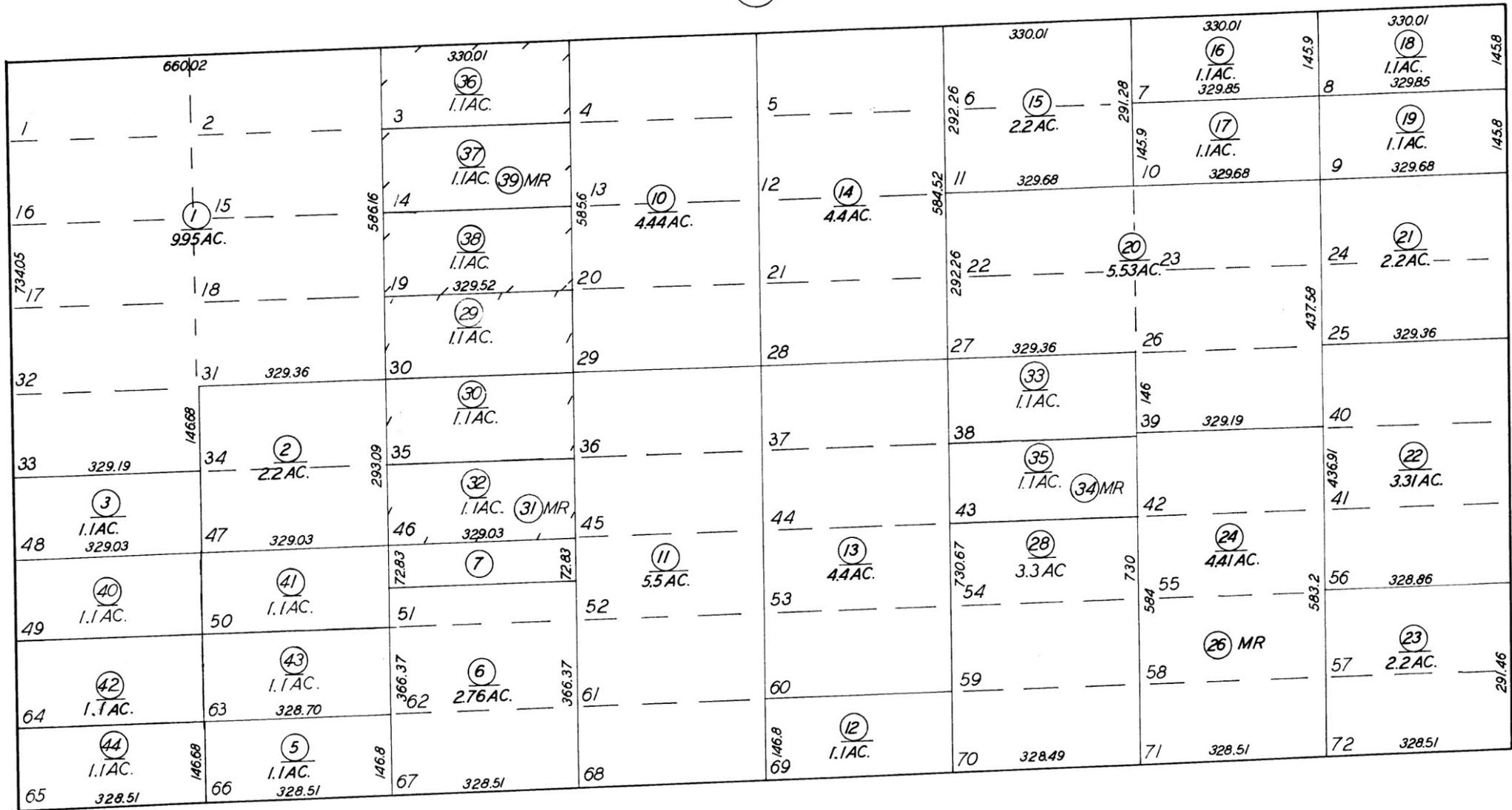
- Aerospace & Defense Hub: Strategically located minutes from Edwards Air Force Base and Mojave Air & Space Port, Rosamond serves as a primary residential anchor for a high-income workforce supported by industry titans like Lockheed Martin, Northrop Grumman, and Virgin Galactic.
- Renewable Energy Frontier: Positioned at the center of California's "Green Economy," the area hosts massive wind and solar installations and the Golden Queen Mine, driving a steady demand for industrial support services, specialized logistics, and technical infrastructure.
- Captive, Growing Consumer Base: With a 78% homeownership rate and a median age of 31, Rosamond is a young, family-heavy market currently experiencing significant "retail leakage," offering a prime opportunity for new dining, medical, and essential retail services to capture local spending.

DEMOGRAPHICS

- Population : Approximately 21,000 People
- People/Household : 3.15 People per Household
- Median Age : 33 Years
- Median Income: \$77,773

Parcel Map

(08)



R/S 4 - 42

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AREA DEMOGRAPHICS

Situated at the northern edge of the Antelope Valley in the Mojave Desert, Rosamond, CA, serves as a key aerospace hub—often called the “Gateway to Edwards Air Force Base”—where its population of 20,835 is supported by a workforce largely engaged in manufacturing (15.6%), retail, and public administration.

Rosamond: Aerospace & Defense Hub

Key Sectors: Dominated by Manufacturing (15.6%), Retail Trade (13.7%), and Public Administration (12.4%), largely supporting Edwards Air Force Base and the Mojave Air & Space Port.

Business Profile: Highly concentrated in professional and defense-related roles; 63.9% of the workforce is employed by private companies, while 24.9% work in the public sector.

Income & Entrepreneurship: Median household income is \$77,773, with 6.7% of residents being self-employed or business owners.

High-Paying Industries: The most lucrative sectors are Mining/Oil & Gas (\$125,536) and Utilities (\$123,640).

Kern County: Energy & Agriculture Giant

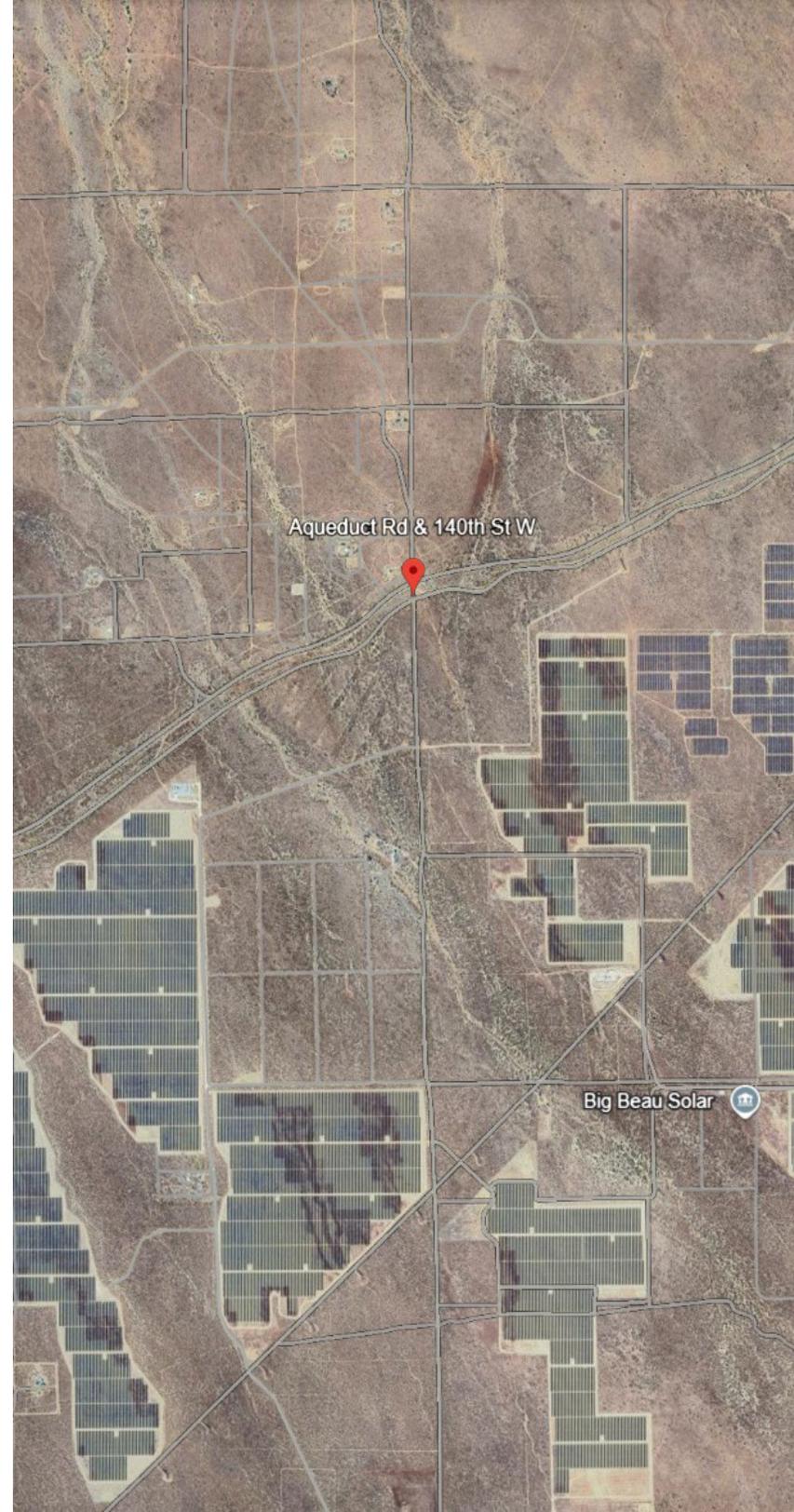
Key Sectors: The economy is anchored by Agriculture (the #1 producer in the U.S.) and Energy/Oil (producing 66% of California’s oil).

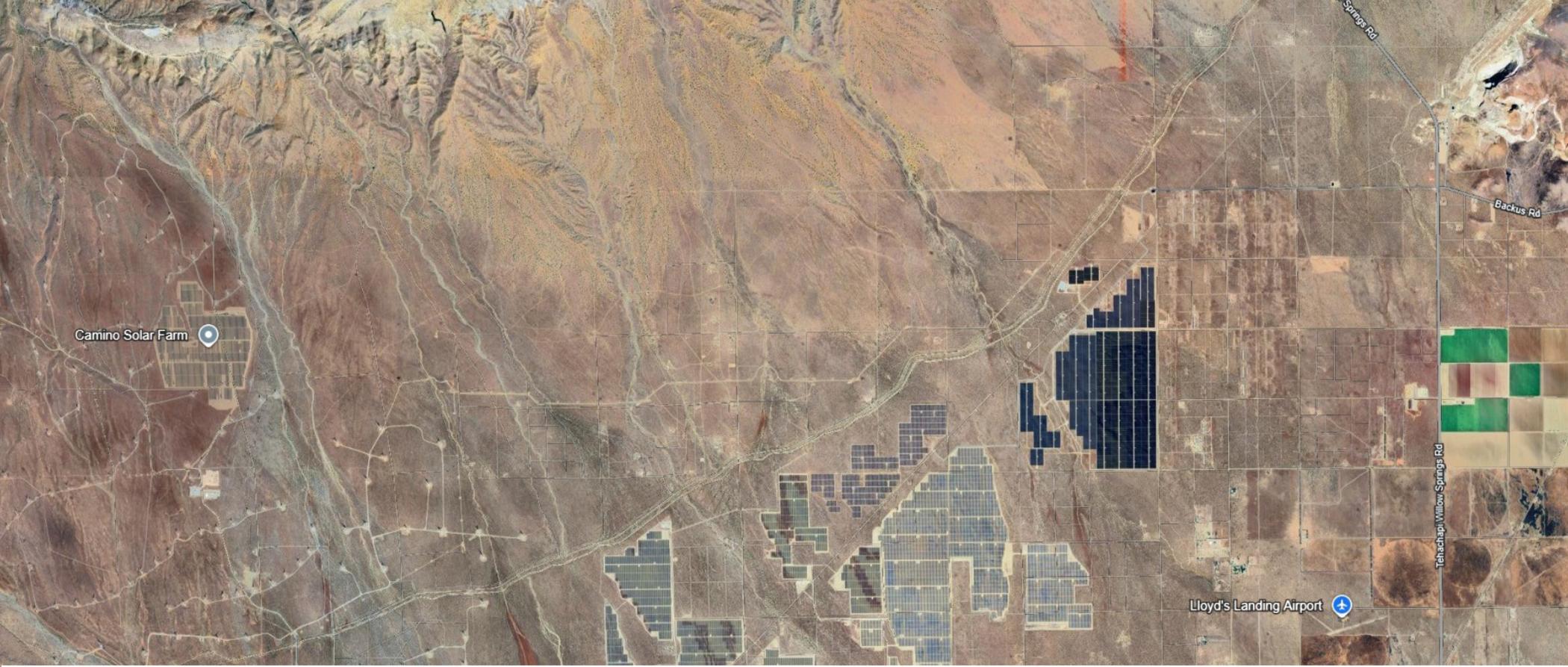
Growth Industries: Rapid expansion in Transportation & Logistics (driven by Amazon and Tejon Ranch) and Clean Energy (wind and solar).

Workforce Scale: A massive labor force of over 423,000, with major employment in Healthcare/Social Assistance and Education alongside industrial trades.

Business Landscape: Characterized by large-scale industrial operations and value-added food processing, with a median household income of approximately \$67,660.

*Source: Gemini 3





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