

FORMER BANK WITH DRIVE-THRU GROUND LEASE / PADS / MULTI-TENANT



FOR SALE OR LEASE ±11,694 SF AVAILABLE

**101 W RIDGECREST BLVD.
RIDGECREST, CA**

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101 W RIDGECREST BLVD. RIDGECREST, CA

FOR SALE OR LEASE

Discover an exceptional leasing opportunity at 101 W Ridgcrest Blvd., strategically positioned in the heart of Ridgcrest, CA. This property is ideal for retail, office or restaurant use (former Bank of America bank branch).

Property Facts

Property Type:	Retail
Year Built:	1972
Leasable Space:	±11,694 SF
Building Class:	C
Building Height:	2 Stories
Land Acres:	±0.92 AC
Parking:	On-site Parking
Lease:	\$24-\$36 SF/YR
Asking Price:	\$1.6M

OTHER FEATURES

Corner Lot

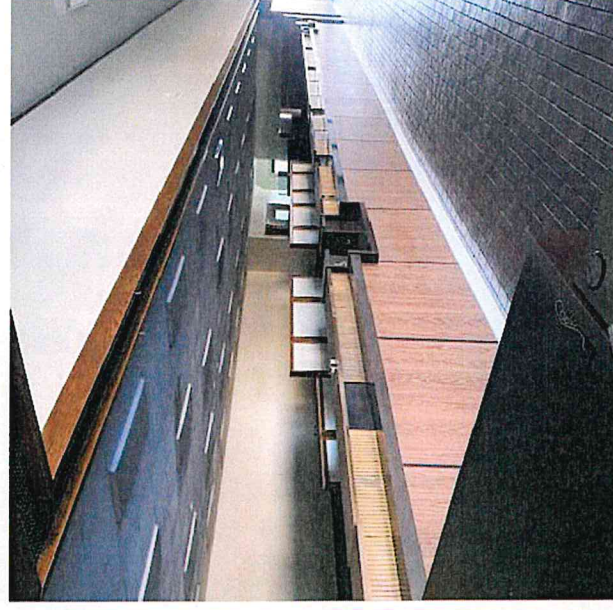
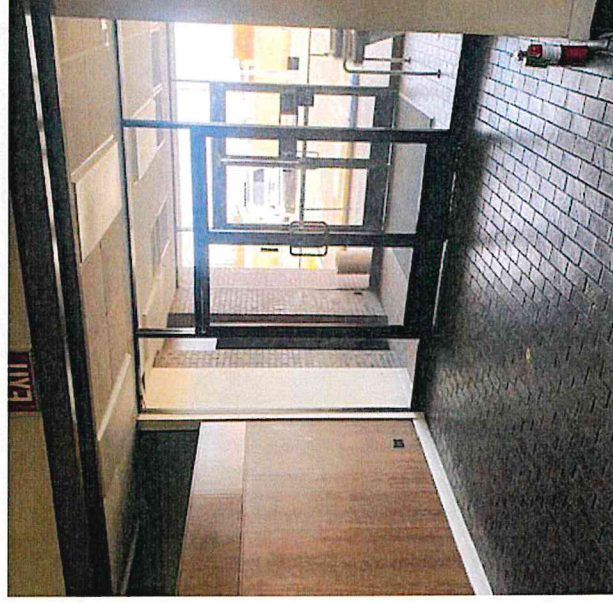
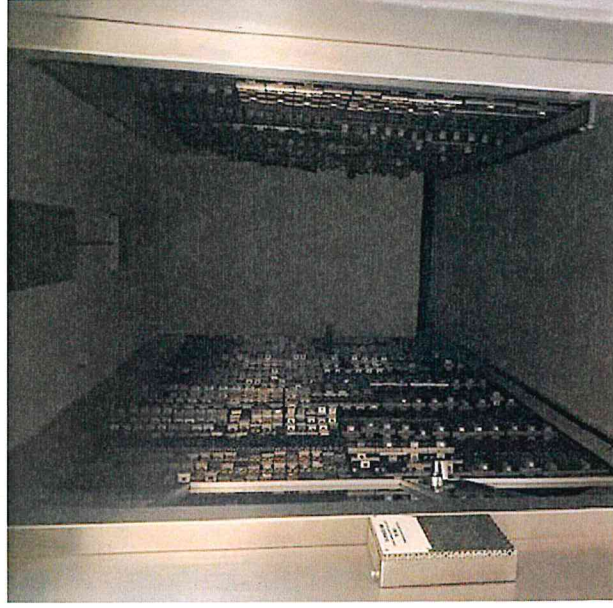
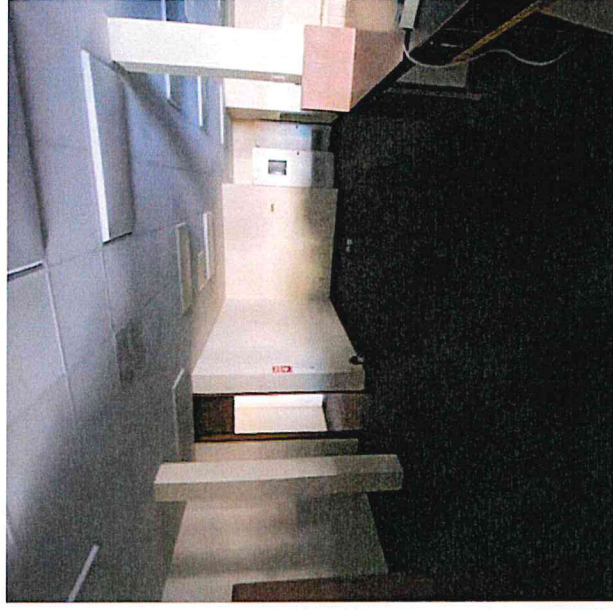
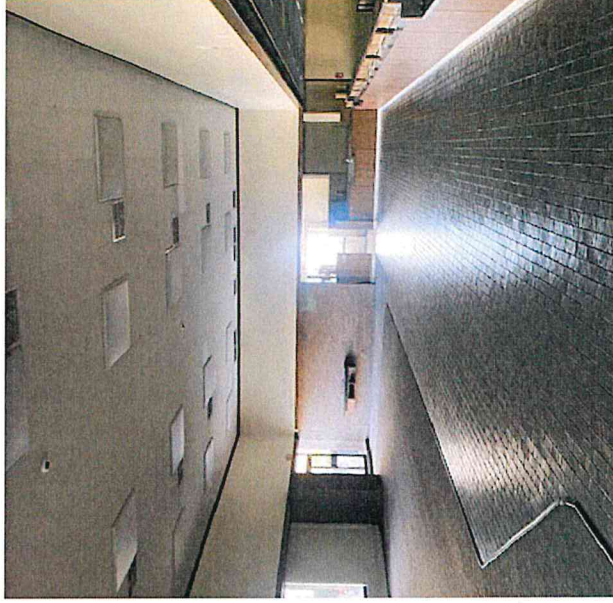
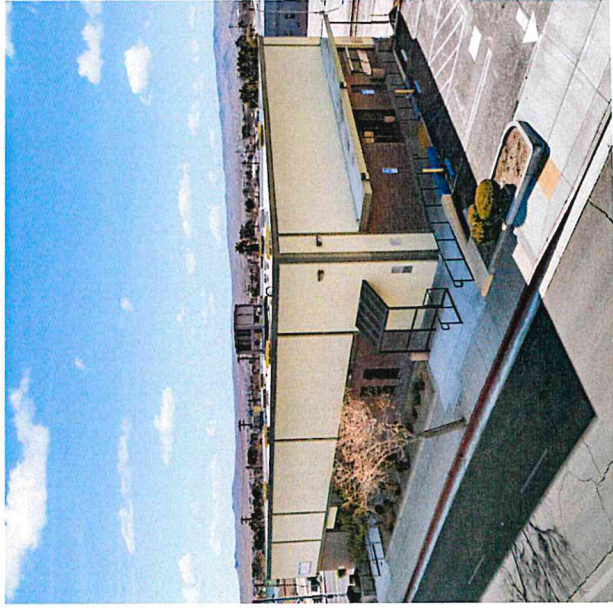
Signalized Intersection



101 W RIDGECREST BLVD.
RIDGECREST, CA

PROPERTY PHOTOS

FOR SALE OR LEASE



101 W RIDGECREST BLVD.
RIDGECREST, CA

RETAILER MAP

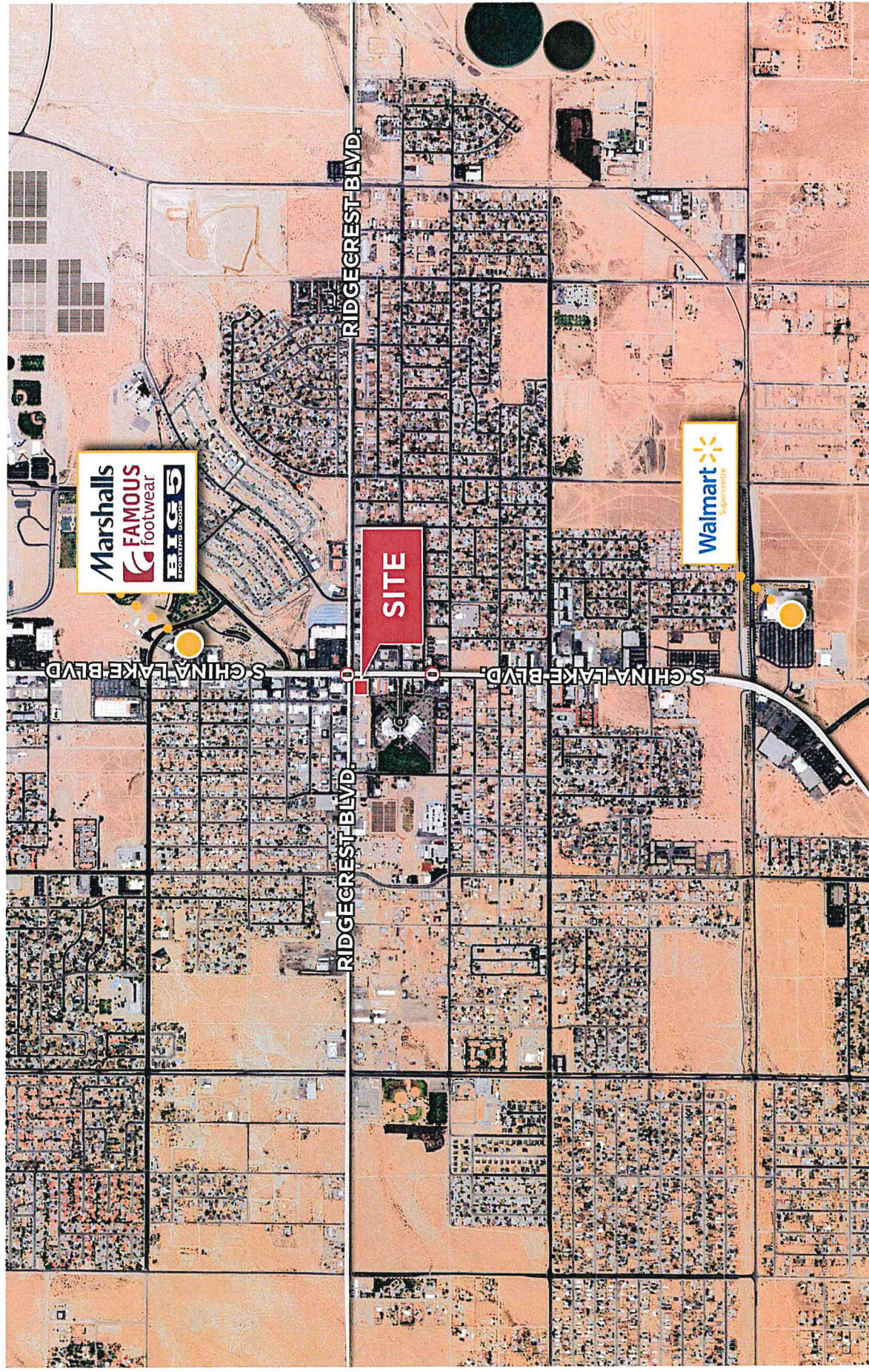
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RETAILER MAP

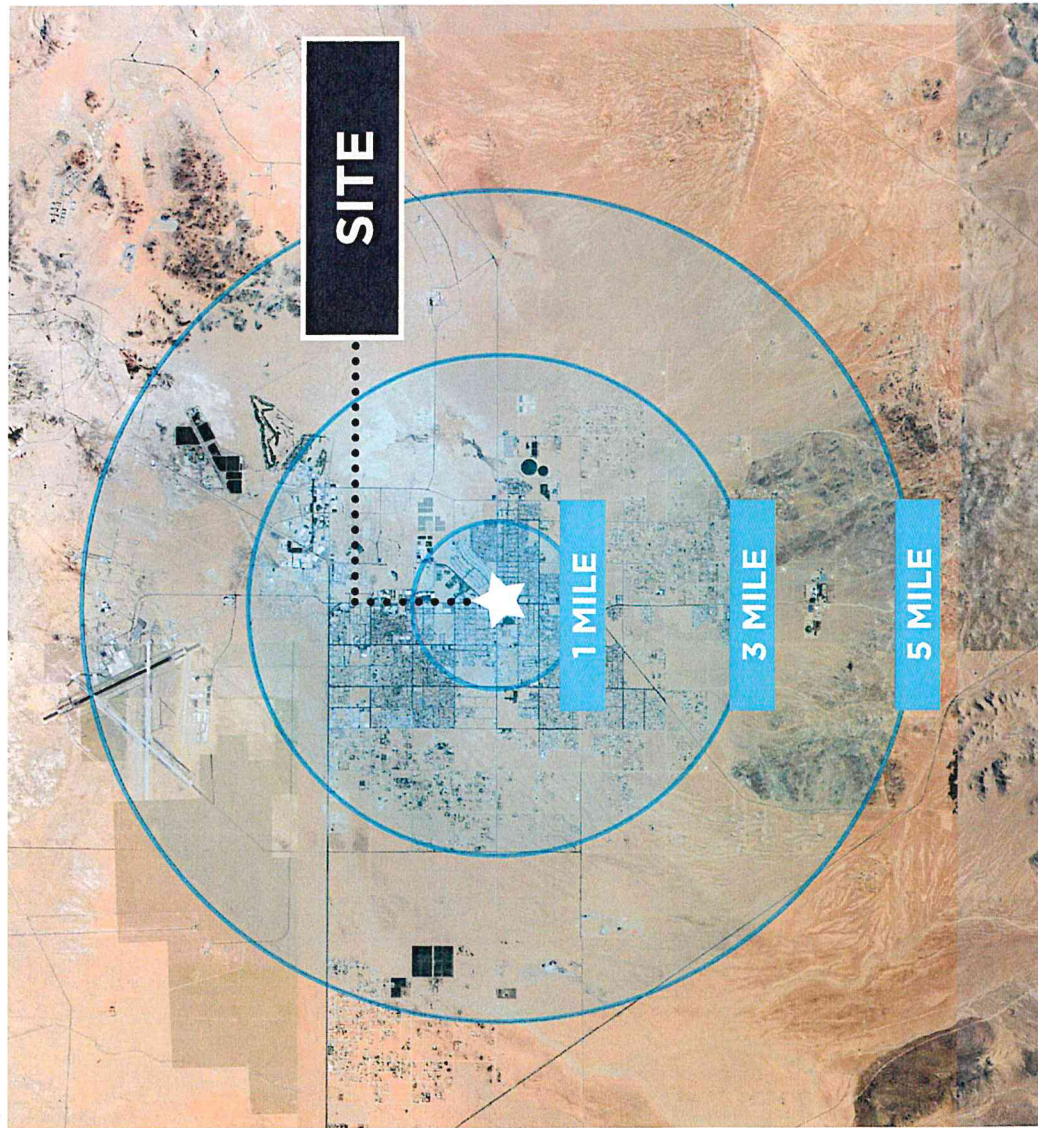
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101 W RIDGECREST BLVD. RIDGECREST, CA

RADIUS MAP

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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	11,247	30,506	31,290
Average Age	33.9	36.9	36.9
Daytime Population	11,456	44,333	45,330

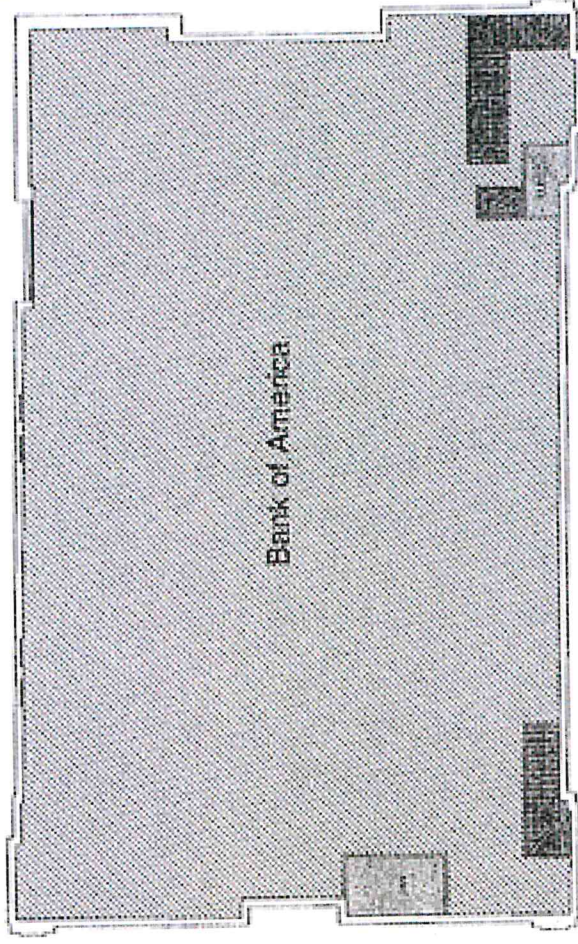
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,697	12,430	12,731
# of Persons per HH	2.39	2.44	2.44
Average HH Income	\$78,070	\$84,608	\$84,451
Average HH Value	\$240,532	\$329,013	\$330,104

101 W RIDGECREST BLVD.

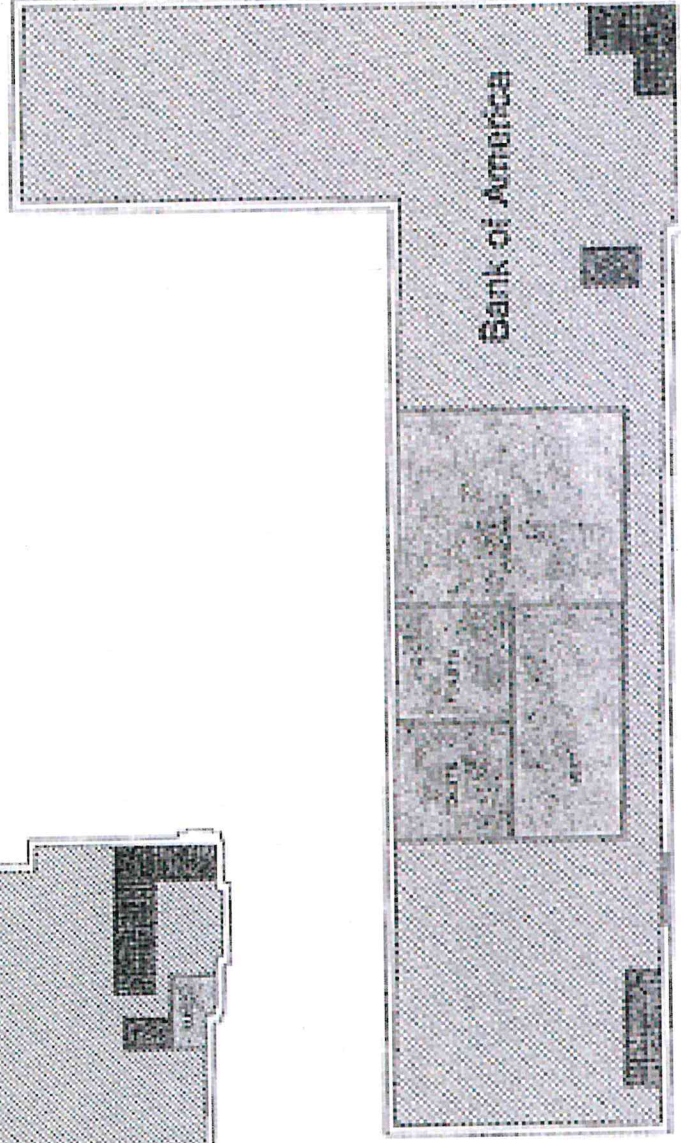
RIDGECREST, CA

FLOOR PLAN

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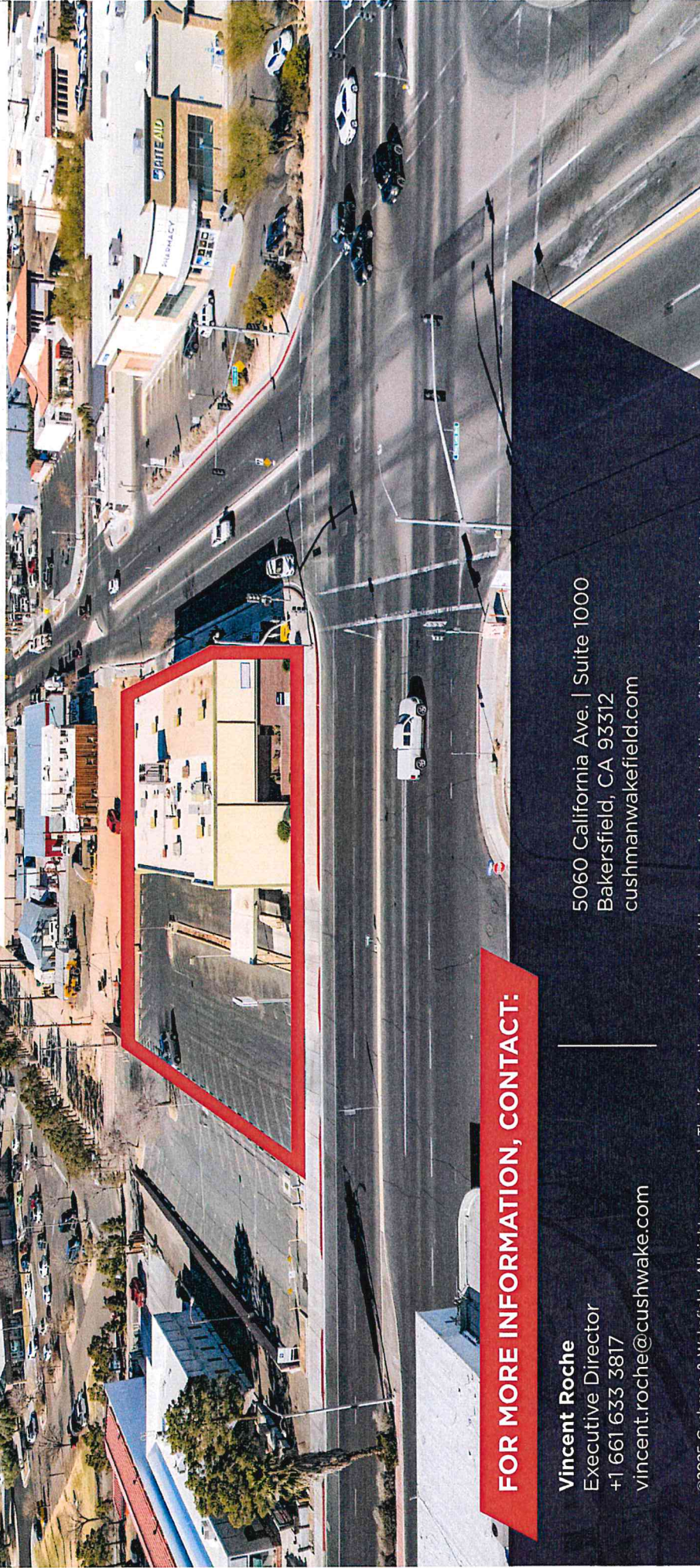
1ST FLOOR
±8,375 SF



2ND FLOOR
±3,319 SF

ABOUT RIDGECREST

Nestled in the southern part of the Indian Wells Valley, Ridgecrest is surrounded by four stunning mountain ranges: the Sierra Nevada to the west, the Cosos to the north, the Argus Range to the east, and the El Paso Mountains to the south. It's conveniently located about an hour and a quarter from the Lancaster/Palmdale area and roughly two hours from both Bakersfield and San Bernardino.



FOR MORE INFORMATION, CONTACT:

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