



Planned Theater/ Entertainment Center Coming to Ridgecrest, CA

In-Line Retail, Restaurant & Drive Thru Pads

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Now Leasing at the Oasis at China Lake | In-Line Retail & Pad Space

Welcome to the OASIS

AT CHINA LAKE

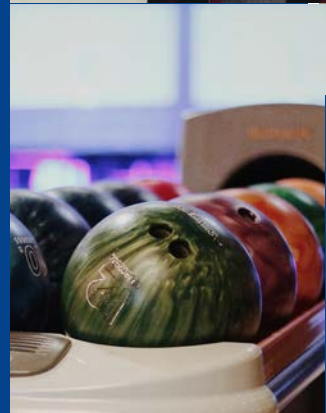
You've Found It

Colliers | Bakersfield is now accepting lease proposals for key remaining sites at The Oasis at China Lake, a highly-anticipated, experiential retail site coming soon to the Ridgecrest, California. Sharing a signalized corner with a new Walmart Supercenter (235,000 SF) and spanning 1,200 feet of frontage on the China Lake commercial artery, The Oasis has broken ground in a city primed for explosive development and regional growth. Meticulously crafted by the proven experiential experts at TK Architects, The Oasis Entertainment Complex promises to be a standout landmark, offering a unique retail experience that the captive market is yet to see.

- The Oasis at China Lake is the premier location in Ridgecrest, located immediately adjacent to the new, 235,000 sq. ft. Super Walmart.
- Will be home to a state-of-the-art Entertainment Complex which will be the sole modern facility of its kind within a 150-mile radius, making it a unique and exclusive entertainment destination.
- The site already hosts popular food chains Starbucks and Chipotle, complete with their most current drive-thru facilities.
- The development boasts 1,200 feet of frontage and two signalized intersections, ensuring excellent accessibility.
- This will be the only prime entertainment and dining area within over 100 miles in all directions.

What's happening in Ridgecrest?

Ridgecrest is a vibrant city, home to the China Lakes Naval Weapons Station and boasting the highest concentration of Ph.D. holders in the US. The construction industry is booming, drawing hundreds of workers to the area. With 15 development projects currently underway and two more to commence this spring, the city is set to experience unprecedented growth. In 2020, 90 permits were issued for new single-family homes, while 160 residential units were permitted in 2021, representing the largest surge in new homebuilding in over a decade.



Historical Concept Art



Historical Concept Art



Historical Concept Art



The Oasis At China Lake Entertainment Complex

- 9 Screen Cinema
- 8-Lane Bowling Alley
- 2 full bars & nightclub venue
- Arcade & virtual reality parlor
- Casual restaurant themed after Casablanca's Rick's Cafe Americain
- State of the art humidity control system & UV sanitation



Available Now!
1,180 SF



China Lake Blvd.

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Now Leasing! In-Line Retail Storefronts

YOU'VE FOUND IT.

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Site Plan

Welcome.



▲ China Lakes Naval Weapons Station

Local Highlights

- The economic heart of Ridgecrest is the Naval Air Weapons Station (NAWS), China Lake. It represents the largest single land holdings of the Navy.
- The base is an irreplaceable asset to US defense research and development capability. As the geo-political picture rapidly changes, Ridgecrest will continue to receive increased funding for the foreseeable future.
- Nation's highest concentration of PhDs
- 5-yr. projected average household income of \$97,000.
- Building NAWS capabilities is a top national priority which makes Ridgecrest a high growth, high income opportunity.



Cirby Hall
Community
Center
Freedom Park
Police Dept.



Walmart

New 235,000 SF Supercenter

Colliers

Local Businesses

ARCO	Jo-Ann Fabric
AT&T	Liberty Tax Service
Albertsons	Little Caesars
Arby's	Marshalls
Ashley Furniture	McDonald's
AutoZone	T-Mobile
Bank of America	Napa Auto Parts
Baskin Robbins	O'Reilly Auto
Best Western	Papa John's
Big 5 Sporting	Pizza Hut
Big Lots	Quality Inn
Burger King	Rent-A-Center
Carl's Jr.	Rite Aid
Charleys	SUBWAY
Chevron	Sally Beauty
Clarion Hotel	Shell
CrossFit	SpringHill Suites by Marriott
CubeSmart	Starbucks
Del Taco	Stater Bros.
Denny's	Super 8
Dollar General	T-Mobile
Dollar Tree	Taco Bell
Domino's Pizza	The Home Depot
Econo Lodge	Toyota
Enterprise Rent-A-Car	Tractor Supply Co.
Famous Footwear	True Value
FedEx	Verizon Wireless
Ford Motor	Walgreens
Grocery Outlet	Walmart
H&R Block	Wienerschnitzel
Hampton Inn	Wingstop
Harbor Freight	
Jack in the Box	

OASIS
AT CHINA LAKE

Historical
Concept Art



features

- 9 Theatres with full food & beverage service to luxury recliners
- 8 Full-size bowling lanes
- 45 Game arcade and VR parlor
- 2 Full bars & nightclub venue
- 1 Casual, themed restaurant
Rick's Cafe Americain

Colliers



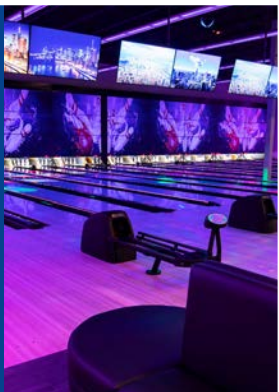
Designed by Architects a Track Record for Success

"TK Architects International is recognized nationally and internationally as a leader in cinemas with traditional and large format screens, VIP seating, bars/lounges, cafes/restaurants, entertainment centers, bowling and arcades, retail and other multi-use spaces."

Photography represents portfolio of similar work by TK Architects

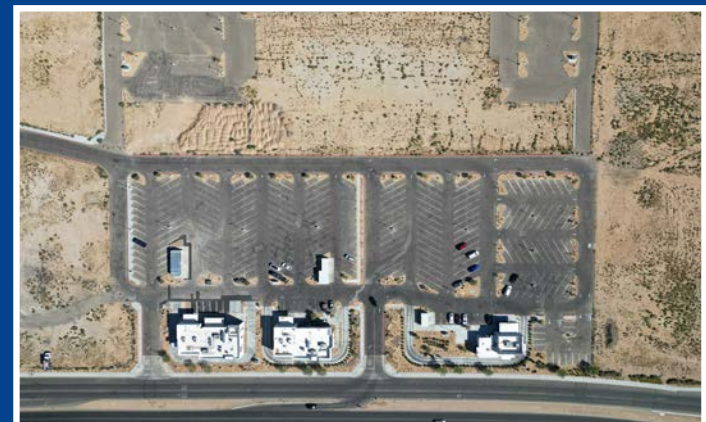
Covid-Safety and Enviromental Tech

The Oasis is designed with state-of-the-art air sanitation via UVC plasma-arc radiation in ducts to provide for the safety of guests, while humidity control systems ensure it remains Ridgcrest's premiere hang-out venue all year round.





Drone Photography at the Project Site





Local Retail Submarket

Market Summary

Retail vacancies in NE Outlying Kern County were roughly in line with the five-year average during the first quarter. Vacancies were essentially unchanged from this time last year, sitting above the overall market’s average. Meanwhile, rents have surged in the past 12 months, growing by 5.6% year over year. That is the strongest rate of annual rent growth observed over the past five years

Rents posted an astounding gain of 5.6% over the past 12 months,

bolstering a submarket that experienced average annualized rent growth of 3.6% over the past three years.

The submarket has enjoyed a slightly stronger run than the broader metro over a longer time frame. Retail rents in the NE Outlying Kern County Submarket have climbed by 26.9% cumulatively in the past decade, coming in a few percentage points above the corresponding 10-year increase in the Bakersfield metro.

NAICS by Industry



Industry	Current Jobs	Current Growth	10 Year Historical	5 Year Forecast
Manufacturing	13K	1.78%	-0.3%	1.2%
Trade, Transport and Utilities	55K	2.37%	2.12%	0.48%
Retail Trade	32K	1.94%	1.57%	0.56%
Financial Activities	7.4K	0%	-0.92%	0.31%
Government	66K	5.43%	1.18%	1.29%
Resources, Mining and Construction	24K	4.47%	-1.1%	0.74%
Education and Health Services	41K	-0.41%	3.12%	2.02%
Professional and Business Services	27K	7.15%	0.24%	1.42%
Information	1.7K	21.30%	-4.24%	2.59%
Leisure and Hospitality	27K	13.54%	2.33%	2.35%
Other Services	8.4K	11.14%	1.67%	1.16%
TOTAL EMPLOYMENT	270K	4.6%	1.23%	1.28%

Dec	Info	Info	Info	Info
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Consumer Retail Demand Outlook

794-864 S China Lake Blvd, Ridgcrest, California, 93555
15 minute drive time polygon

Prepared by Colliers
Latitude: 35.609388
Longitude: -117.6691280

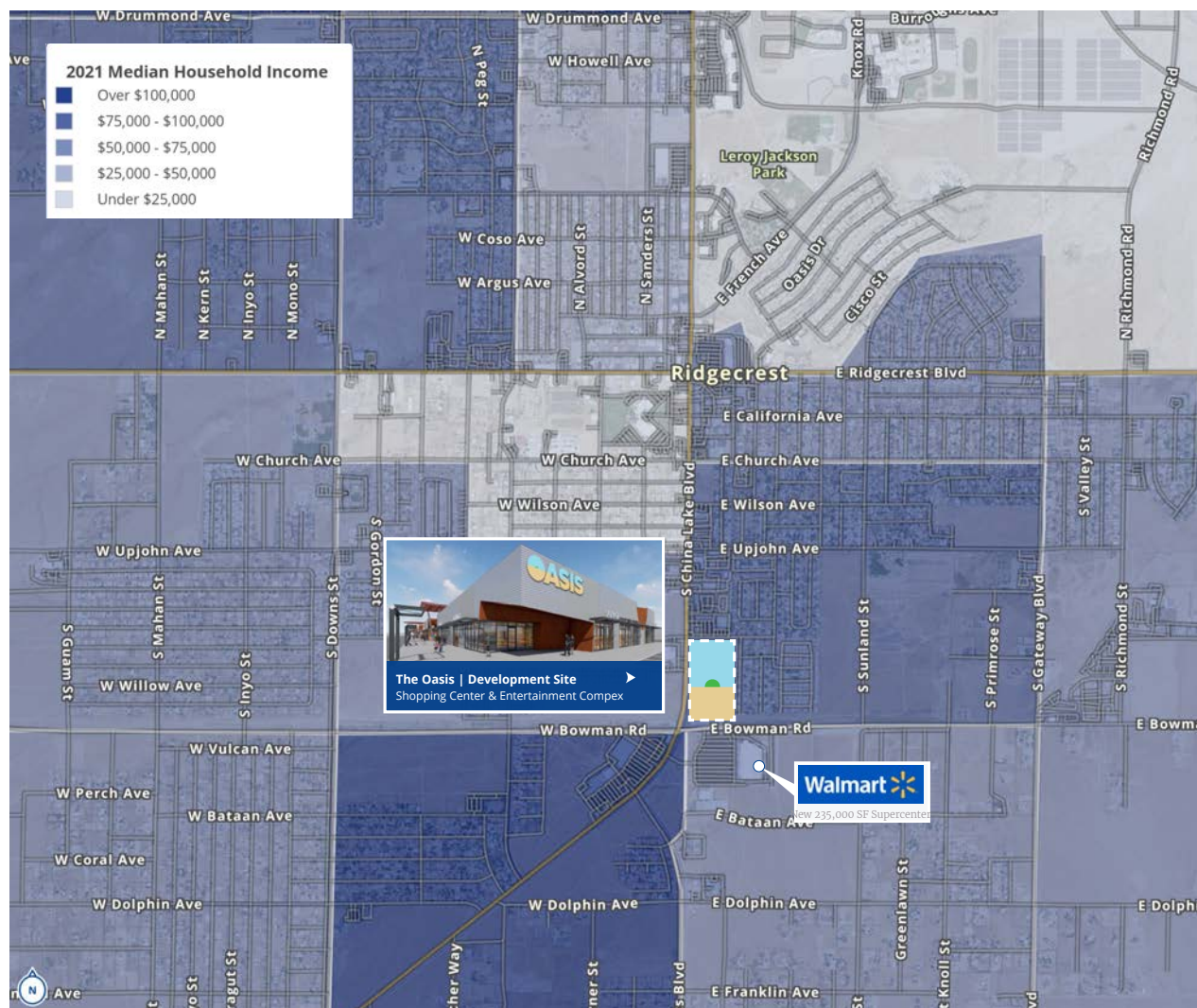
Top Tapestry Segments	Percent	Demographic Summary	2021	2026
Old and Newcomers (8F)	19.5	Population	32,344	32,646
Set to Impress (11D)	9.8	Households	12,793	12,883
Comfortable Empty Nesters (5A)	7.6	Families	8,442	8,474
Savvy Suburbanites (1D)	7.4	Median Age	38.2	39.3
Exurbanites (1E)	7.2	Median Household Income	\$63,113	\$73,993
		2021 Consumer Spending	2026 Forecasted Demand	Projected Spending Growth
Apparel and Services		\$24,770,773	\$28,704,159	\$3,933,386
Men's		\$4,743,869	\$5,497,336	\$753,467
Women's		\$8,709,630	\$10,094,855	\$1,385,225
Children's		\$3,576,413	\$4,144,290	\$567,877
Footwear		\$5,845,615	\$6,770,445	\$924,830
Watches & Jewelry		\$1,489,820	\$1,727,241	\$237,421
Apparel Products and Services (1)		\$607,182	\$703,821	\$96,639
Computer				
Computers and Hardware for Home Use		\$1,949,646	\$2,259,834	\$310,188
Portable Memory		\$51,564	\$59,734	\$8,170
Computer Software		\$112,100	\$129,754	\$17,654
Computer Accessories		\$220,219	\$255,155	\$34,936
Entertainment & Recreation		\$38,122,579	\$44,197,153	\$6,074,574
Fees and Admissions		\$8,500,065	\$9,861,339	\$1,361,274
Membership Fees for Clubs (2)		\$2,879,014	\$3,339,935	\$460,921
Fees for Participant Sports, excl. Trips		\$1,358,158	\$1,575,993	\$217,835
Tickets to Theatre/Operas/Concerts		\$930,488	\$1,079,061	\$148,573
Tickets to Movies		\$648,936	\$751,894	\$102,958
Tickets to Parks or Museums		\$392,177	\$454,722	\$62,545
Admission to Sporting Events, excl. Trips		\$742,528	\$862,158	\$119,630
Fees for Recreational Lessons		\$1,535,737	\$1,782,517	\$246,780
Dating Services		\$13,026	\$15,058	\$2,032
TV/Video/Audio		\$14,024,834	\$16,253,576	\$2,228,742
Cable and Satellite Television Services		\$9,633,117	\$11,166,137	\$1,533,020
Televisions		\$1,339,139	\$1,551,706	\$212,567
Satellite Dishes		\$18,949	\$21,952	\$3,003
VCRs, Video Cameras, and DVD Players		\$58,877	\$68,189	\$9,312
Miscellaneous Video Equipment		\$181,563	\$210,563	\$29,000
Video Cassettes and DVDs		\$94,119	\$108,948	\$14,829
Video Game Hardware/Accessories		\$345,178	\$399,283	\$54,105
Video Game Software		\$196,200	\$226,891	\$30,691
Rental/Streaming/Downloaded Video		\$854,299	\$989,116	\$134,817
Installation of Televisions		\$8,421	\$9,776	\$1,355
Audio (3)		\$1,260,005	\$1,460,531	\$200,526
Rental and Repair of TV/Radio/Sound Equipment		\$34,968	40,484	\$5,516
Pets		\$8,670,065	\$10,052,204	\$1,382,139
Toys/Games/Crafts/Hobbies (4)		\$1,385,460	\$1,604,682	\$219,222
Recreational Vehicles and Fees (5)		\$1,291,768	\$1,500,224	\$208,456
Sports/Recreation/Exercise Equipment (6)		\$2,150,559	\$2,492,329	\$341,770
Photo Equipment and Supplies (7)		\$538,451	\$623,812	\$85,361
Reading (8)		\$1,233,294	\$1,428,950	\$195,656
Catered Affairs (9)		\$330,846	383,225	\$52,379
Food		\$108,230,258	\$125,421,647	\$17,191,389
Food at Home		\$64,032,469	\$74,199,484	\$10,167,015
Bakery and Cereal Products		\$8,206,318	\$9,509,742	\$1,303,424
Meats, Poultry, Fish, and Eggs		\$13,784,210	\$15,973,182	\$2,188,972
Dairy Products		\$6,406,243	\$7,423,046	\$1,016,803
Fruits and Vegetables		\$12,346,864	\$14,307,548	\$1,960,684
Snacks and Other Food at Home (10)		\$23,288,834	\$26,985,965	\$3,697,131
Food Away from Home		\$44,197,789	\$51,222,164	\$7,024,375
Alcoholic Beverages		\$7,273,074	\$8,432,779	\$1,159,705

Source: Esri and Bureau of Labor Statistics





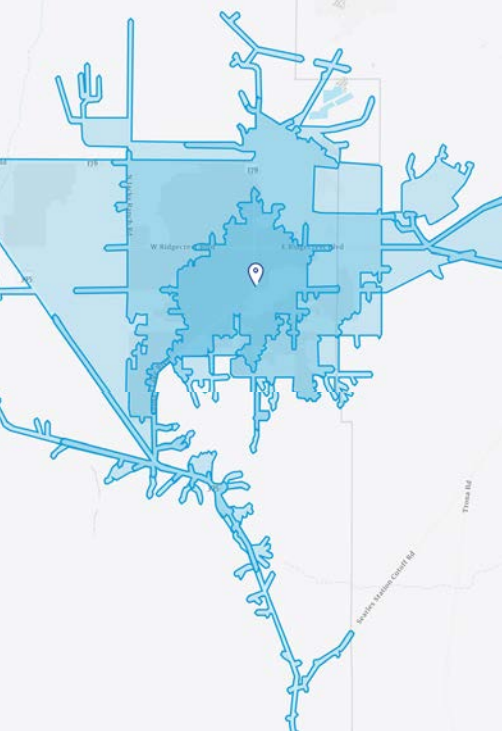
Local Spending Patterns



Data Analysis:

The Oasis at China Lake stands at the gateway to a more affluent demographic marketplace to the south, with annual household spending figures consistently higher than spending patterns to the more-overserved regions to the north.

According to the Buxton Leakage analysis, the Ridgecrest retail market has strong demand for clothing/soft goods, furniture, electronics, food/restaurants, and general merchandise stores. This is a great opportunity for The Oasis to capitalize on these high consumer demands that are being lost to nearby larger metro trade areas.



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Segmentation - Tapestry Area Profile

8101-8177 Rosedale Hwy, Bakersfield, California, 93312
15 minute drive time polygon

Prepared by Colliers
Latitude: 35.383044
Longitude: -119.0934540

Rank	Tapestry Segment	2021 Households		2021 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Old and Newcomers (8F)	19.5%	19.5%	2.3%	2.3%	849
2	Set to Impress (11D)	9.8%	29.3%	1.4%	3.7%	710
3	Comfortable Empty Nesters (5A)	7.6%	36.9%	2.4%	6.1%	310
4	Savvy Suburbanites (1D)	7.4%	44.3%	3.0%	9.1%	250
5	Exurbanites (1E)	7.2%	51.5%	1.9%	11.0%	370
Subtotal		51.5%		11.0%		
6	Home Improvement (4B)	6.2%	57.7%	1.7%	12.7%	364
7	Southern Satellites (10A)	6.0%	63.7%	3.2%	15.9%	191
8	Middleburg (4C)	5.8%	69.5%	2.9%	18.8%	197
9	Small Town Simplicity (12C)	5.4%	74.9%	1.8%	20.6%	294
10	Soccer Moms (4A)	5.4%	80.3%	3.0%	23.6%	181
Subtotal		28.8%		12.6%		
11	Traditional Living (12B)	4.7%	85.0%	1.9%	25.5%	245
12	Midlife Constants (5E)	4.2%	89.2%	2.5%	28.0%	170
13	Senior Escapes (9D)	3.5%	92.7%	0.9%	28.9%	383
14	Fresh Ambitions (13D)	3.1%	95.8%	0.6%	29.5%	496
15	The Great Outdoors (6C)	3.1%	98.9%	1.6%	31.1%	194
Subtotal		18.6%		7.5%		

The following Tapestry Segmentation Groupings make up over a third of the local community.
Click the associated photograph to learn more about the lifestyle group.



Old and Newcomers (8F)

Median Age: 39
Diversity Index: 52
Median Household Income: \$44,900
Average Household Size: 2.12

Savvy Suburbanites (1D)

Median Age: 45.1
Diversity Index: 36.2
Median Household Income: \$108,700
Average Household Size: 2.85

Set to Impress (11D)

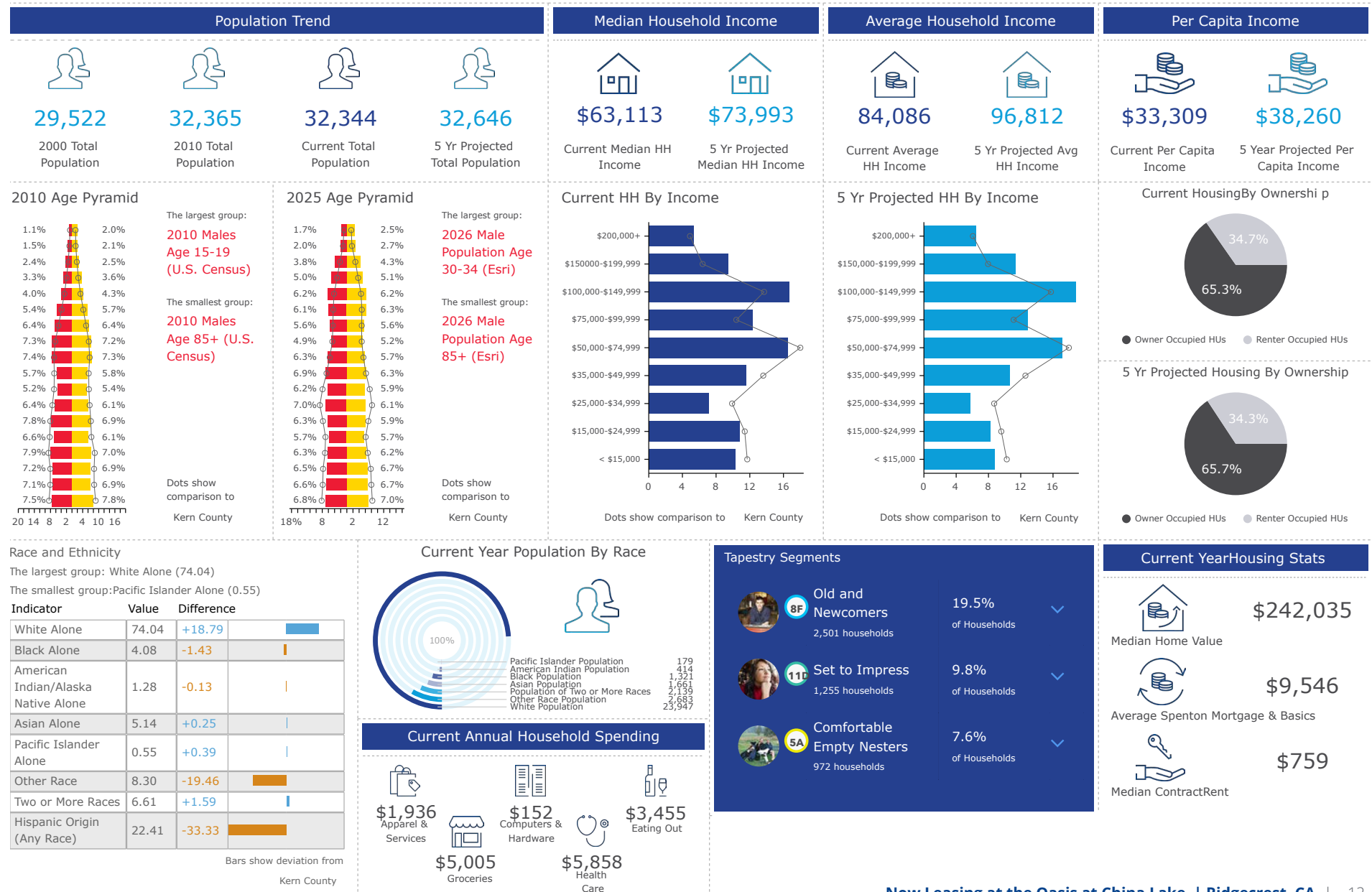
Median Age: 33.9
Diversity Index: 67
Median Household Income: \$32,800
Average Household Size: 2.12

Comfortable Empty Nesters (5A)

Median Age: 48.0
Diversity Index: 33
Median Household Income: \$75,000
Average Household Size: 2.52

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Local Demographics



	5 minutes	10 minutes	15 minutes
Current Year Summary			
Total Population	17,839	30,003	32,344
Total Households	6,955	11,910	12,793
Total Family Households	4,524	7,813	8,442
Average Household Size	2.56	2.51	2.52
Median Age	35.0	38.1	38.2
Population Age 25+	11,620	20,351	21,960
2010-2021 Population: Annual Growth Rate (CAGR)	-0.07%	0.02%	-0.01%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	0.20%	0.21%	0.19%
Households	0.15%	0.16%	0.14%
Families	0.09%	0.09%	0.08%
Median Household Income	2.85%	2.98%	3.23%
Current Year Population by Sex			
Male Population	8,930	15,007	16,212
% Male	50.1%	50.0%	50.1%
Female Population	8,908	14,995	16,132
% Female	49.9%	50.0%	49.9%
Current Year Race and Ethnicity			
Total	17,840	30,002	32,344
White Alone	71.3%	73.8%	74.0%
Black Alone	4.8%	4.2%	4.1%
American Indian Alone	1.3%	1.2%	1.3%
Asian Alone	4.9%	5.4%	5.1%
Pacific Islander Alone	0.6%	0.5%	0.6%
Some Other Race Alone	9.7%	8.4%	8.3%
Two or More Races	7.5%	6.5%	6.6%
Hispanic Origin	26.3%	22.6%	22.4%
Diversity Index	68.6	64.3	64.0
Current Year Educational Attainment			
Total	11,621	20,353	21,959
Less than 9th Grade	1.6%	2.4%	2.8%
9th - 12th Grade, No Diploma	6.5%	6.3%	6.3%
High School Graduate	20.9%	19.5%	20.2%
GED/Alternative Credential	3.6%	2.9%	2.9%
Some College, No Degree	26.6%	25.5%	25.1%
Associate Degree	13.9%	12.8%	12.5%
Bachelor's Degree	18.7%	21.1%	21.1%
Graduate/Professional Degree	8.2%	9.6%	9.2%
Current Year Income and Households Summary			
Median Household Income	\$57,314	\$64,184	\$63,113
Average Household Income	\$74,622	\$84,805	\$84,086
Per Capita Income	\$29,172	\$33,738	\$33,309
Current Year Summary Business Data			
Total Businesses	537	936	963
Total Daytime Population	17,799	41,848	43,964
Daytime Population: Workers	7,475	24,670	25,150
Daytime Population: Residents	10,324	17,178	18,814

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.





Now Leasing in Landmark, Experiential Retail Entertainment Center, Coming Soon to Ridgecrest, CA

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