

Prime Retail Parcel w/ Utilities off California City Blvd



Sale Price	\$49,000
------------	-----------------

OFFERING SUMMARY

Available SF:	10,676 SF
Lot Size:	0.25 Acres
Price / SF:	\$4.59
Zoning:	RM1: High Density Residential
Market:	Indian Wells Valley
Submarket:	Central Ridgecrest
Cross Streets:	Loop Blvd & California City Blvd
APN:	210-290-18

PROPERTY HIGHLIGHTS

- ± 0.25 AC of Shovel Ready Retail Development Land
- Square Parcel: $\pm 89'$ Wide By $\pm 130'$ Deep ($\pm 10,676$ SF)
- Water, Sewer, Power Panel, Asphalt, & Parking Lot Light In Place
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- High Identity Location | Expedient County Building Jurisdiction
- Surrounded By California City's Highest Trafficked Roads & Major Arterials
- Easy Access to Upgraded Redwood Blvd & Neuralia Rd
- Infill Location Surrounded By Established Businesses
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Close to Transit and Public Transportation | Next to Domino's Pizza
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- New Commercial Development Located at Hard Corner Signalized Intersection
- Anchor's, Shop's, Pad's (With Drive-Thru) Space Available
- Surrounded By Growth, Both Residential & Commercial

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above 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.

Prime Retail Parcel w/ Utilities off California City Blvd



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above 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.

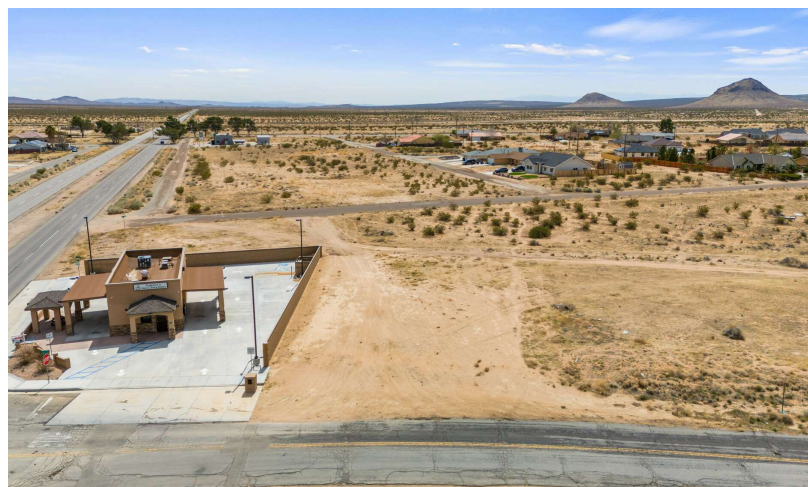
Prime Retail Parcel w/ Utilities off California City Blvd

PROPERTY DESCRIPTION

±10,676 SF (±0.25 AC) corner retail land in central California City, CA that is shovel-ready, benefitting from in-place utilities from the commercial building east of the parcel. Existing curb/gutter/sidewalk in place, 2 existing drive approaches (2/3rd of the north approach, 100% of the west), electricity to the power panel (and parking lot lights), gas, sewer, streets, and city water. Prime location boasting great visibility both from the main thoroughfare and from the nearby Central Park. The property is located directly off California City Blvd in the main retail area with a trade population of 14,054 within 2 miles and an Average Household Income of \$73,641 in the immediate area (2 miles). Site offers flexible zoning with a brand-new commercial retail building to the east, C1 commercial land across the street. Existing RM1 zoning that can easily be changed in-house by the City of desired, per the planning department. Existing avenues dispense traffic near the subject property. Excellent QSR, drive-thru, car wash, retail strip center, fast food, fuel station, hotel, grocery/market, shopping center, lodging, restaurant, vehicle sales, and more. Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

The property is located north of Redwood Blvd, east of Lehigh St, south of Loop Blvd and west of California City Blvd. With direct access to California City Blvd, it offers beautiful views as well as a secure and private location. 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.



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above 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.

Land For Sale | 10622 South Loop Boulevard California City, CA 93505



**CENTRAL CA
COMMERCIAL**

Prime Retail Parcel w/ Utilities off California City Blvd



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

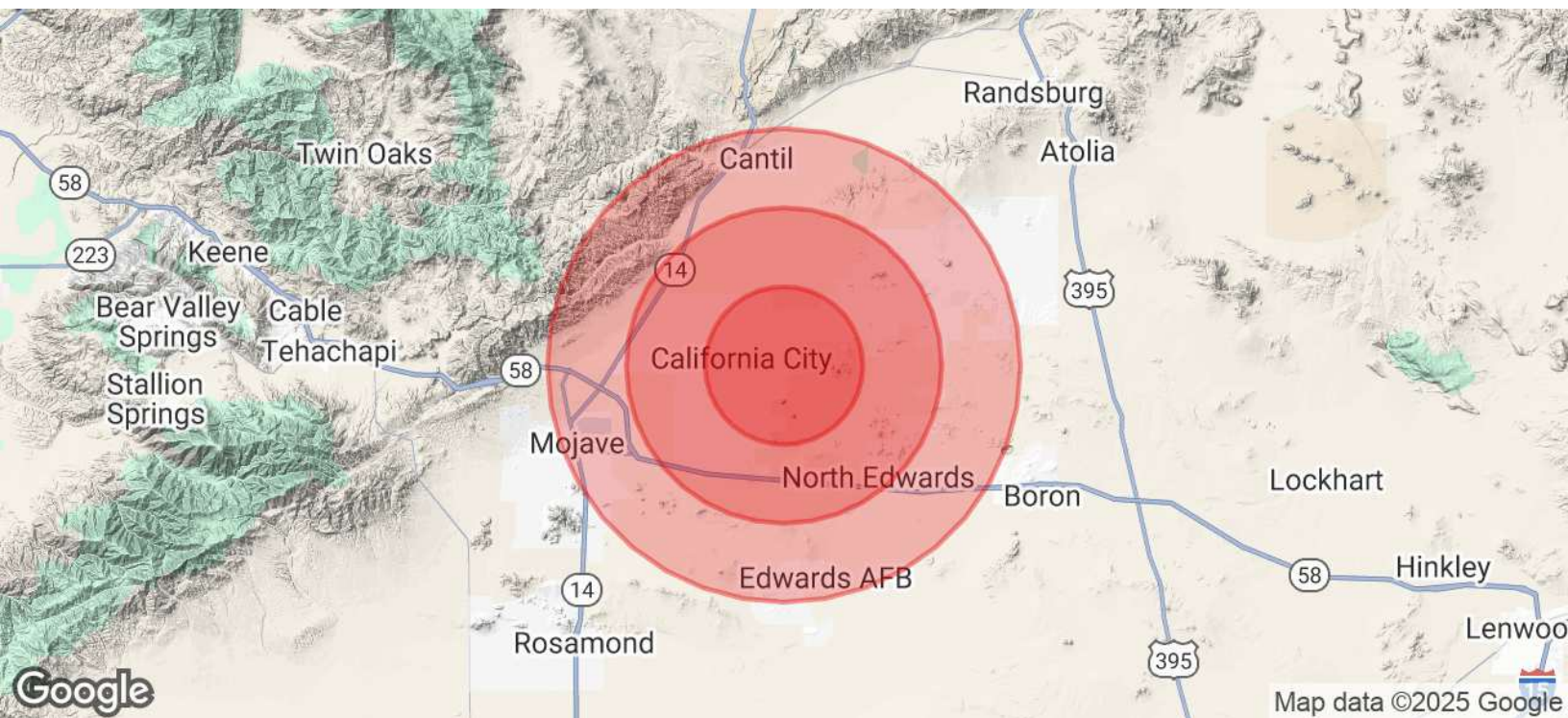
Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above 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.



Prime Retail Parcel w/ Utilities off California City Blvd



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,154	15,466	23,064
Average Age	37	38	36
Average Age (Male)	37	37	36
Average Age (Female)	38	40	38

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,719	5,077	7,613
# of Persons per HH	2.8	3	3
Average HH Income	\$77,199	\$72,530	\$73,571
Average House Value	\$256,996	\$245,862	\$226,831

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	36.7%	38.7%	38.0%

Jared Ennis
 CalDRE #01945284
 Executive Vice President
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 CalDRE #01516541
 Executive Managing Director
 kevin@centralcacommercial.com
 559.705.1000

Central CA Commercial
 Investments | Industrial | Office
 Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above 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.