

±0.24 Acres of Level Land in California City

Land For Sale | 8113 Jacaranda Ave California City, CA 93505



**CENTRAL CA
COMMERCIAL**



Sale Price	\$21,000
------------	-----------------

OFFERING SUMMARY

Available SF:	±10,435
Lot Size:	±0.24 Acres
Price / SF:	\$2.01
Zoning:	R1: Residential
Market:	California City
Submarket:	Central California City
APN:	203-021-26-00-8

PROPERTY HIGHLIGHTS

- ±0.24 Acres of Level Land | Secure Location
- 120' Wide By 85' Deep (10,435 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From Central Park
- Paved Road Frontage Access from North & West
- Quick Access from Great Cir Dr & Loop Blvd
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

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

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcommercial.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.

±0.24 Acres of Level Land in California City

Land For Sale | 8113 Jacaranda Ave California City, CA 93505



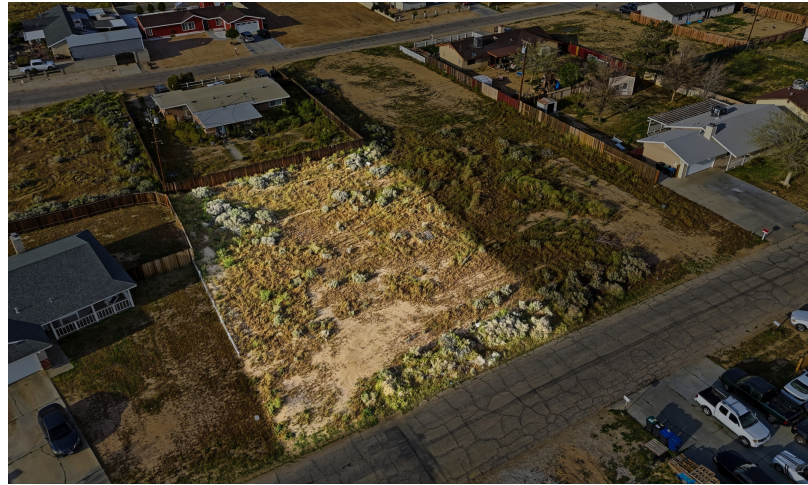
**CENTRAL CA
COMMERCIAL**

PROPERTY DESCRIPTION

Stunning 0.24 acre (10,435 SF) infill lot located in central California City near many existing businesses & developments. This property features paved road frontage from the north and west, the electric pole is on the south alleyway/corner of the property, existing fire hydrant in place in front of the property, peaceful walking path adjoining the neighboring parcel, & the water is at the street. Easy access from California City Blvd within 10 miles of Highway 14. Just minutes to Mojave, 28 miles to Tehachapi, 30 miles to Golden Hills, & 40 miles to Lancaster. Seller will carry loan at reasonable terms with only 10% down!

LOCATION DESCRIPTION

The property is located north of Jacaranda Ave, east of 82nd St, south of Ironwood Ave and west of 85th St. With perfect 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

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

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

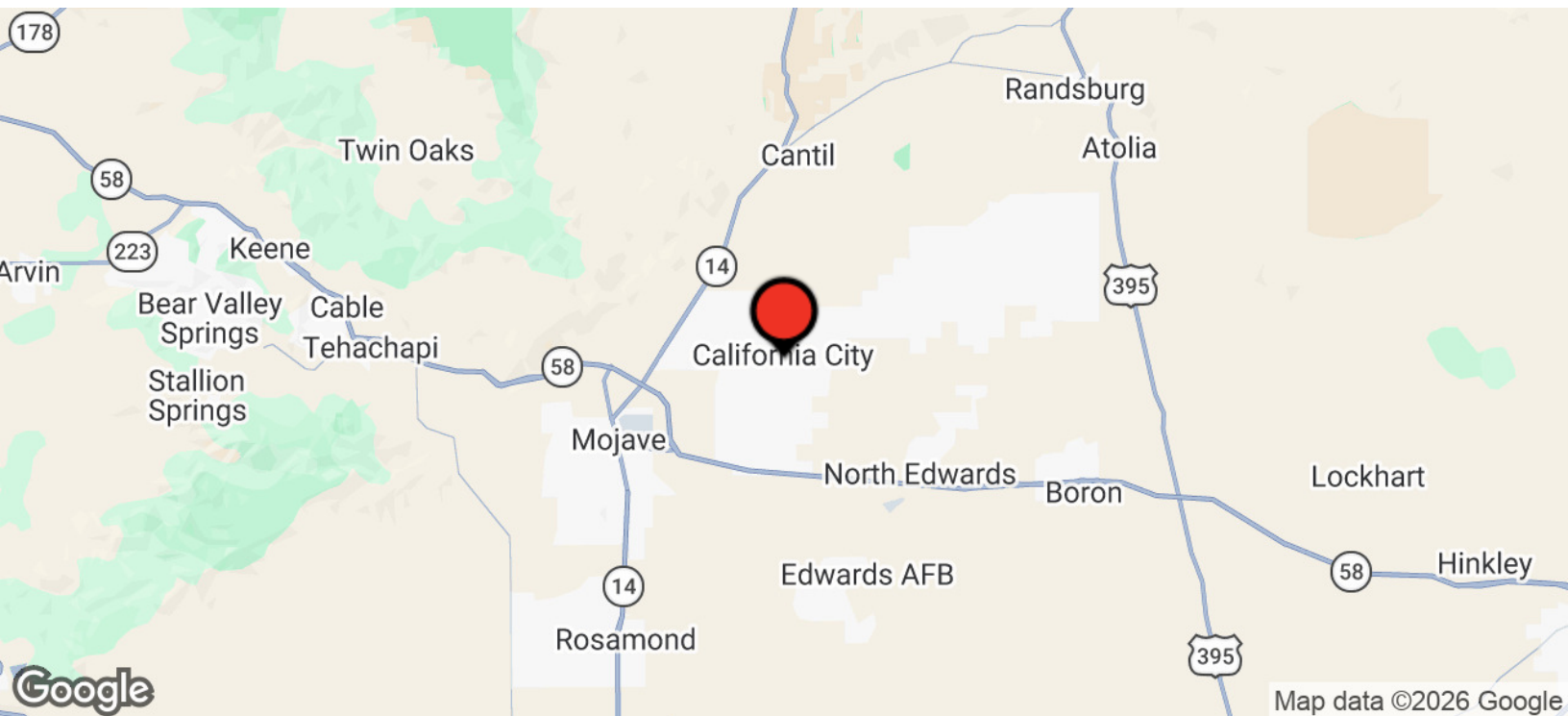
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

±0.24 Acres of Level Land in California City

Land For Sale | 8113 Jacaranda Ave California City, CA 93505



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President

CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

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

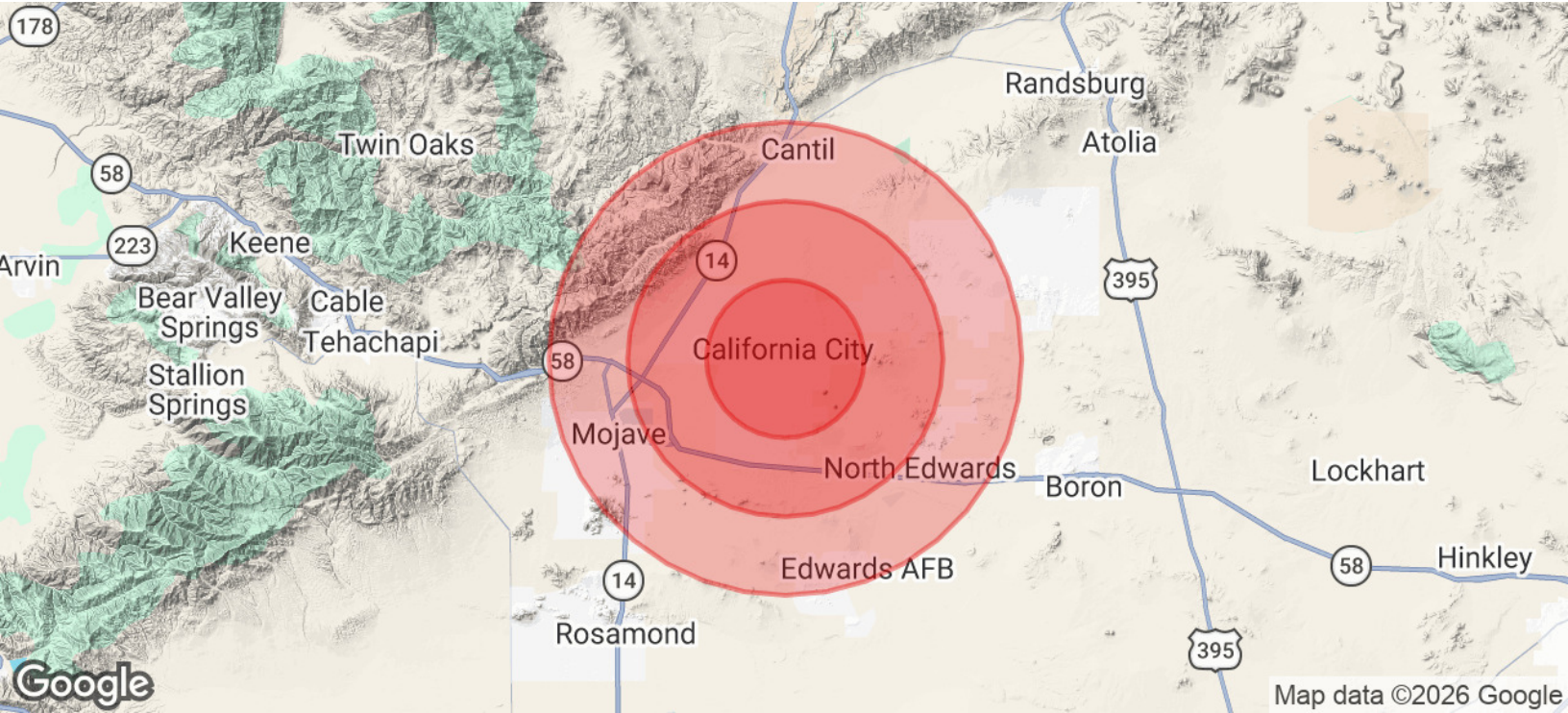
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

±0.24 Acres of Level Land in California City

Land For Sale | 8113 Jacaranda Ave California City, CA 93505



**CENTRAL CA
COMMERCIAL**



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,368	14,744	22,549
Average Age	34.5	34.6	33.4
Average Age (Male)	35.1	34.9	33.3
Average Age (Female)	33.9	35.5	35.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,363	5,143	7,757
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$70,813	\$70,377	\$71,872
Average House Value	\$248,030	\$238,162	\$220,767

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	37.8%	36.7%	36.8%

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

Kevin Land
Executive Managing Director
CalDRE #01516541
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.