

Golden City Plaza

A Sunrise Global TV LLC Development



GOLDEN CITY PLAZA | Rosamond, CA

STARTING AT **\$16/SF for Sale**
\$2.00/SF for Lease (NNN)

LOCATION: SWC W. ROSAMOND BLVD. & 30TH ST W
PARCEL SIZE: 20,957 SF to 65,997 SF
SPACE SIZE: 1,260 SF to 15,459 SF
APN: 472-100-15
ZONING: General Commercial (Precise Development Plan Required)



DEVELOPMENT | RESIDENTIAL | COMMERCIAL | INVESTMENTS

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- *7 Parcels Available*
 - *Build To Suit*
 - *For Sale/For Lease*
 - *Ground Lease*

INVESTMENT HIGHLIGHTS

- **Ideally Located Along Rosamond Blvd, The communities's main thoroughfares with 24,000 cars per day**
- **Strong Nearby Tenant Synergy:** Nearby national credit tenants include Albertsons, AutoZone, Dollar General, Jack in The Box, McDonald's, Pizza Hut, Rite Aid, Subway, and Taco Bell, Grocery Outlet, 7-Eleven, and O'Reilly Auto Parts
- **Excellent Freeway Accessibility and Visibility:** the property is close to the 14 freeway on/off ramps, benefiting from 30,000 cars per day
- **Rosamond Serves Nearby Edwards Air Force Base:** Rosamond is the closest city to Edwards Air Force Base, the 2nd largest base in the Air Force spanning across 481 square miles with more than 10,000 military, federal civilian, and contract personnel
 - 37% future job growth predicted in East Kern County over the next 10 years
 - \$60 Billion government contract awarded to Northrop Grumman's Palmdale operations (2015)
 - Major area employers include the world's largest private aerospace companies including Boeing, Lockheed Martin, and Northrop Grumman
 - Lockheed Martin is the largest defense contractor in the Antelope Valley with over 3,700 employees
 - Northrop Grumman, California's largest employer, has a local workforce of 2,100 employees
- **Many Renewable Energy Companies Bring In More Jobs and Tax Revenue in the Rosamond Area**
- **Rosamond Is One Of The Best Locations For Solar & Wind Farms.** Which will be highly beneficial from the New Clear Energy Bill.

PROPERTY HIGHLIGHTS



- Busy Intersection With 24,000 Average Daily Traffic Count (Rosamond Blvd & 30 th St W)
- Highly Visible & Busy Signalized Corner Across The Street From Rosamond High School and Easy Access to Highway 14.
- 15 Minutes Driving Distance from the Metro Area of Lancaster with a population of 513,000.
- Located In the **rapidly growing community of Rosamond** With Two New Home Development Communities and New Apartment Projects
- Located At An Important And Strategic Traffic Controlled Intersection Within The Growing Rosamond Community
- Ideal for Grocery Market, Drive Through Fast Food, Full-Service Restaurants, Drink and Dessert Place, Car Wash, and Retail Uses • Limited Retail Services In The Immediate Area.
- Area Amenities Include: Privately Owned Rosamond Sky Park, Edwards Air force Base with 741 Home On-Site and approx. \$100K. Annual Salary, William J Fox Airport, and Willow Springs Raceway
- Located In The Hub of 'Aerospace Valley Which Includes Mojave Air & Space Port Complex Which Is Home To Over 60 Companies That Include The Spaceship Company, Virgin Galactic, ABL Space Systems, National Test Pilot School, Flight Test Aerospace, & Proposed Mojave Dry Port and Many More





SITE DETAILS

- One of the available parcels is a **36,707 SF** for a nationally branded, or independent C-store and gas business with **5 fuel pumps (10 dispensers)** capacity.
- The Golden City Plaza features a **15,459 SF major anchor space** and a **9,860 SF junior anchor space** in desirable, and very prominent locations.
- Convenient and flexible in-line tenant spaces with great store front presence and parking ranging from **1,260 SF to 15,459 SF** available.
- Ample and convenient parking spaces are provided throughout the commercial development and exceeding required parking space requirements.
- The Golden City Plaza Plan will feature very attractive and compelling building elevation designs, appealing landscape and site amenities.
- Deal Structure Include: Build to Suit, Ground Lease, For Lease and For Sale.





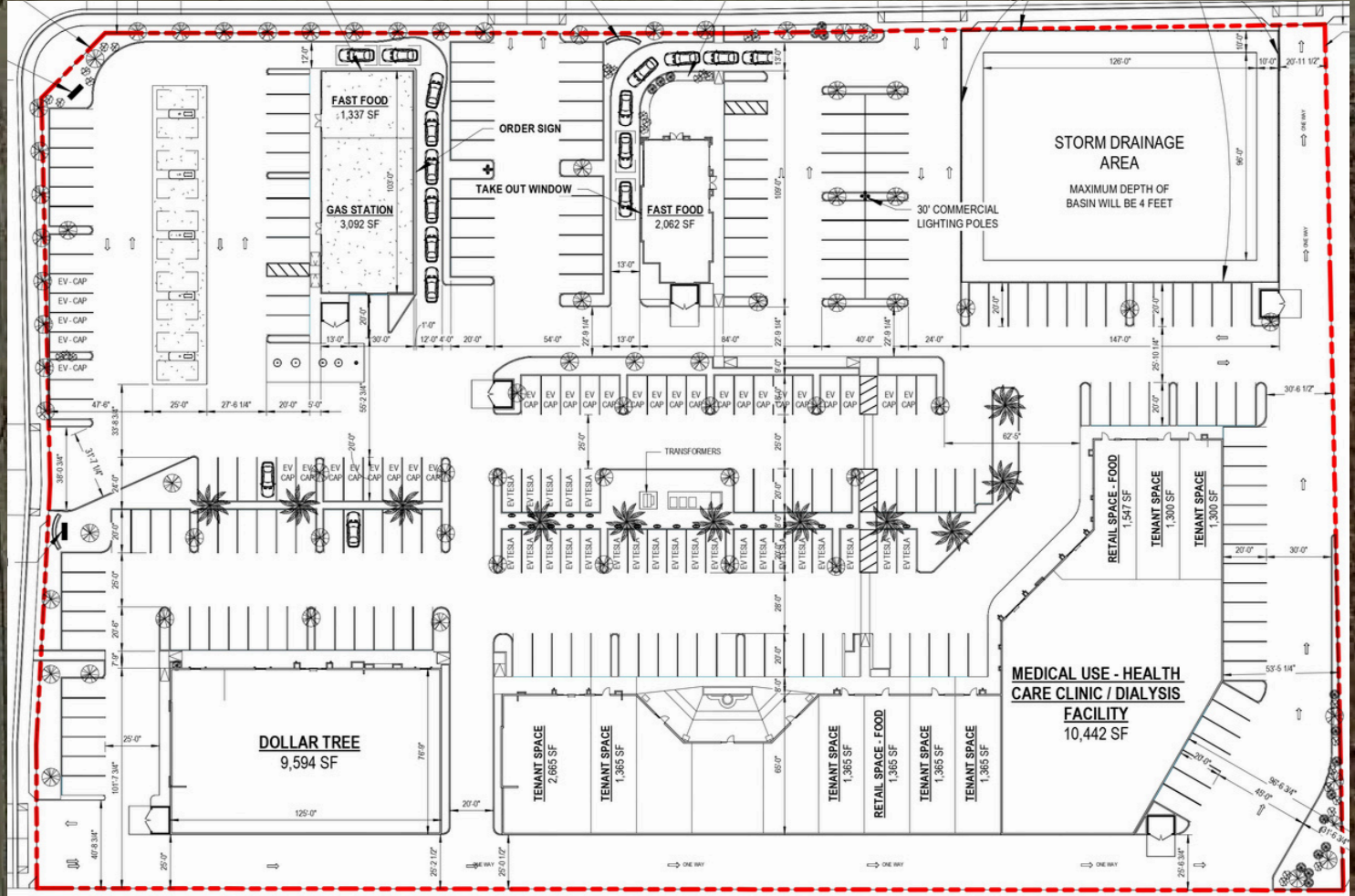
ROSAMOND HIGH SCHOOL



ROSAMOND BOULEVARD



30TH STREET WEST



Complete & Established Single Family Residential Tract Homes in \$400-\$500k Price Range



AVAILABILITY SUMMARY

- 7 Separate Parcels (Build to Suit, For Sale, For Lease, and Ground Lease) In Process Through County of Kern.
- 2 Standalone Pads With Drive-Thru Amenities Fronting Rosamond Boulevard and 30th Street West. Perfect for Fast Food Restaurants or Banks.
- In-line Tenant Spaces & End-cap spaces from 1,260 SF - 15,459 SF \$2.00 - \$3.00 (PSF / NNN)
- Gas Retail Sales / C-Stores with 5 Fuel Pumps (10 Dispensers) & a Fast Food Drive-Thru Component.

Renders





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