

Prime Commercial Parcel Near Edwards AFB w/ Nearby Utilities



OFFERING SUMMARY

Sale Price:	\$49,000
Price Per SF:	\$10.14
Lot Size (SF):	51,401 SF
Lot Size (AC):	±0.306 AC
Zoning:	Commercial (C)
Market:	Indian Wells Valley
Submarket:	Ridgecrest Blvd Retail
Cross Streets:	Sunland St & Ridgecrest Blvd
Traffic Count:	19,310
APN:	080-152-02-00-8 & -01-00-5
Seller Carry:	Yes - Available

PROPERTY HIGHLIGHTS

- ±1.18 AC of Shovel Ready Retail Development Land
- Rectangular Parcel: ±150' Wide By ±285' Deep (±51,401 SF)
- Nearby Utilities of Electricity, Gas, & Water, Sewer
- High Exposure Location | Expedient County Building Jurisdiction
- Surrounded By Edwards's Highest Trafficked Road & Major Arterial
- Easy Access to Upgraded CA-58 & Claymine Rd
- Ideal 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
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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

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



Prime Commercial Parcel Near Edwards AFB w/ Nearby Utilities

PROPERTY DESCRIPTION

±51,401 SF (±1.18 AC) commercial development land off the intersection of CA-58 and CA-395 nearby the Sunshine Market shopping center. This site is very unique in that it benefits from a substantial amount of exposure from the freeway from both the eastbound and westbound sides of SR-58. Access via Claymine Rd, utilities are present with gas, electricity, and water in the front of the property line with a power pole at the southern property line. Site is located directly north of Edwards Air Force Base with blue chip tenants "The Space Ship Company" and "Strata Launch". Traffic Counts on SR-14 of ±16,930 vpd Eastbound and ±16,809 vpd Westbound. The property is located directly off CA-178 (E Ridgecrest Blvd) in the main retail area with a trade population of 20,805 and an Average Household Income of \$79,904 in the immediate area (2 miles). The zoning is flexible and allows for a variety of commercial uses. Existing avenues dispense traffic near the subject property. Excellent multifamily development, retail strip center, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, vehicle sales, and more. Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

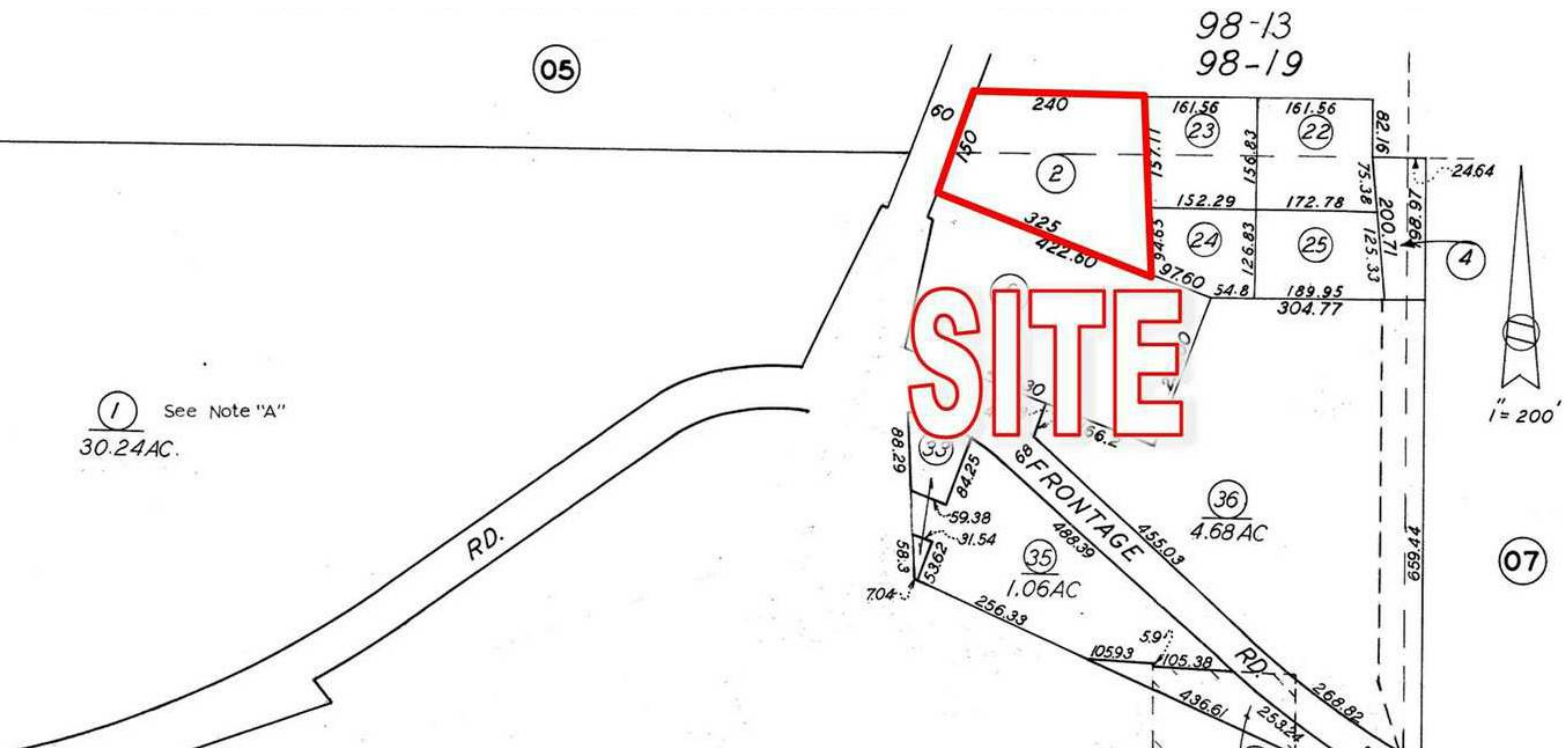
Located adjacent to the newly remodeled Sunset Apartments on the main arterial/entrance to North Edwards, CA. Parcel is just north of CA-58, east of Rosamond Blvd, south of Lorraine Ave and west of Twenty Mule Team Rd. The site is located just 2 miles from the Edwards AFB entrance, and is in close proximity to many established housing tracts & commercial businesses. North Edwards is located in Indian Wells Valley in northeastern Kern County, CA. It is 90 miles north of the city of Los Angeles, and the population was 20,805 at the 2022 census. North Edwards is surrounded by 4 mountain ranges; Sierra Nevada, Cosos, Argus Range, and El Paso Mountains, just 35 miles to the Lancaster/Palmdale area, 79 miles to Bakersfield, & 83 miles to Pasadena/San Bernardino.



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

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

Prime Commercial Parcel Near Edwards AFB w/ Nearby Utilities

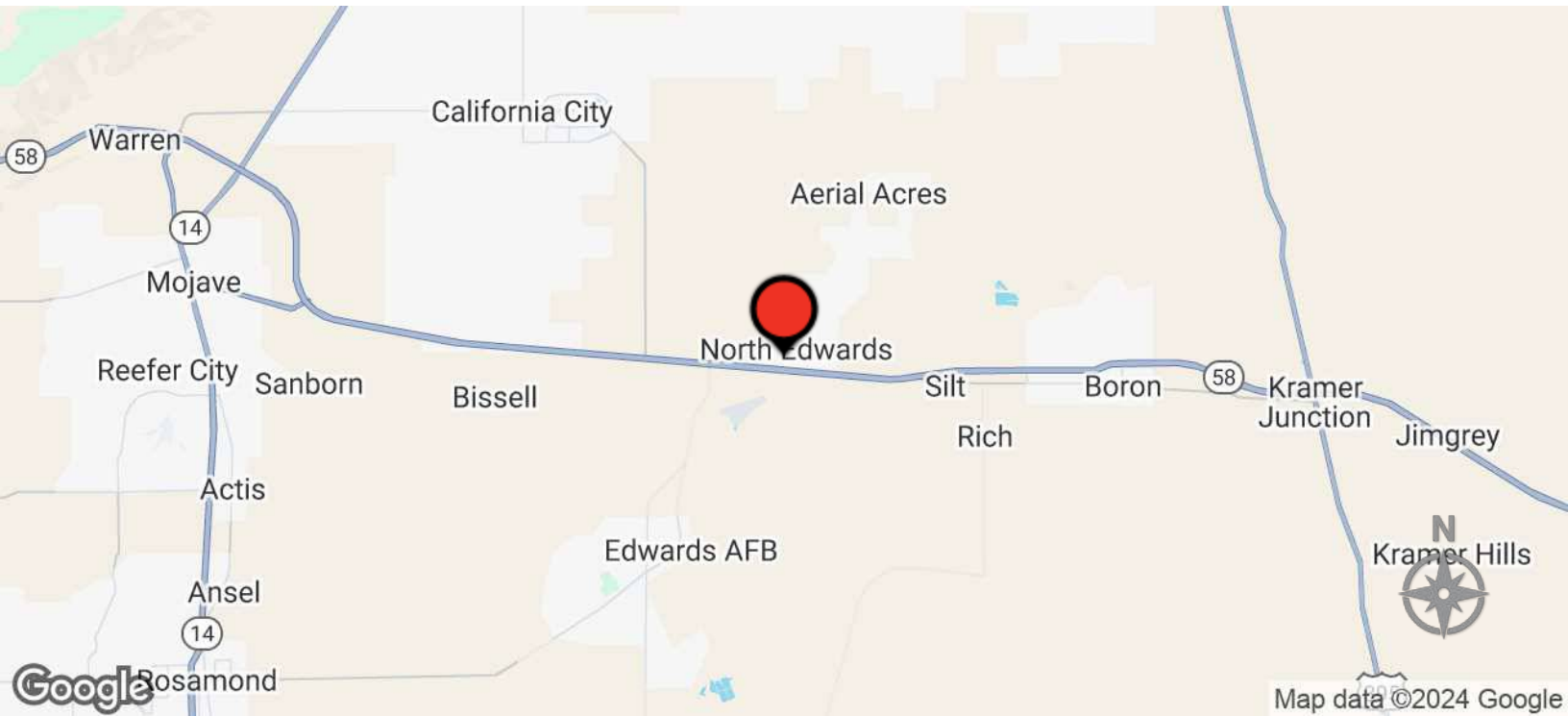


Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

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 Commercial Parcel Near Edwards AFB w/ Nearby Utilities

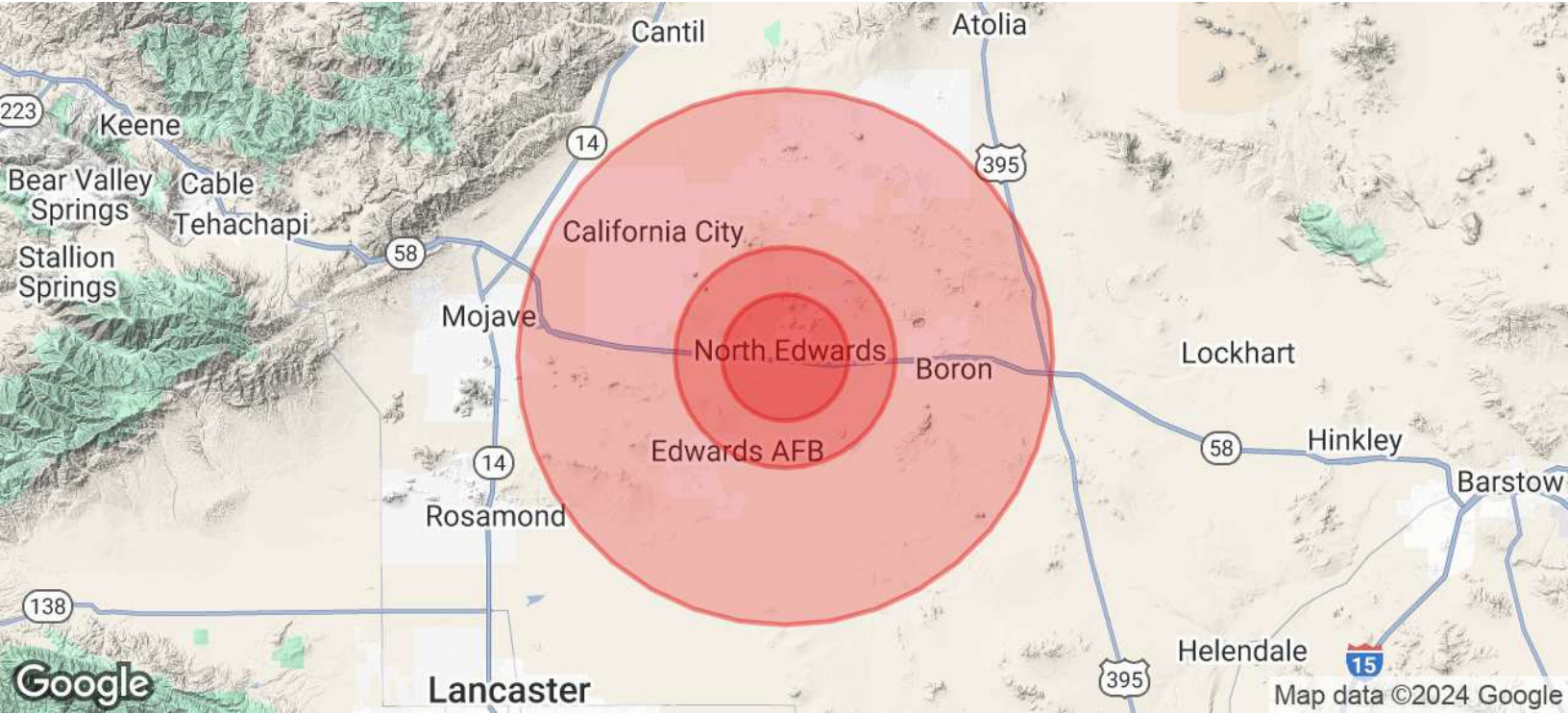


Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

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 Commercial Parcel Near Edwards AFB w/ Nearby Utilities



POPULATION	4 MILES	7 MILES	17 MILES
Total Population	985	1,346	21,146
Average Age	43	40	37
Average Age (Male)	42	40	36
Average Age (Female)	44	41	38

HOUSEHOLDS & INCOME	4 MILES	7 MILES	17 MILES
Total Households	433	556	7,051
# of Persons per HH	2.3	2.4	3
Average HH Income	\$67,001	\$71,779	\$75,875
Average House Value	\$136,893	\$166,580	\$235,932

Demographics data derived from AlphaMap

Jared Ennis
 CalDRE #01945284
 Executive Vice President
 jared@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 Commercial Parcel Near Edwards AFB w/ Nearby Utilities



ABOUT RIDGECREST, CA (KERN COUNTY)

Access 35,000 customers in within a 20 minute drive time plus more from the Eastern Sierras and Searles Valley. With an average household income of \$74,000 and affordable cost of living, residents of Ridgecrest are ready to support your business.

The City of Ridgecrest is located at the base of the the Sierra Nevada Mountains in the Mojave Desert and it is just 150 miles North of Los Angeles. The China Lake Naval Weapons Station is located just along the Northern boarder of city limits and serves as home to an ever-expanding workforce supporting the Navy.

Surrounded on all sides by majestic mountains and located in the high desert, Ridgecrest boasts lots of sunshine and wind, making it one of the country's natural energy centers. With mountains for climbing, deserts for hiking and plenty of outdoor vehicle trails, Ridgecrest is more than simply a great place to live; it is a sporting paradise! The city's top-rated schools, clean air and quality of life make Ridgecrest an ideal location for families and the companies they work for.

LOCATION DETAILS

Market	Indian Wells Valley
Sub Market	Edwards AFB Retail
County	Kern
Cross Streets	CA-58 & Claymine Rd
Street Parking	Yes East Side of Street
Position	High Exposure Location
Road Type	Paved
Market Type	Medium
Nearest Highway	CA-58
Nearest Airport	California City Airport

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@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.