



FOR SALE

SINGLE TENANT LEASED INVESTMENT

PRICE REDUCTION



2340 BARSTOW ROAD

MOJAVE, CA 93501



PROPERTY HIGHLIGHTS

- Kern County government tenant
- Provides essential community services
- Easy access to Hwy 14 & Hwy 58
- Minutes from Mojave Air & Space Port & Edwards AFB
- Close to Union Pacific Rail
- Near restaurants, hotels, and retail
- High car and truck traffic through Mojave
- Strong future growth expected in the area
- Secured gated access at rear
- Large lot with ample parking

EXECUTIVE SUMMARY

COUNTY OF KERN
(DEPARTMENT OF
HUMAN SERVICES)
TENANT

APRIL 18TH, 2032
(±6 YEARS LEFT)
LEASE EXPIRATION

\$261,431
ANNUAL GROSS
BASE RENT

\$181,359
NET OPERATING
INCOME

2.57%
ANNUAL BASE
RENT INCREASES
(AVG)

8.2%
CAP RATE

~~**\$2,395,000**~~
\$2,200,000
ASKING PRICE



PROPERTY DESCRIPTION

Building Address : 2340 Barstow Rd, Mojave, CA 93501

Parcel Number : 236-273-14-00-0

Land Area : ±56,628 SF / 1.30 Acres

Zoning : C-2 Commercial

Parking : Ratio of 4.00/1,000 SF



17,433
BUILDING SIZE



C-2
ZONING



1969
YEAR BUILT



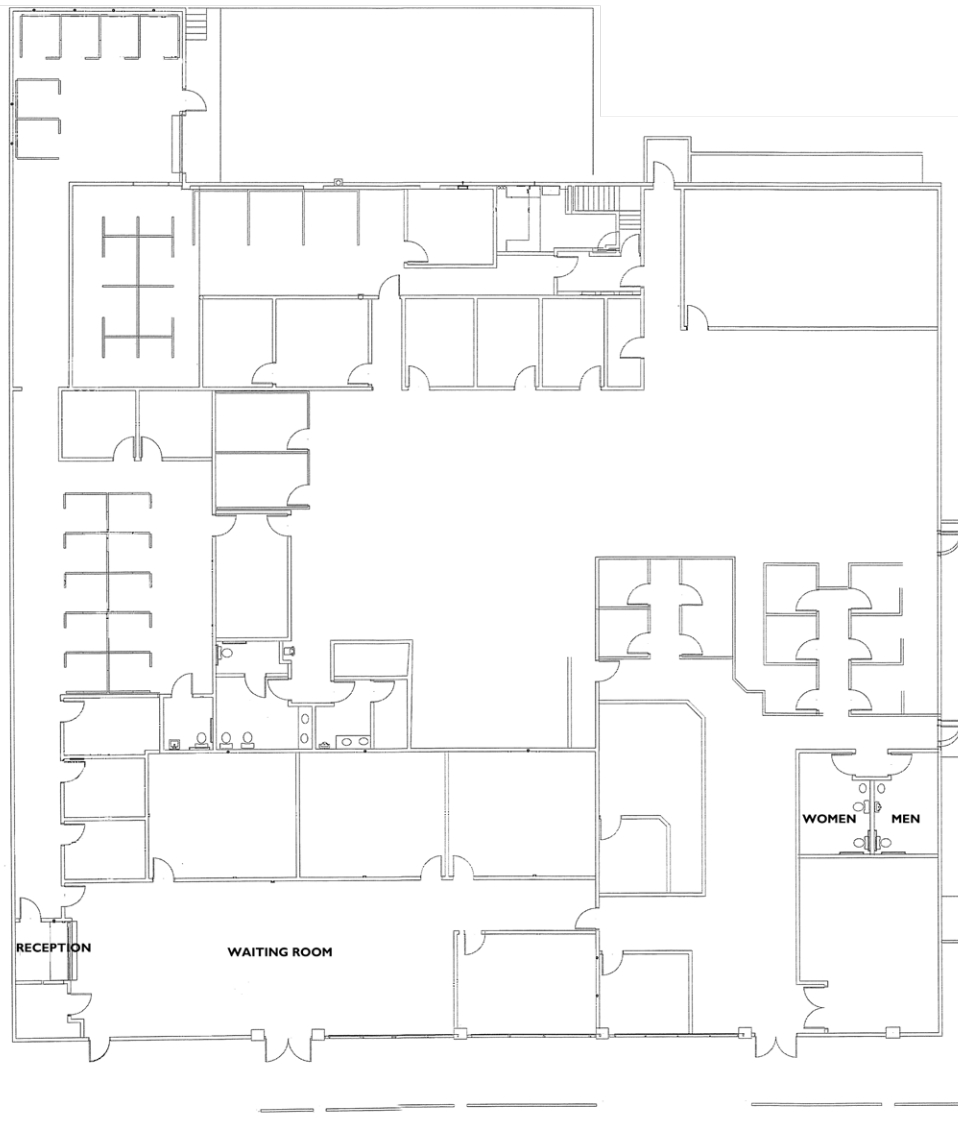
2022
REMODELED



1
STORIES

FLOOR PLAN

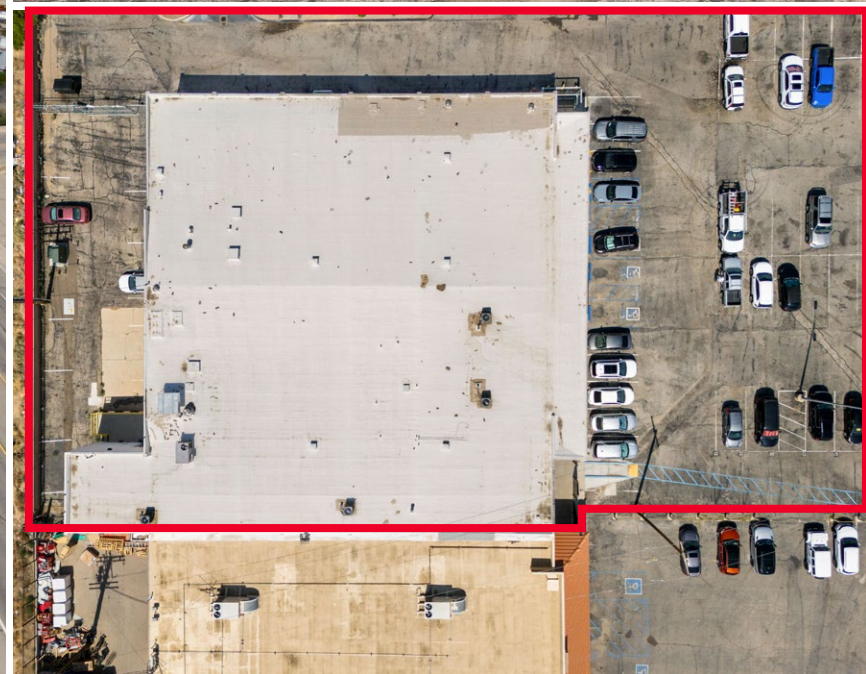
2340 BARSTOW RD, MOJAVE, CA 93501



NOTE: PLANS NOT DRAWN TO SCALE



PROPERTY PHOTOS









Do it
Best
KARL'S
HARDWARE

Jack
In the box

FASTRIP

24 HR

2340 BARSTOW RD, MOJAVE, CA 93501

PROFORMA VALUATION

OPERATING EXPENSES

Property Tax (Adjusted for Sale)	\$22,452
Property Insurance	\$16,812
Alarm Service	\$378
Building Repairs	\$4,150
Electrical & Mechanical Repairs	\$3,785
Pest Control	\$918
Repairs & Maintenance (Other)	\$2,941
Janitorial	\$28,367
Total Expenses	\$80,073

Annual Gross Revenue	\$261,432
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Less Estimated OpEx	(\$80,073)
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Estimated NOI	\$181,359
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Asking Price	\$2,200,000
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Adjusted NOI	8.2%
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MOJAVE AIR & SPACE PORT

- First Commercial Spaceport in the U.S. – Mojave was the first facility licensed by the FAA for horizontal space launches (2004).
- Home of SpaceShipOne – Birthplace of the first private spacecraft to reach space and win the \$10M Ansari X Prize.
- Over 3,000 Acres of Innovation – Massive campus with three active runways, including one over 12,500 feet long.
- Aerospace Powerhouse – Hosts 60+ aerospace companies like Virgin Galactic, Stratolaunch, and Scaled Composites.
- Largest Aircraft in the World – Mojave is home to Stratolaunch, which has the widest wingspan of any aircraft ever built.
- High-Altitude Test Zone – Its unrestricted airspace and dry desert climate make it ideal for aircraft and rocket testing.
- National Test Pilot School – One of the world's leading test pilot training facilities is based here.
- Business Hub with Global Impact – Innovations from this site have literally left Earth and shaped the future of commercial spaceflight.



TENANT OVERVIEW



COUNTY OF KERN - DEPARTMENT OF HUMAN SERVICES

Kern County's economy is notably robust and diverse, anchored by two powerhouse industries. Agriculture regularly ranks in the top two most productive U.S. counties—with a 2022 ag output of approximately \$6.8 billion—from almonds, grapes, citrus, vegetables, and more. Meanwhile, Kern is California's leading oil-producing county, generating around 70–78% of the state's oil, with major fields like Midway-Sunset, Kern River, South Belridge, and others still highly productive. These core sectors help grow Kern County's to a strong 5.2% growth in 2023, pushing GDP up to about \$46.9 billion—outpacing California's 2% statewide growth. Total county GDP (all industries) was nearly \$60 billion in 2023 making Kern a heavyweight in regional output. Beyond ag and energy, the county has seen gains in mining, retail trade, finance, insurance, real estate, and aviation/military (Edwards AFB, China Lake, Mojave Spaceport), further diversifying income streams. In short, Kern County is economically strong—anchored by top-tier agricultural and energy production, boosted by rising GDP and diversification.



In the 2024–2025 fiscal year, Kern County allocated approximately \$989 million—about 26 percent of its total ~\$3.75 billion budget—to public assistance programs like CalWORKs, CalFresh, Medi-Cal, foster care, and related human services, which are administered via the Department of Human Services. This substantial investment is supplemented by significant federal and state funding, reinforcing DHS’s capacity to meet community needs. Looking ahead to the 2025–2026 preliminary budget, the county earmarked around \$1.6 billion for essential services—including behavioral health, recovery, and DHS programs—highlighting a major opportunity for DHS to influence these investments. In summary, DHS is financially robust within Kern County’s structure. With nearly a billion-dollar investment in direct public assistance and a potential rise to over \$1.6 billion in essential services, the department is well-equipped to support social and health programs across the region—underscoring its economic strength, operational scale, and critical role in local welfare and public support systems.





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