

**±0.15 Acres of Level Residential Land in Ridgecrest****Site: ±0.15 Acres**

Sale Price

\$21,500

**PROPERTY HIGHLIGHTS**

- ±0.15 Acres of Level Land | Secure Location
- 58' Wide By 113' Deep (±6,494 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From REALMS Charter School
- Paved Road Frontage Access In Clean Neighborhood
- Quick Access to Upjohn Ave & Downs St
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

**OFFERING SUMMARY**

Available SF:	6,494 SF
Lot Size:	0.15 Acres
Price / SF:	\$3.31
Zoning:	RL: Residential Low
Market:	Indian Wells Valley
Submarket:	Central Ridgecrest
Cross Streets:	Coronado Ave & Mahan St
APN:	081-343-13-00-9
Seller Carry:	Yes - Available

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**Central CA Commercial**  
Investments | Industrial | Office  
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**±0.15 Acres of Level Residential Land in Ridgecrest****PROPERTY DESCRIPTION**

Stunning ±0.15 AC (±6,494 SF) infill lot located in central Ridgecrest near many existing businesses & developments and is within a short walking distance to Kerr McGee Youth Sports Complex and Faller elementary school. Sandwiched between 2 new homes (2020 & 2021 construction), nearby developments display a pride of ownership on similar sized lots. This property features paved road frontage from the south, the electric pole is on the northern rear edge of the property, Sewer & Natural Gas is available, the water is available via Indian Wells Valley Water District, & there's a peaceful walking path within the neighborhood. Easy access from Bowman Ave within 1.5 miles of Highway 395. Just minutes to Ridgecrest Plaza Shopping Center and various retail amenities. Seller will carry loan at reasonable terms with only 10% down!

**LOCATION DESCRIPTION**

The property is located north of Bowman Rd, east of Guam St, south of Coronado Ave and west of Mahan St. The site is located just 5 miles from the NAWS China Lake entrance, and is in close proximity to many new and established housing tracts & commercial businesses. Ridgecrest is located in Indian Wells Valley in northeastern Kern County, CA. It is 100 miles north of the city of Los Angeles, and the population was 28,346 at the 2022 census. Ridgecrest is surrounded by 4 mountain ranges; Sierra Nevada, Cosos, Argus Range, and El Paso Mountains, just 82 miles to the Lancaster/Palmdale area, 110 miles to Bakersfield, & 120 miles to Pasadena/San Bernardino.

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34

TRACT 1600  
LOTS 277 TO 414

SCHOOL DIST. 10-2

(33)

8 MARIPOSA

AVE.

60

ST.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
299 60	298 53	297	296	295	294	293	292	291	290	289 53	288 50	287 53	286	285 34	284	283	282	281	280	279	278 53	277 60.95	
300 45	301 44	302 51	303	304	305 49	306	307 52	308	309 36	310 35	311	312 48	313 32	314 31	315 30	316 29	317 28	318 46	319 47	320 26	321 25	322 24	

60 WILLOW

AVE.

60

ST.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
345 60	344 53	343	342	341	340	339	338	337	336	335 58	334 50	333 53	332	331 34	330	329	328	327	326	325	324 53	323 60.56	
346 47	347 41	348 43	349 42	350 41	351 40	352 39	353 39	354 39	355 37	356 36	357 35	358 34	359 33	360 32	361 31	362 30	363 29	364 28	365 27	366 26	367 25	368 24	

60 CORONADO

AVE.

60

ST.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
391 60	390 53	389	388	387	386	385	384	383	382 53	381 50	380 53	379 53	378	377 32	376	375	374	373	372	371	370 53	369 60.16	
392 44	393 43	394 43	395 48	396 48	397	398 47	399 38	400 37	401 36	402 35	403 34	404 33	405 32	406 31	407 30	408 29	409 28	410 27	411 26	412 25	413 24	414 24	

R. W. BOWMAN

BK.508

RD.

ASSESSORS MAP NO.

COUNTY - CITY

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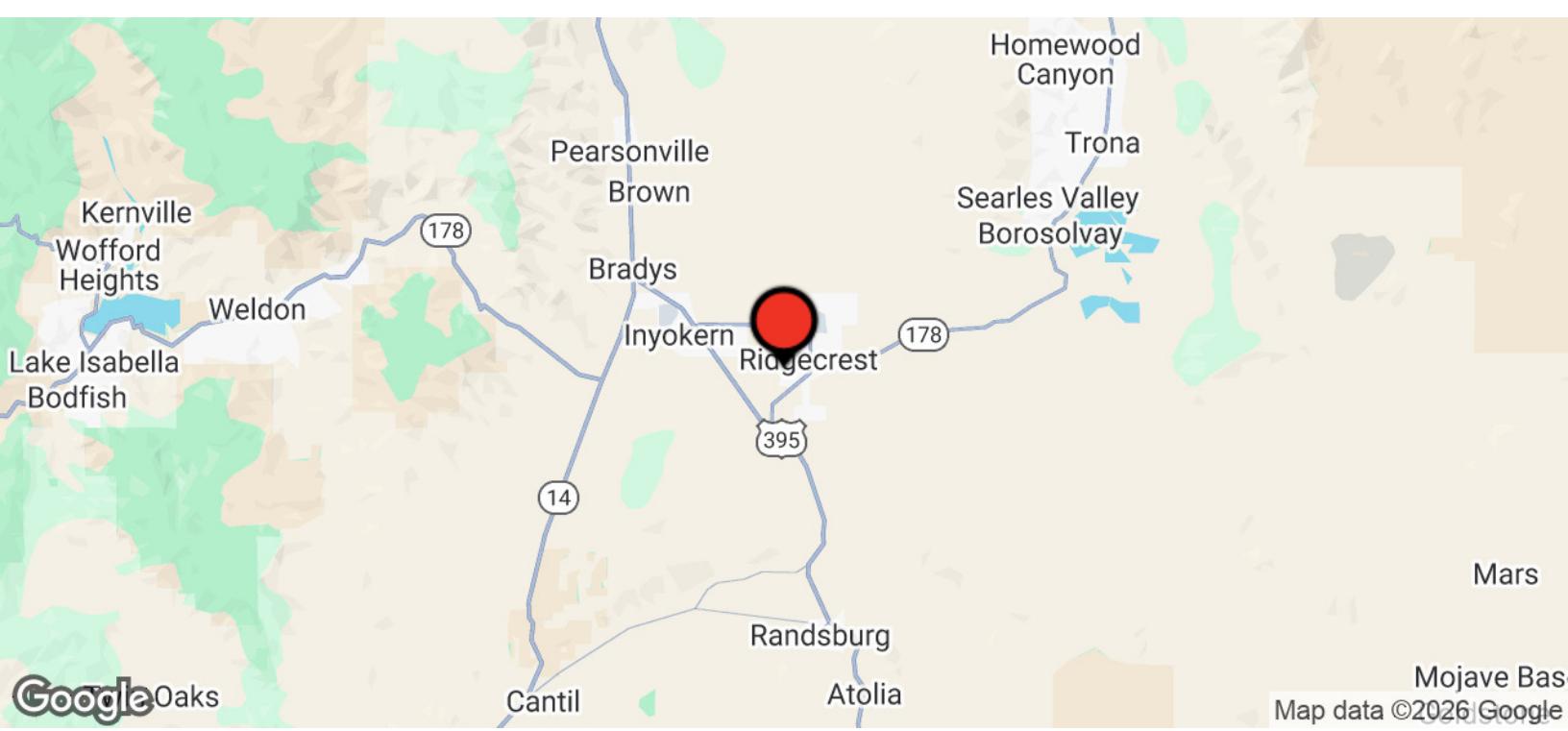
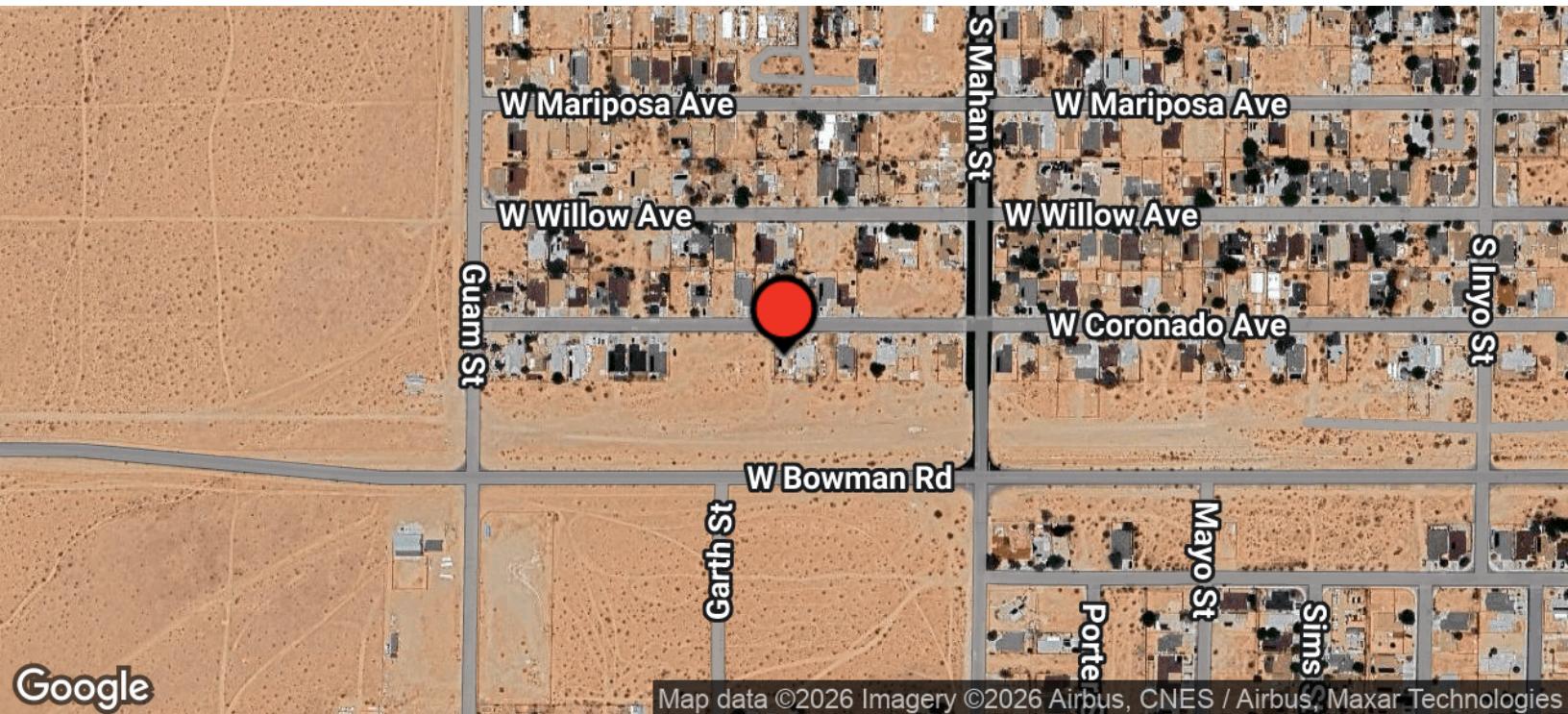
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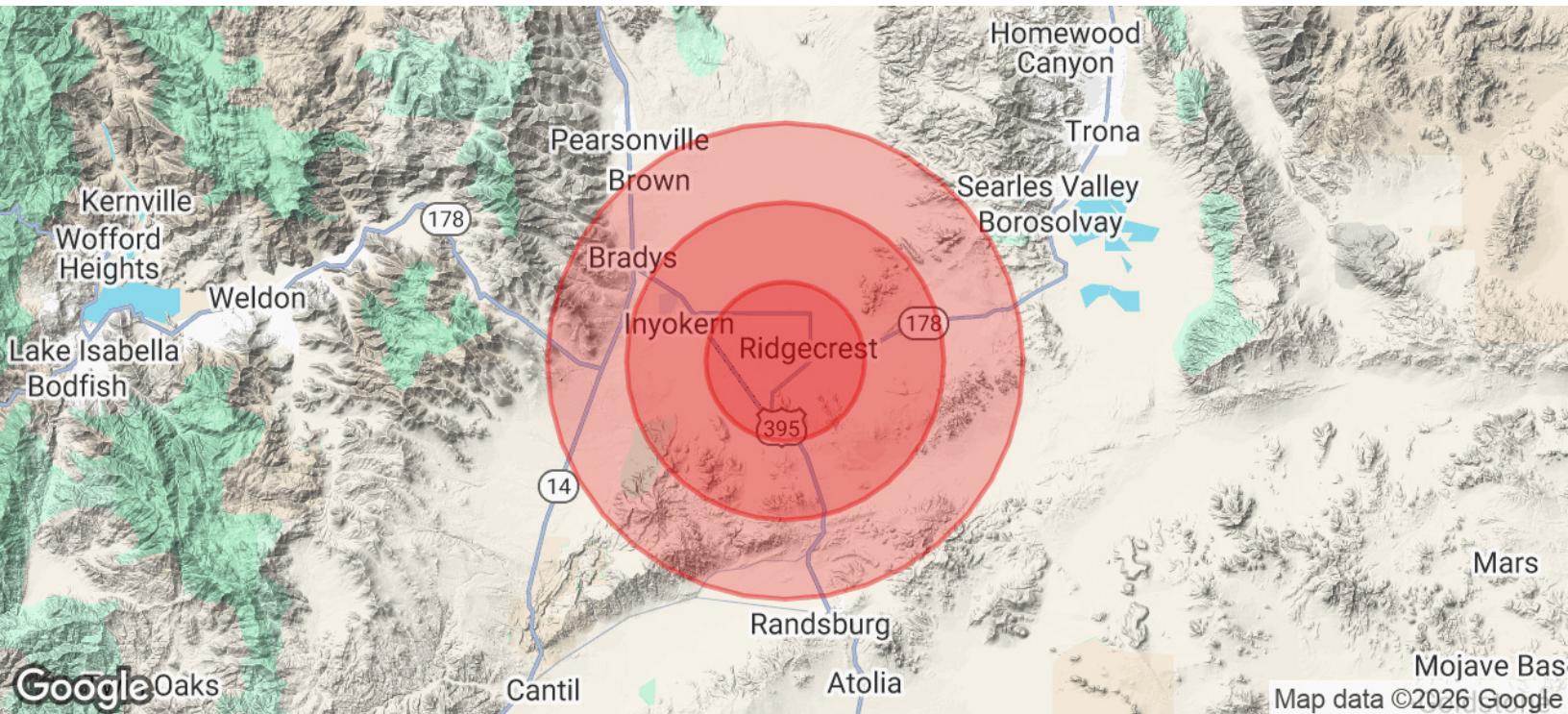


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	31,865	34,522	34,841
Average Age	39	39	39
Average Age (Male)	38	39	39
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	13,087	14,125	14,260
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$106,737	\$106,470	\$106,473
Average House Value	\$313,405	\$320,912	\$321,079
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	24.7%	24.3%	24.2%

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