



±0.15 Acres of Level Residential Land in Ridgecrest



Sale Price

\$21,500

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

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

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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.



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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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TRACT 1600
LOTS 277 TO 414

SCHOOL DIST. 10-2

33

MARIPOSA

AVE.

1 299 60	2 298 53	3 297	4 296	5 295	6 294	7 293	8 292	9 291	10 290 53	11 289 58	12 288 58	13 287 53	14 286	15 285 53	16 284 53	17 283	18 282	19 281	20 280	21 279	22 278 53	23 277 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

WILLOW

AVE.

1 345 60	2 344 53	3 343	4 342	5 341	6 340	7 339	8 338	9 337	10 336 53	11 335 58	12 334 58	13 333 53	14 332	15 331 53	16 330 53	17 329	18 328	19 327	20 326	21 325	22 324 53	23 323 60.56
346 47	347	348 44	349 43	350 42	351 41	352 40	353 39	354 38	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

CORONADO

AVE.

1 391 60	2 390 53	3 389	4 388	5 387	6 386	7 385	8 384	9 383	10 382 53	11 381 58	12 380 58	13 379 53	14 378	15 377 53	16 376 53	17 375	18 374	19 373	20 372	21 371	22 370 53	23 369 60.16
392 44	393 43	394 43	395	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 45	410 46	411 27	412 26	413 25	414 24

W. BOWMAN

RD.

ASSESSORS MAP NO.

BK. 508

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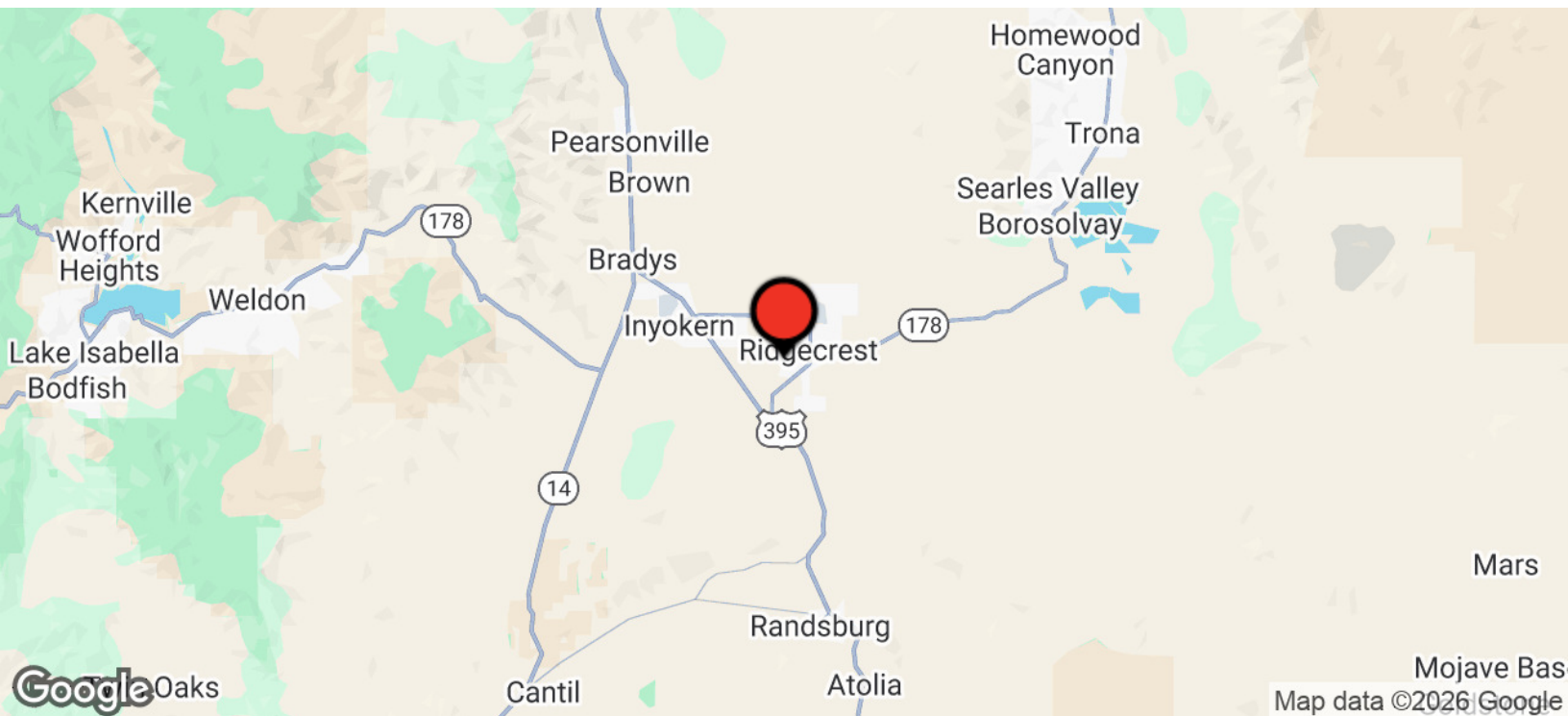
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Land For Sale | 1341 West Coronado Avenue Ridgecrest, CA 93555



**CENTRAL CA
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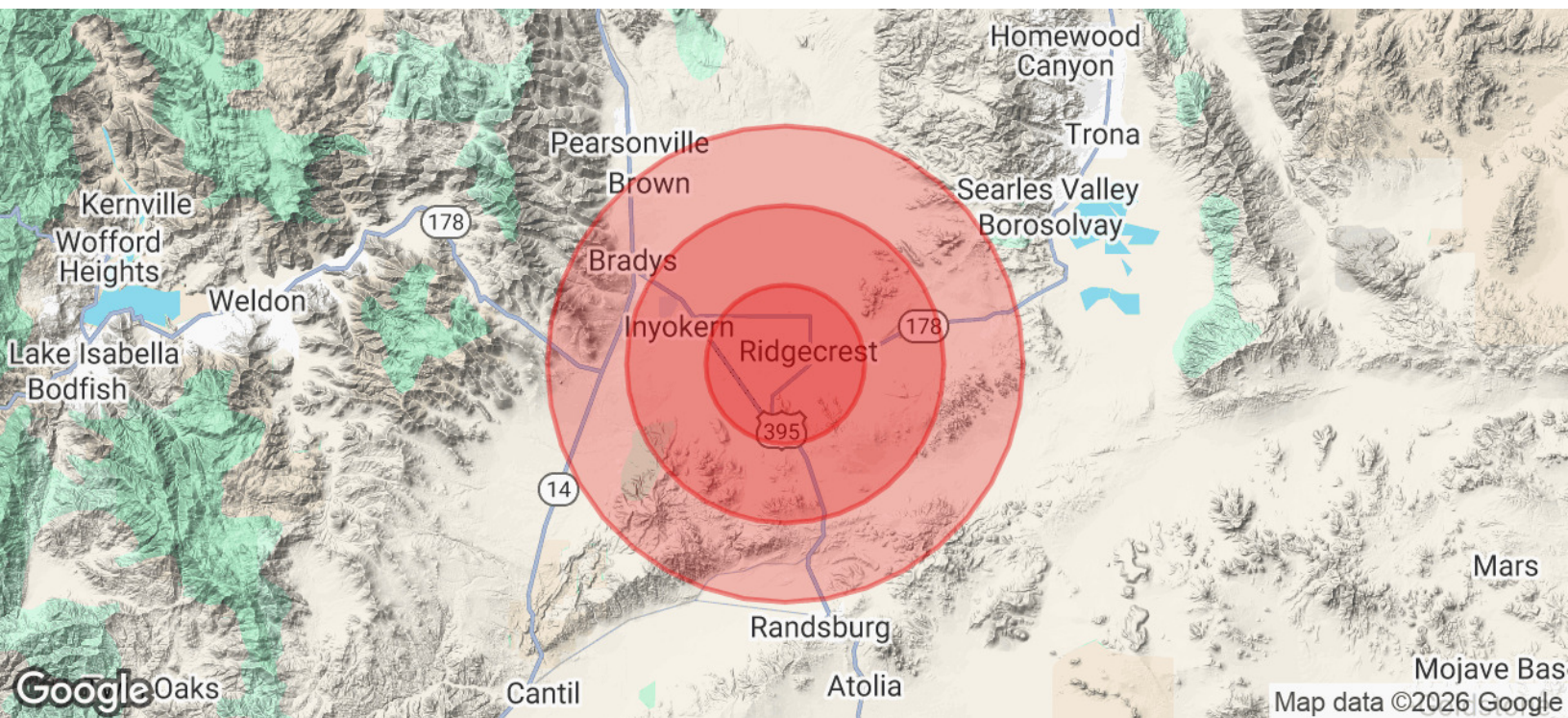
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	31,865	34,522	34,841
Average Age	39	39	39
Average Age (Male)	38	39	39
Average Age (Female)	40	40	40

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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