

LAND FOR SALE

±3.49 ACRES OF LEVEL LAND IN MOJAVE, CA

1800 Victor Ave, Mojave, CA 93501



Sale Price

\$59,000

OFFERING SUMMARY

Available SF:	±152,024 SF
Lot Size:	3.49 Acres
Price / Acre:	\$16,905
Zoning:	M-2
APN:	236-360-23-00-1
Market:	Mojave
Submarket:	Northeast Mojave
Cross Streets:	Myer Rd & Victor Ave
Market:	Mojave
Submarket:	Northeast Mojave

PROPERTY HIGHLIGHTS

- Open ±3.9 Acre Commercial Development Lot
- Fully Improved & Shovel Ready Parcel
- Quick Freeway Access | Many Nearby Amenities
- Zoned Commercial w/ Flexible Use Allowed
- High Level of Consumer Traffic Nearby
- Established Up-Class Industrial Park
- Excellent Access to CA-58 & CA-14
- Ideal For Various Commercial Developments
- Utilities (sewer, water, & storm drain) are in place
- Seller-Financing is available with only 10% down!

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PROPERTY DESCRIPTION

Commercial development land off the intersection of CA-58 and CA-14 nearby the Mobil fuel station. Located off the “Aerospace Highway” State Route 14 just south of State Route 58 in the city of Mojave. This site is very unique in that it benefits from a substantial amount of exposure from the freeway from both the northbound and southbound sides of SR-14. Access points from both Victor Ave and Myers Rd, utilities are nearby with a power pole at the eastern property line, and adjacent to the County ponding basin with adequate capacity. Site is Located Just to the West of Edwards Air Force Base with blue chip tenants “The Space Ship Company” and “Strata Launch”. Traffic Counts on SR-14 of ±36,500 vpd Southbound and ±21,600 vpd Northbound.

Large corporate money has been invested into Scaled Composites (owned by Northrop Grumman and Virgin Atlantic) of Mojave which has built & flown into sub-orbital space with SpaceShipOne and is now testing SpaceShipTwo which will transport 6 paying passengers to experience space travel. Major tenants at Mojave Air & Space Port: National Test Pilot School, Flight Research, BAE Systems, Orbital ATK, The Space Ship Company, Virgin Galactic, Scaled Composites, Masten Space Systems, ASB Avionics, and Strato Launch. Mojave is also a major transportation hub for trucking, rail, and aircraft for the western US. The area has become a hi-tech wind farm location with millions of dollars being invested by one the world leaders in renewable wind energy, EnXco.

LOCATION DESCRIPTION

Property has excellent access to/from CA-14 & CA-58. The property is North of Victor Ave, South of Tierra Grande MH Park, West of CA-14 and East of United St. Mojave is a census-designated place (CDP) in Kern County, California located just north of the Los Angeles county line. With an elevation of 2,500 to 3,500 feet above sea level, this area is commonly referred to as the High Desert. Rosamond is 25 miles north of Lancaster in the Mojave Air & Space Port area which is the northernmost desert valley of the Mojave Desert. Mojave is also located 13 miles north of the city of Rosamond and approximately 35 miles north of the city of Palmdale.

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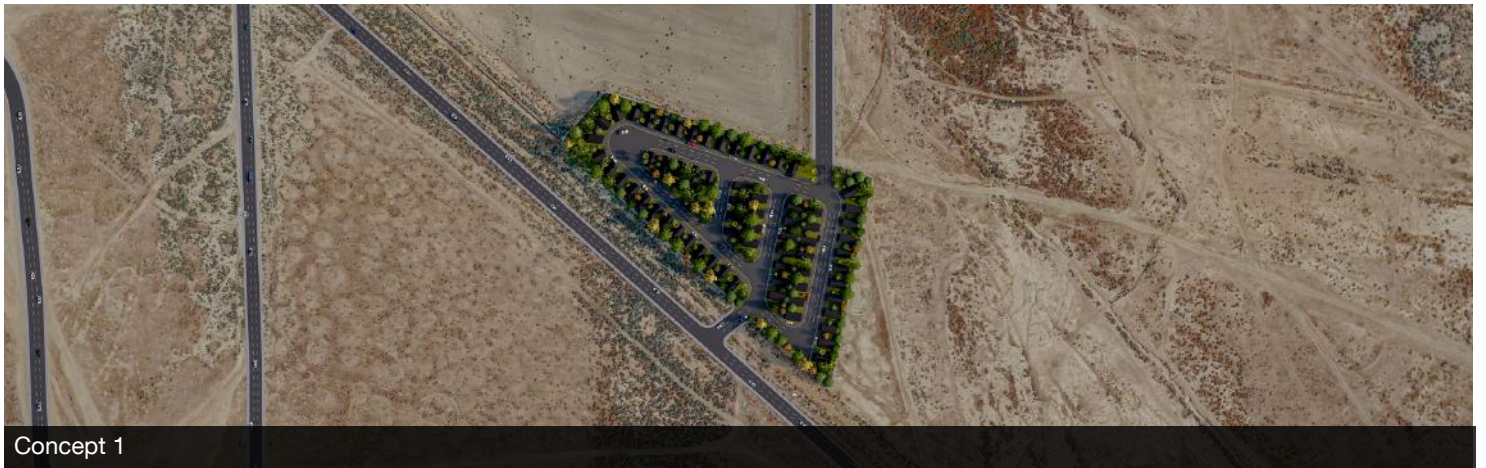
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Concept 1 (Mobile Home Park)



Concept 1



Concept 1



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Concept 2 (30,000 SF Warehouse)



Concept 2



Concept 2



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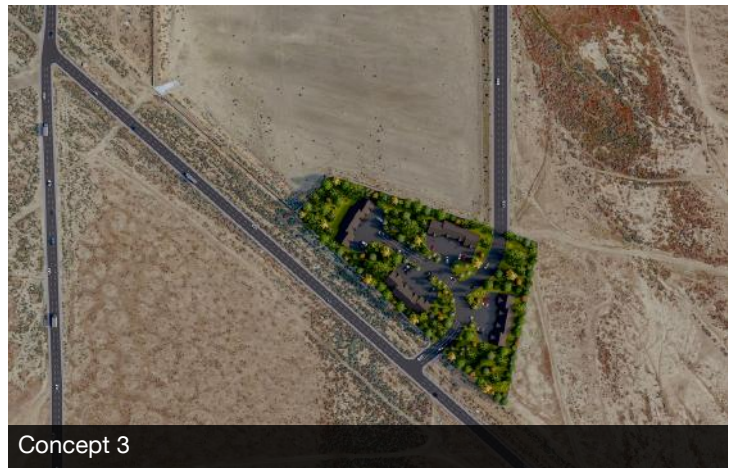
Concept 3 (4-plex Multifamily Apartment Buildings)



Concept 3



Concept 3



Concept 3

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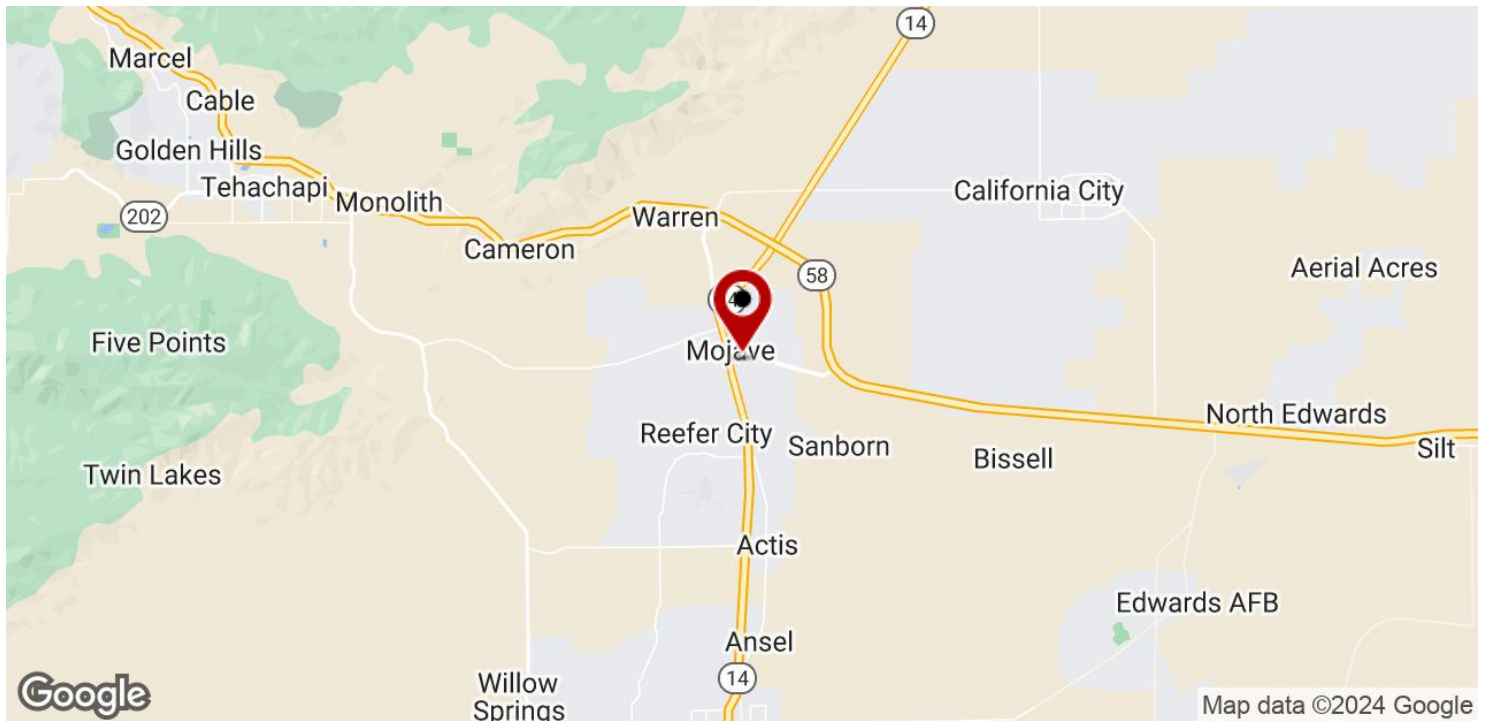
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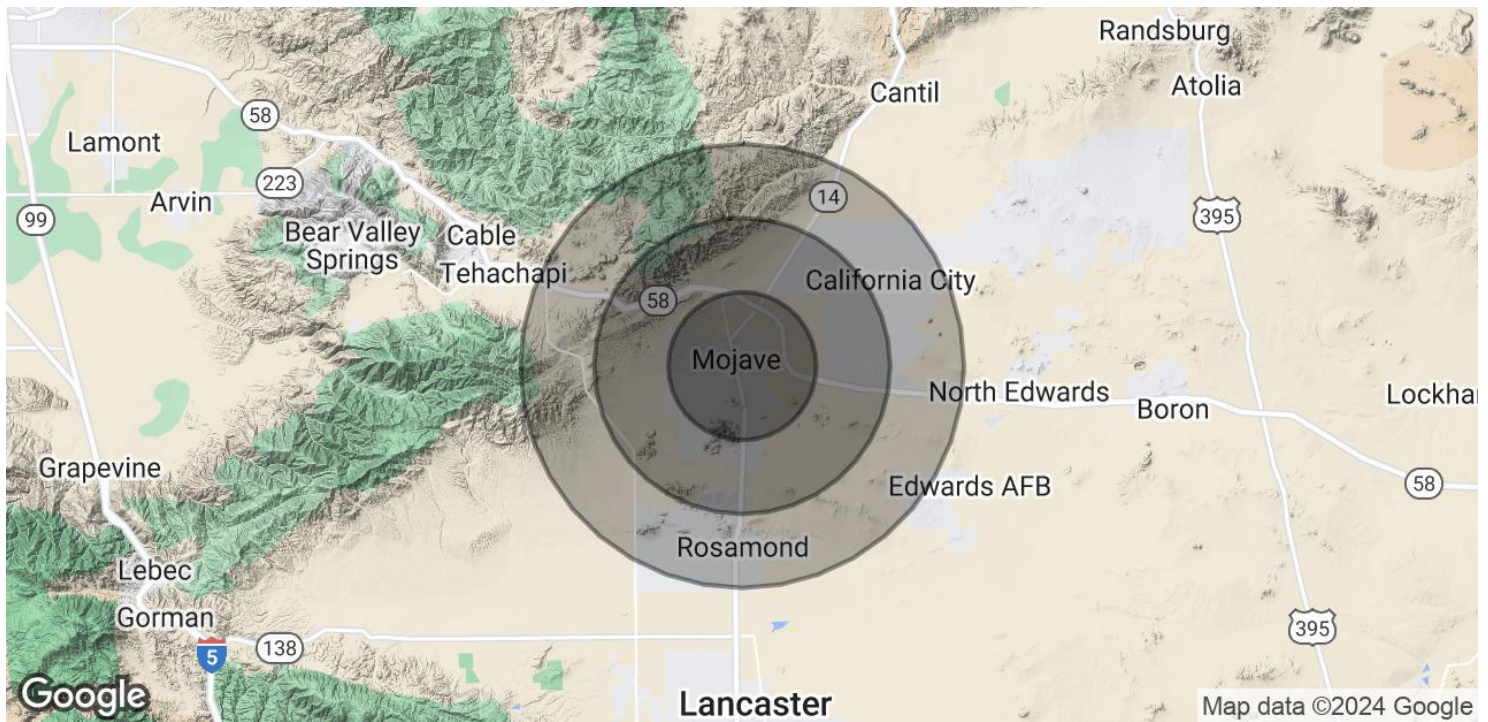
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	3,835	6,675	37,838
Average Age	36.6	36.6	34.9
Average Age (Male)	42.1	39.5	34.6
Average Age (Female)	33.5	37.4	34.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,820	3,039	15,027
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$40,895	\$41,420	\$60,987
Average House Value	\$130,479	\$150,613	\$198,311

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	44.5%	40.2%	37.2%

* Demographic data derived from 2020 ACS - US Census

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