

For Sale - \$1,500,000

# 75 Lot Subdivision 26.92 Acres



# W. Kendall Ave & S. Norma St.

Ridgecrest, California 93555

### **Property Highlights**

- View Estate lots of 10,000 SF minimum size
- In Prestigious College Heights neighborhood
- Home prices in area are in the range of \$500,000 and up
- Ridgecrest is the home of the China Lake Naval Weapons Station which has a staff of 4,500 servicemen and defense contractors.
- Average Household Income is \$82,000
- China Lake Naval Weapons Station is undergoing a \$3B
   remodeling and modernization program



For more information:

#### Ted Zwicker, Senior Vice President

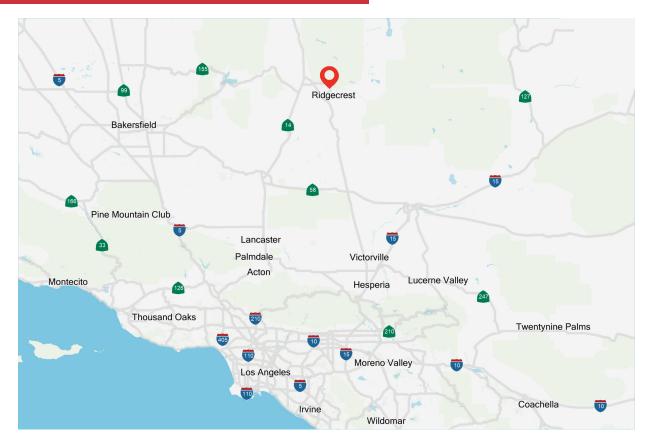
310 806 6139 • tzwicker@naicapital.com • CA CalDRE #00328370

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BLYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474

NAI Capital 11150 Santa Monica Blvd., Suite 1550 Los Angeles, CA 90025 310 806 6100 www.naicapital.com

## For Sale W. Kendall Ave And S.

\$1,500,000



#### **Property Summary**

Sale Price:

#### **Property Overview**

75 plus 10,000 SF minimum estate size view lots in most expensive area of Ridgecrest.

#### **Location Overview**

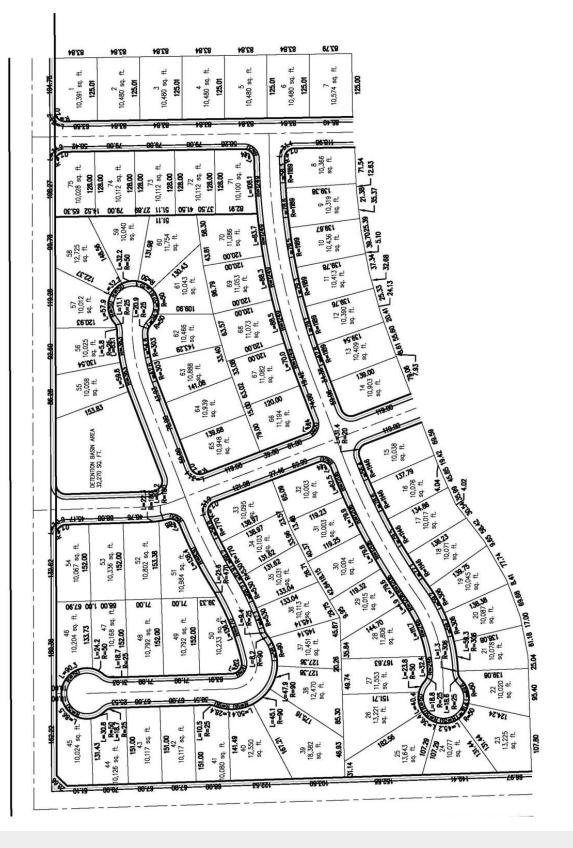
Lot Size:26.92 AcresRidgecrest is home to the China Lake Naval Weapons Station.<br/>China Lake is the premier land range and weapons development<br/>laboratory for the Department of the Navy. The Base is the world<br/>leader in development and testing of drones and other guided<br/>missiles as well as advanced weapons systems. They provide<br/>support for our naval, joint, and coalition forces. The China Lake<br/>Weapons Station has had a significant role in every U.S. military<br/>crisis beginning with World War II. New technologies are now<br/>being developed for the ongoing war on terror. The Base has<br/>4,500 employees.

Ridgecrest's population is about 30,000 and the town houses the Southern Sierra Regional Hospital as well as the Cerro Coso Community College.





For Sale W. Kendall Ave And S.



Ted Zwicker

Senior Vice President 310.806.6139 tzwicker@naicapital.com CalDRE #00328370



## For Sale W. Kendall Ave And S.



Neighboring Home 1









 Neighboring Home 6



Senior Vice President 310.806.6139 tzwicker@naicapital.com CalDRE #00328370



#### **Summary Profile**

2000-2010 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.5861/-117.6792

	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	1,327	19,691	31,344
2026 Projected Population	1,354	20,071	31,866
2010 Census Population	1,123	18,639	29,969
2000 Census Population	949	16,823	27,316
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.3%
Historical Annual Growth 2000 to 2021	1.9%	0.8%	0.7%
2021 Median Age	46.7	35.3	36.6
Households			
2021 Estimated Households	549	7,970	12,847
2026 Projected Households	565	8,207	13,191
2010 Census Households	448	7,287	11,875
2000 Census Households	375	6,594	10,912
Projected Annual Growth 2021 to 2026	0.6%	0.6%	0.5%
Historical Annual Growth 2000 to 2021	2.2%	1.0%	0.8%
Race and Ethnicity			
2021 Estimated White	76.5%	71.5%	71.9%
2021 Estimated Black or African American	3.3%	5.0%	5.0%
2021 Estimated Asian or Pacific Islander	8.6%	6.2%	6.4%
2021 Estimated American Indian or Native Alaskan	1.4%	1.5%	1.4%
2021 Estimated Other Races	10.2%	15.8%	15.3%
2021 Estimated Hispanic	16.1%	26.1%	25.5%
Income			
2021 Estimated Average Household Income	\$135,074	\$86,937	\$86,346
2021 Estimated Median Household Income	\$94,904	\$75,634	\$78,063
2021 Estimated Per Capita Income	\$55,908	\$35,188	\$35,415
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.7%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	6.9%	7.0%
2021 Estimated High School Graduate	11.8%	22.2%	22.1%
2021 Estimated Some College	33.1%	27.9%	26.2%
2021 Estimated Associates Degree Only	13.1%	14.7%	13.5%
2021 Estimated Bachelors Degree Only	24.6%	18.6%	20.2%
2021 Estimated Graduate Degree	14.4%	8.0%	8.4%
Business			
2021 Estimated Total Businesses	57	399	871
2021 Estimated Total Employees	1,138	4,543	9,934
2021 Estimated Employee Population per Business	20.1	11.4	11.4
2021 Estimated Residential Population per Business	23.4	49.4	36.0

©2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.