

# 16825 State Highway 14 , Mojave, CA 93501

16825 State Highway 14, Mojave, CA 93501

Building Type: **General Retail**

Secondary: **Service Station**

GLA: **9,414 SF**

Year Built: **1986**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Mo: **-**



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$9,900</b>	<b>\$38,673</b>	<b>\$40,033</b>

<b>Total Apparel</b>	<b>\$597</b>	<b>\$2,410</b>	<b>\$2,472</b>
Women's Apparel	211	839	862
Men's Apparel	112	454	467
Girl's Apparel	52	212	217
Boy's Apparel	40	164	168
Infant Apparel	34	137	140
Footwear	148	603	618

<b>Total Entertainment &amp; Hobbies</b>	<b>\$1,427</b>	<b>\$5,580</b>	<b>\$5,801</b>
Entertainment	296	1,126	1,178
Audio & Visual Equipment/Service	326	1,292	1,337
Reading Materials	19	74	78
Pets, Toys, & Hobbies	229	893	929
Personal Items	557	2,196	2,280

<b>Total Food and Alcohol</b>	<b>\$2,892</b>	<b>\$11,651</b>	<b>\$12,016</b>
Food At Home	1,646	6,721	6,931
Food Away From Home	1,087	4,295	4,431
Alcoholic Beverages	159	635	655

<b>Total Household</b>	<b>\$1,392</b>	<b>\$5,421</b>	<b>\$5,635</b>
House Maintenance & Repair	280	1,093	1,159
Household Equip & Furnishings	598	2,347	2,432
Household Operations	402	1,566	1,615
Housing Costs	112	415	429

**16825 State Highway 14 , Mojave, CA 93501****16825 State Highway 14, Mojave, CA 93501**

<b>2023 Annual Spending (000s)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Total Transportation/Maint.</b>	<b>\$2,704</b>	<b>\$10,089</b>	<b>\$10,466</b>
Vehicle Purchases	1,368	4,877	5,077
Gasoline	767	2,978	3,081
Vehicle Expenses	42	210	216
Transportation	194	759	782
Automotive Repair & Maintenance	334	1,264	1,311
<b>Total Health Care</b>	<b>\$433</b>	<b>\$1,754</b>	<b>\$1,830</b>
Medical Services	260	1,050	1,092
Prescription Drugs	127	521	546
Medical Supplies	46	183	191
<b>Total Education/Day Care</b>	<b>\$454</b>	<b>\$1,767</b>	<b>\$1,812</b>
Education	283	1,114	1,138
Fees & Admissions	171	653	675

# Daytime Employment Report

1 Mile Radius

16825 State Highway 14, Mojave, CA 93501

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 Rent/SF/Mo: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>83</b>	<b>572</b>	<b>7</b>
Retail & Wholesale Trade	21	176	8
Hospitality & Food Service	11	106	10
Real Estate, Renting, Leasing	6	20	3
Finance & Insurance	2	7	4
Information	0	0	0
Scientific & Technology Services	6	82	14
Management of Companies	0	0	0
Health Care & Social Assistance	24	53	2
Educational Services	0	0	0
Public Administration & Sales	2	25	13
Arts, Entertainment, Recreation	1	1	1
Utilities & Waste Management	0	0	0
Construction	1	2	2
Manufacturing	2	86	43
Agriculture, Mining, Fishing	0	0	0
Other Services	7	14	2

## Demographic Detail Report

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Radius	1 Mile			3 Mile		5 Mile	
Population							
2028 Projection	1,110		4,596		4,719		
2023 Estimate	1,063		4,406		4,525		
2010 Census	859		3,587		3,686		
Growth 2023 - 2028	4.42%		4.31%		4.29%		
Growth 2010 - 2023	23.75%		22.83%		22.76%		
2023 Population by Age	1,063		4,406		4,525		
Age 0 - 4	76	7.15%	310	7.04%	316	6.98%	
Age 5 - 9	87	8.18%	357	8.10%	363	8.02%	
Age 10 - 14	94	8.84%	391	8.87%	397	8.77%	
Age 15 - 19	87	8.18%	366	8.31%	372	8.22%	
Age 20 - 24	79	7.43%	331	7.51%	337	7.45%	
Age 25 - 29	80	7.53%	336	7.63%	342	7.56%	
Age 30 - 34	80	7.53%	331	7.51%	337	7.45%	
Age 35 - 39	71	6.68%	290	6.58%	295	6.52%	
Age 40 - 44	60	5.64%	248	5.63%	253	5.59%	
Age 45 - 49	53	4.99%	222	5.04%	227	5.02%	
Age 50 - 54	52	4.89%	218	4.95%	225	4.97%	
Age 55 - 59	54	5.08%	225	5.11%	233	5.15%	
Age 60 - 64	54	5.08%	225	5.11%	235	5.19%	
Age 65 - 69	47	4.42%	196	4.45%	206	4.55%	
Age 70 - 74	36	3.39%	149	3.38%	158	3.49%	
Age 75 - 79	24	2.26%	101	2.29%	107	2.36%	
Age 80 - 84	15	1.41%	62	1.41%	66	1.46%	
Age 85+	12	1.13%	51	1.16%	54	1.19%	
Age 65+	134	12.61%	559	12.69%	591	13.06%	
Median Age	31.70		31.70		32.00		
Average Age	34.40		34.50		34.80		

## Demographic Detail Report

16825 State Highway 14, Mojave, CA 93501					
Radius	1 Mile		3 Mile		5 Mile
<b>2023 Population By Race</b>	<b>1,063</b>		<b>4,406</b>		<b>4,525</b>
White	710	66.79%	3,127	70.97%	3,229 71.36%
Black	236	22.20%	875	19.86%	879 19.43%
Am. Indian & Alaskan	35	3.29%	117	2.66%	120 2.65%
Asian	27	2.54%	91	2.07%	94 2.08%
Hawaiian & Pacific Island	9	0.85%	32	0.73%	32 0.71%
Other	46	4.33%	165	3.74%	172 3.80%
<b>Population by Hispanic Origin</b>	<b>1,063</b>		<b>4,406</b>		<b>4,525</b>
Non-Hispanic Origin	588	55.32%	2,252	51.11%	2,336 51.62%
Hispanic Origin	475	44.68%	2,154	48.89%	2,188 48.35%
<b>2023 Median Age, Male</b>	<b>30.80</b>		<b>30.60</b>		<b>30.90</b>
<b>2023 Average Age, Male</b>	<b>34.10</b>		<b>33.90</b>		<b>34.20</b>
<b>2023 Median Age, Female</b>	<b>32.60</b>		<b>32.90</b>		<b>33.20</b>
<b>2023 Average Age, Female</b>	<b>34.90</b>		<b>35.10</b>		<b>35.40</b>
<b>2023 Population by Occupation Classification</b>	<b>789</b>		<b>3,277</b>		<b>3,376</b>
Civilian Employed	416	52.72%	1,731	52.82%	1,769 52.40%
Civilian Unemployed	33	4.18%	137	4.18%	138 4.09%
Civilian Non-Labor Force	340	43.09%	1,409	43.00%	1,469 43.51%
Armed Forces	0	0.00%	0	0.00%	0 0.00%
<b>Households by Marital Status</b>					
Married	147		594		621
Married No Children	84		326		346
Married w/Children	63		268		274
<b>2023 Population by Education</b>	<b>697</b>		<b>2,857</b>		<b>2,943</b>
Some High School, No Diploma	131	18.79%	594	20.79%	609 20.69%
High School Grad (Incl Equivalency)	210	30.13%	974	34.09%	1,003 34.08%
Some College, No Degree	242	34.72%	867	30.35%	897 30.48%
Associate Degree	57	8.18%	204	7.14%	204 6.93%
Bachelor Degree	44	6.31%	170	5.95%	180 6.12%
Advanced Degree	13	1.87%	48	1.68%	50 1.70%

## Demographic Detail Report

16825 State Highway 14, Mojave, CA 93501						
Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	752		3,187		3,254	
Real Estate & Finance	23	3.06%	76	2.38%	81	2.49%
Professional & Management	119	15.82%	546	17.13%	568	17.46%
Public Administration	43	5.72%	142	4.46%	142	4.36%
Education & Health	48	6.38%	221	6.93%	233	7.16%
Services	121	16.09%	541	16.98%	547	16.81%
Information	3	0.40%	10	0.31%	10	0.31%
Sales	80	10.64%	384	12.05%	393	12.08%
Transportation	5	0.66%	17	0.53%	17	0.52%
Retail	53	7.05%	215	6.75%	215	6.61%
Wholesale	4	0.53%	16	0.50%	16	0.49%
Manufacturing	53	7.05%	232	7.28%	234	7.19%
Production	80	10.64%	335	10.51%	336	10.33%
Construction	58	7.71%	194	6.09%	200	6.15%
Utilities	14	1.86%	47	1.47%	47	1.44%
Agriculture & Mining	8	1.06%	24	0.75%	27	0.83%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	0	0.00%
Other Services	40	5.32%	187	5.87%	188	5.78%
2023 Worker Travel Time to Job	369		1,579		1,606	
<30 Minutes	244	66.12%	1,018	64.47%	1,029	64.07%
30-60 Minutes	95	25.75%	463	29.32%	476	29.64%
60+ Minutes	30	8.13%	98	6.21%	101	6.29%
2010 Households by HH Size	312		1,293		1,333	
1-Person Households	84	26.92%	354	27.38%	364	27.31%
2-Person Households	91	29.17%	369	28.54%	386	28.96%
3-Person Households	46	14.74%	178	13.77%	184	13.80%
4-Person Households	46	14.74%	190	14.69%	193	14.48%
5-Person Households	21	6.73%	100	7.73%	102	7.65%
6-Person Households	13	4.17%	53	4.10%	54	4.05%
7 or more Person Households	11	3.53%	49	3.79%	50	3.75%
2023 Average Household Size	2.80		2.80		2.80	
Households						
2028 Projection	402		1,651		1,702	
2023 Estimate	385		1,584		1,633	
2010 Census	312		1,292		1,333	
Growth 2023 - 2028	4.42%		4.23%		4.23%	
Growth 2010 - 2023	23.40%		22.60%		22.51%	

# Demographic Detail Report

16825 State Highway 14, Mojave, CA 93501				
Radius	1 Mile		3 Mile	
2023 Households by HH Income	386		1,585	
<\$25,000	156	40.41%	743	46.88%
\$25,000 - \$50,000	61	15.80%	191	12.05%
\$50,000 - \$75,000	62	16.06%	263	16.59%
\$75,000 - \$100,000	49	12.69%	168	10.60%
\$100,000 - \$125,000	16	4.15%	78	4.92%
\$125,000 - \$150,000	26	6.74%	82	5.17%
\$150,000 - \$200,000	7	1.81%	26	1.64%
\$200,000+	9	2.33%	34	2.15%
2023 Avg Household Income	\$57,946		\$53,597	
2023 Med Household Income	\$42,083		\$33,345	
2023 Occupied Housing	385		1,584	
Owner Occupied	169	43.90%	667	42.11%
Renter Occupied	216	56.10%	917	57.89%
2010 Housing Units	378		1,576	
1 Unit	224	59.26%	877	55.65%
2 - 4 Units	115	30.42%	565	35.85%
5 - 19 Units	36	9.52%	125	7.93%
20+ Units	3	0.79%	9	0.57%
2023 Housing Value	170		667	
<\$100,000	41	24.12%	244	36.58%
\$100,000 - \$200,000	76	44.71%	249	37.33%
\$200,000 - \$300,000	23	13.53%	80	11.99%
\$300,000 - \$400,000	30	17.65%	94	14.09%
\$400,000 - \$500,000	0	0.00%	0	0.00%
\$500,000 - \$1,000,000	0	0.00%	0	0.00%
\$1,000,000+	0	0.00%	0	0.00%
2023 Median Home Value	\$157,894		\$135,943	
2023 Housing Units by Yr Built	398		1,637	
Built 2010+	22	5.53%	103	6.29%
Built 2000 - 2010	29	7.29%	90	5.50%
Built 1990 - 1999	21	5.28%	83	5.07%
Built 1980 - 1989	73	18.34%	279	17.04%
Built 1970 - 1979	74	18.59%	297	18.14%
Built 1960 - 1969	43	10.80%	185	11.30%
Built 1950 - 1959	84	21.11%	373	22.79%
Built <1949	52	13.07%	227	13.87%
2023 Median Year Built	1972		1970	



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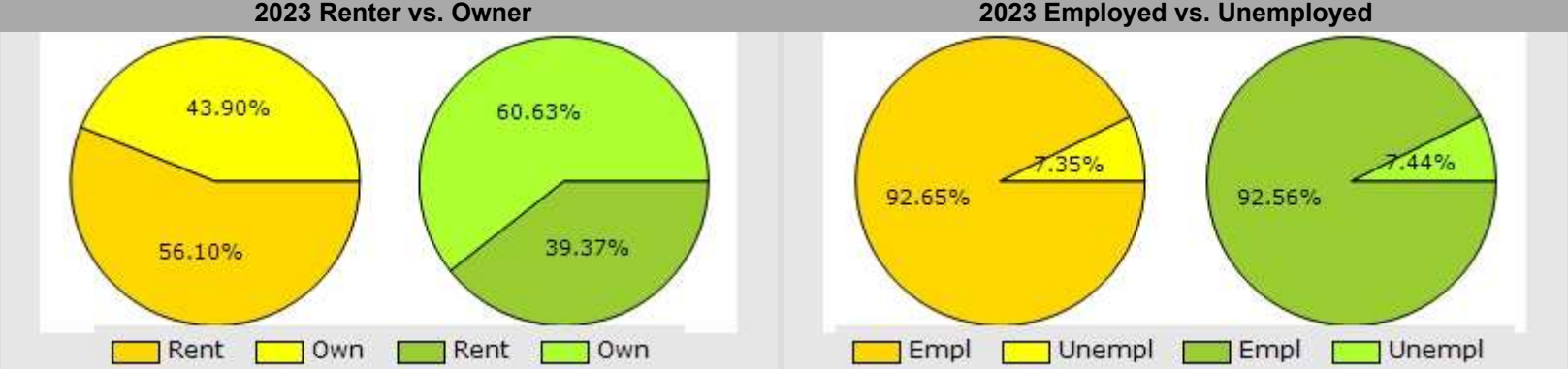
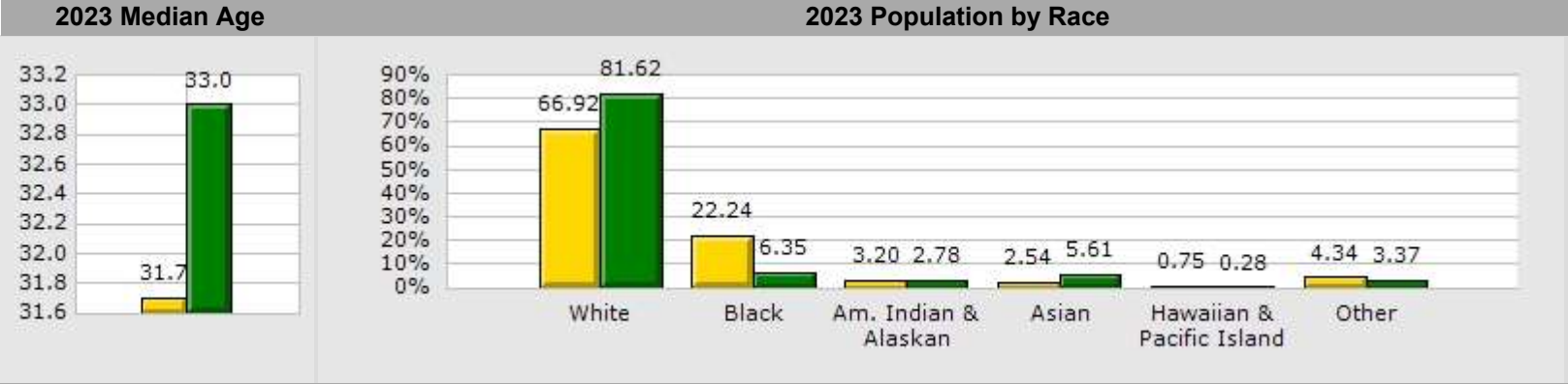
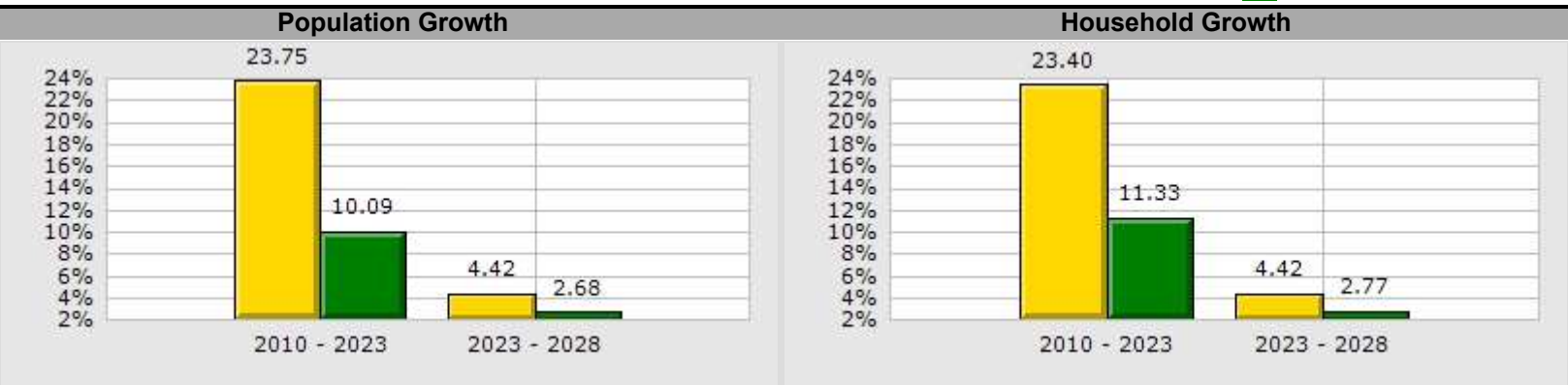
Demographic Market Comparison Report

1 mile radius

16825 State Highway 14, Mojave, CA 93501

Type: Retail/Service Station  
County: Kern

1 Mile  
County



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# Demographic Market Comparison Report

1 mile radius

16825 State Highway 14, Mojave, CA 93501

Type: **Retail/Service Station**  
County: **Kern**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	23.75%		10.09%	
Growth 2023 - 2028	4.42%		2.68%	
Empl	416	92.65%	376,609	92.56%
Unempl	33	7.35%	30,280	7.44%
2023 Population by Race				
	1,061		924,361	
White	710	66.92%	754,418	81.62%
Black	236	22.24%	58,684	6.35%
Am. Indian & Alaskan	34	3.20%	25,700	2.78%
Asian	27	2.54%	51,871	5.61%
Hawaiian & Pacific Island	8	0.75%	2,573	0.28%
Other	46	4.34%	31,115	3.37%
Household Growth				
Growth 2010 - 2023	23.40%		11.33%	
Growth 2023 - 2028	4.42%		2.77%	
Renter Occupied	216	56.10%	111,591	39.37%
Owner Occupied	169	43.90%	171,875	60.63%
2023 Households by Household Income				
	386		283,466	
Income <\$25K	156	40.41%	65,149	22.98%
Income \$25K - \$50K	61	15.80%	64,488	22.75%
Income \$50K - \$75K	62	16.06%	47,671	16.82%
Income \$75K - \$100K	49	12.69%	28,519	10.06%
Income \$100K - \$125K	16	4.15%	26,706	9.42%
Income \$125K - \$150K	26	6.74%	15,344	5.41%
Income \$150K - \$200K	7	1.81%	19,707	6.95%
Income \$200K+	9	2.33%	15,882	5.60%
2023 Med Household Inc	\$42,083		\$56,133	
2023 Median Age	31.70		33.00	



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11/24/2023

## Demographic Summary Report

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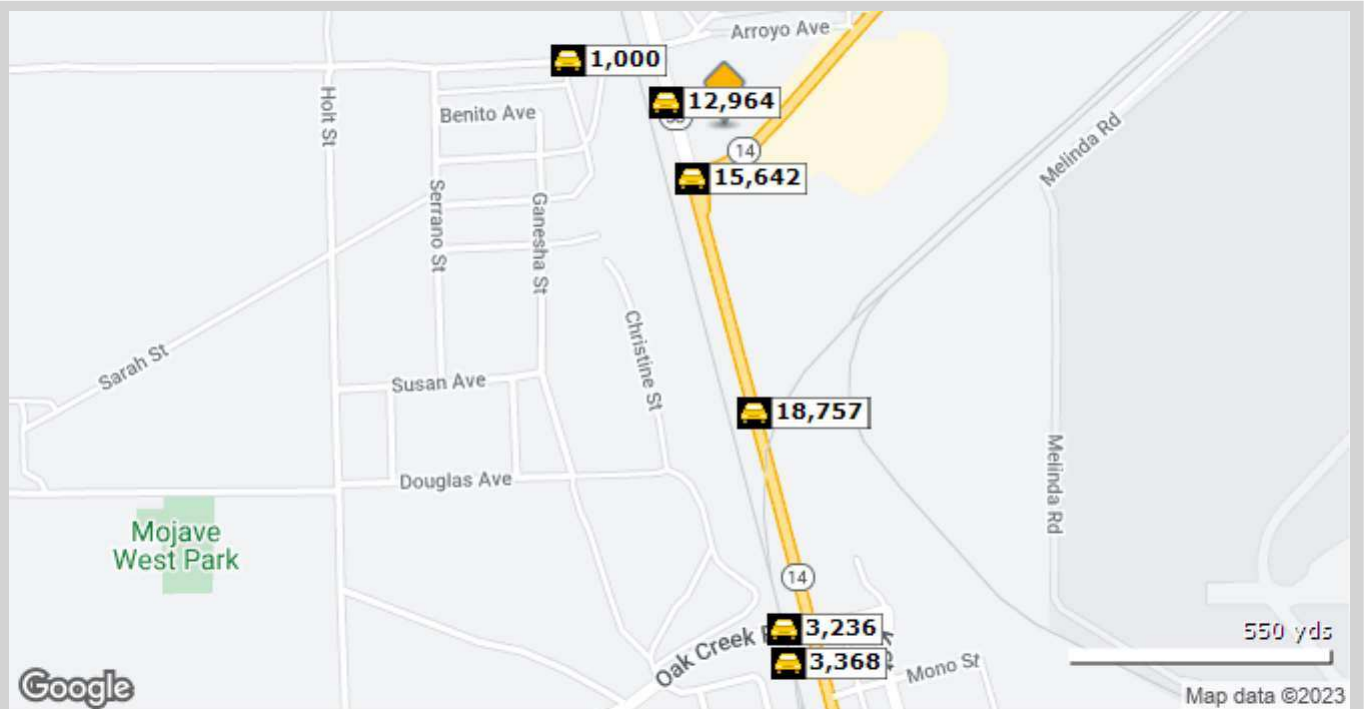


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<b>2023 Population</b>	1,063	4,406	4,525
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Hawaiian & Pacific Island	9 0.85%	32 0.73%	32 0.71%
Other	46 4.33%	165 3.74%	172 3.80%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2028 Projection	402	1,651	1,702
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Owner Occupied	169 43.90%	667 42.11%	708 43.36%
Renter Occupied	216 56.10%	917 57.89%	925 56.64%
<b>2023 Households by HH Income</b>	386	1,585	1,634
Income: <\$25,000	156 40.41%	743 46.88%	753 46.08%
Income: \$25,000 - \$50,000	61 15.80%	191 12.05%	211 12.91%
Income: \$50,000 - \$75,000	62 16.06%	263 16.59%	274 16.77%
Income: \$75,000 - \$100,000	49 12.69%	168 10.60%	172 10.53%
Income: \$100,000 - \$125,000	16 4.15%	78 4.92%	79 4.83%
Income: \$125,000 - \$150,000	26 6.74%	82 5.17%	82 5.02%
Income: \$150,000 - \$200,000	7 1.81%	26 1.64%	29 1.77%
Income: \$200,000+	9 2.33%	34 2.15%	34 2.08%
<b>2023 Avg Household Income</b>	\$57,946	\$53,597	\$53,568
<b>2023 Med Household Income</b>	\$42,083	\$33,345	\$34,130

## Traffic Count Report

16825 State Highway 14, Mojave, CA 93501

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	14		0.00	2022	15,642	MPSI	.07
2	Mojave Barstow Hwy	Meyer Rd	0.03 SE	2018	12,964	MPSI	.08
3	Arroyo Avenue	Mojave Barstow Hwy	0.10 E	2020	968	MPSI	.20
4	Arroyo Ave	Mojave Barstow Hwy	0.10 E	2022	1,007	MPSI	.20
5	Arroyo Ave	State Route 58	0.10 E	2017	1,000	MPSI	.20
6	Sierra Hwy	Midland Trl	0.29 N	2018	13,875	MPSI	.34
7	Sierra Hwy	Midland Trl	0.29 N	2020	12,710	MPSI	.34
8	Sierra Hwy	Midland Trl	0.29 N	2022	18,757	MPSI	.34
9	Oak Creek Rd	Sierra Hwy	0.03 E	2022	3,236	MPSI	.61
10	Oak Creek Rd	Sierra Hwy	0.03 E	2020	3,368	MPSI	.65