

Subject Property

16825 State Highway 14

 **16825 State Highway 14**
Mojave, CA 93501 - SE Outlying Kern County



TRAFFIC COUNTS

| | |
|---------------------------------|-------|
| 14/ | 15.6K |
| Mojave Barstow Hwy/Meyer Rd | 13K |
| Arroyo Avenue/Mojave Barstow... | 968 |
| Arroyo Ave/State Route 58 | 1K |

LOCATION

| | |
|-----------------|--------------------------------|
| Location Score: | Below National Avg (25) |
| Walk Score®: | Car-Dependent (28) |
| Transit Score®: | Minimal Transit (0) |

PROPERTY

| | | | |
|------------------|---|-----------------|-----------------|
| Type: | Service Station | Tenancy: | 1 Tenant |
| Center: | - | Construction: | Masonry |
| GLA: | 9,414 SF | Land AC: | 1.51 AC |
| Year Built/Renov | 1986 | Building FAR: | 0.14 |
| Floors: | 1 | Total Expenses: | - |
| Loading Docks: | - | | |
| Parking | 10 Surface Spaces are available; Ratio of 0.53/1000 SF | | |
| Features: | - | | |
| Frontage: | 407' on Highway 14 | | |

VACANCY

| | |
|---------------|-------------|
| Current: | 0% |
| Last Quarter: | 0% |
| Year Ago: | 0% |
| Peers: | 5.5% |
| Submarket: | 5.3% |

NNN ASKING RENTS PER SF

| | |
|--------------------------|---------------|
| Current: | |
| Last Quarter: | - |
| Year Ago: | - |
| Peers (Market Rent): | \$1.42 |
| Submarket (Market Rent): | \$1.85 |

12 MO. LEASING SF ACTIVITY

| | |
|--------------|---------------|
| Property: | - |
| Peers Total: | - |
| Peers Count: | 7 |
| Peers Avg: | - |
| Submarket: | 80,001 |

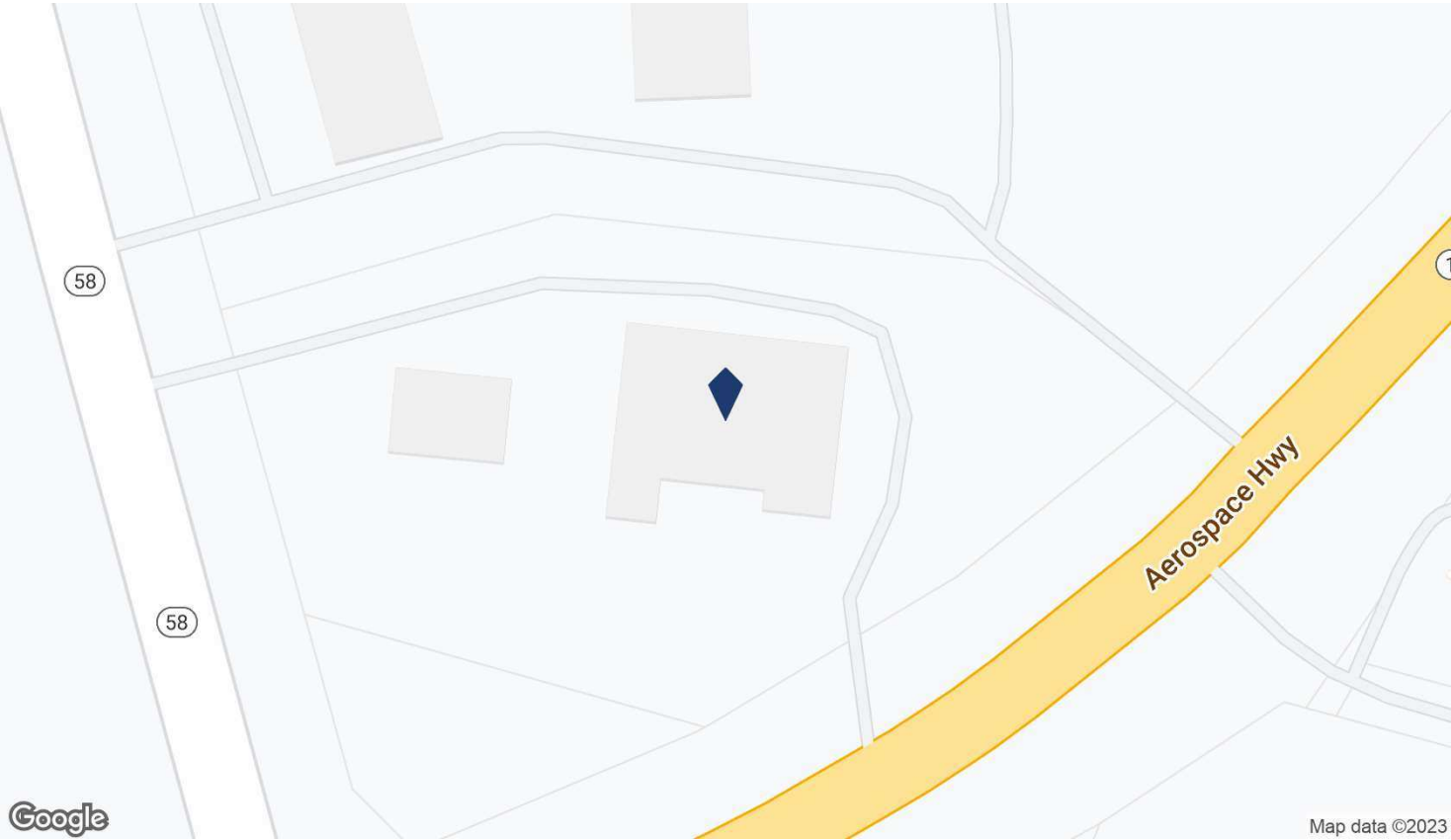
AVAILABLE SPACES

Currently 2 Available Spaces


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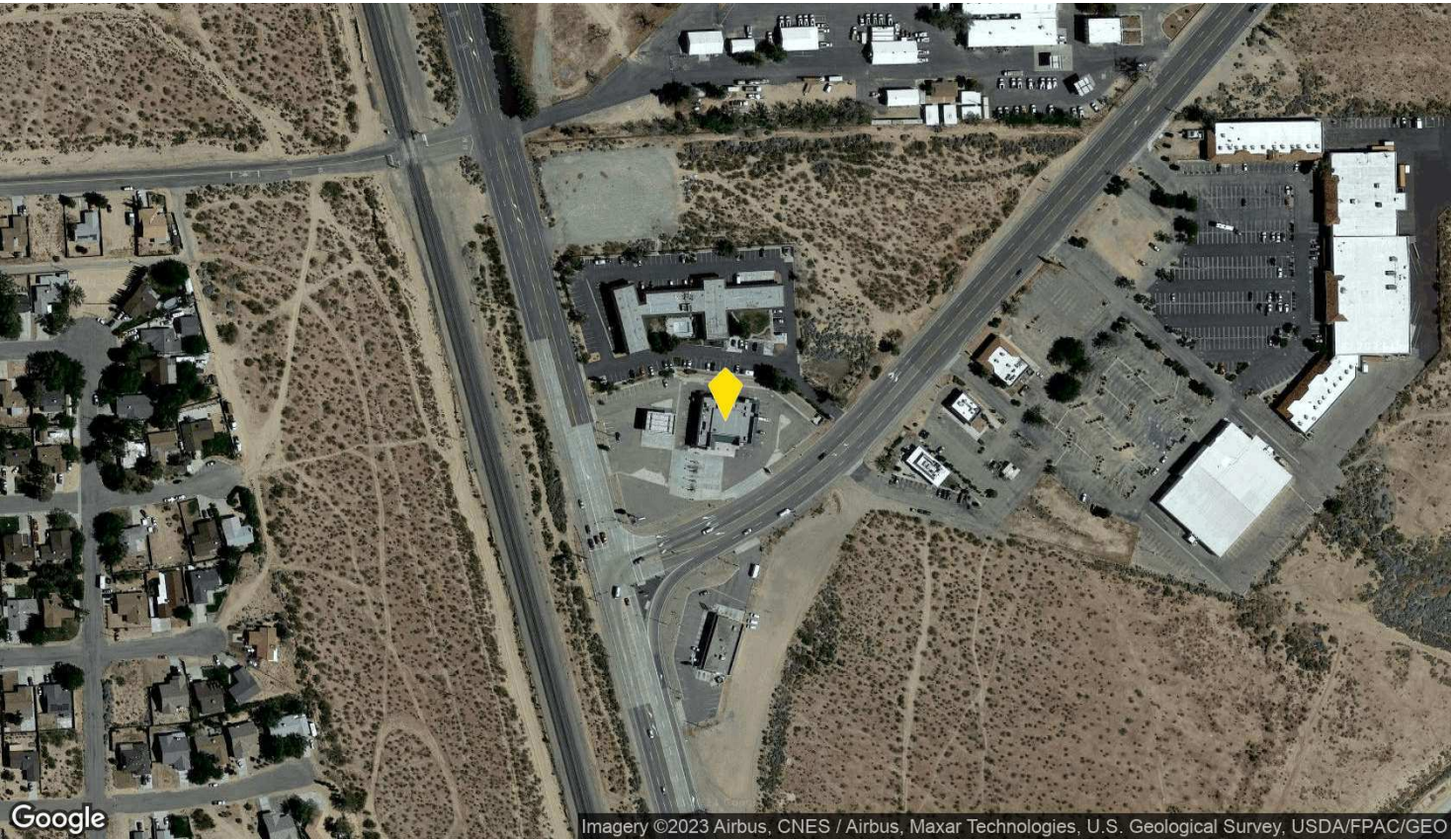
SITE PLAN



TENANTS

| Tenant | Store Type | SF Occupied | Chain | Move Date | Exp Date |
|---|--|-------------|-------|-----------|----------|
| Kwik Stop Market Mojave |  Gasoline Station | 500 | No | Jun 2023 | - |

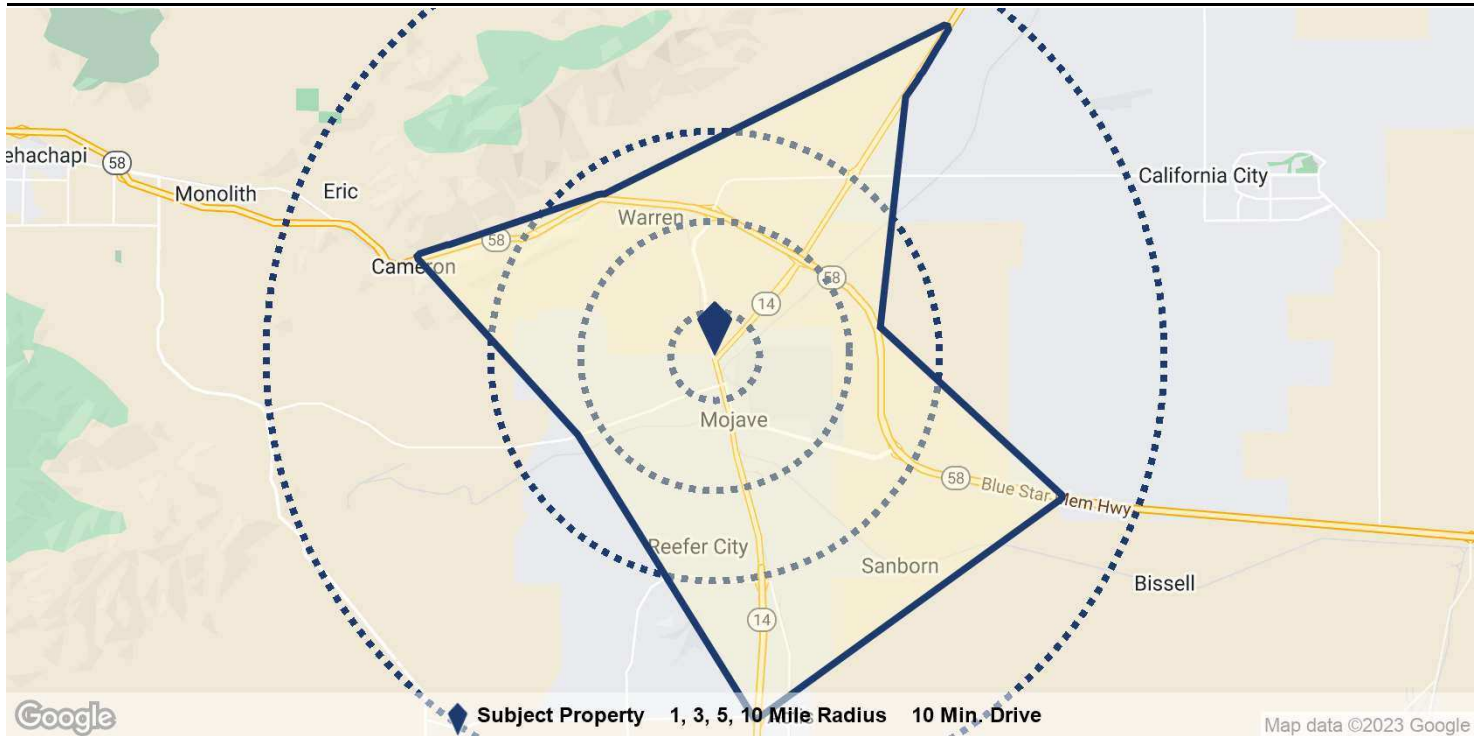
AERIAL VIEW



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DEMOGRAPHICS

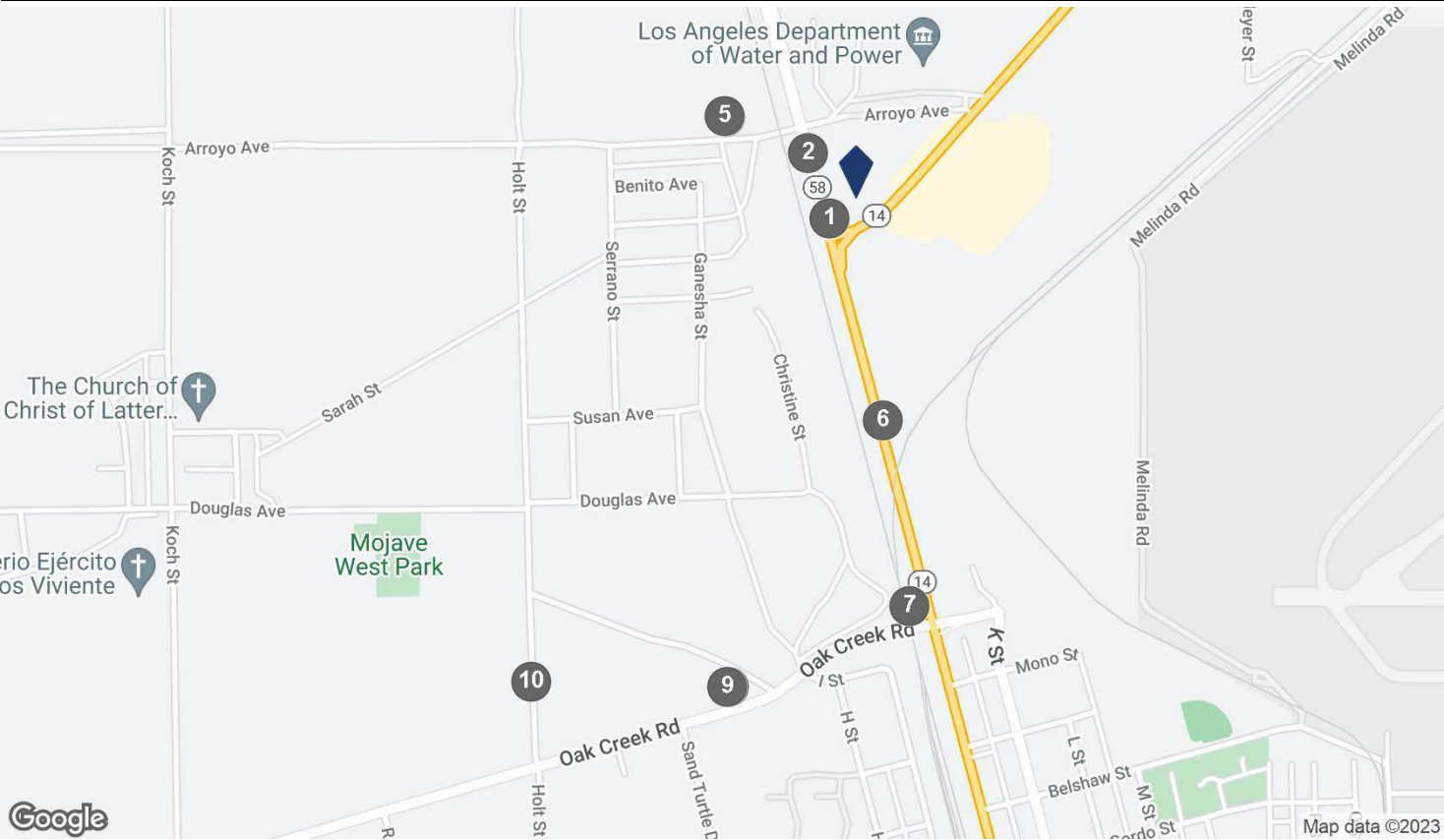


| Population | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 10 Min. Drive |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Population | 1,063 | 4,406 | 4,525 | 6,433 | 5,278 |
| 5 Yr Growth | 4.4% | 4.3% | 4.3% | 3.8% | 2.2% |
| Median Age | 32 | 32 | 32 | 34 | 33 |
| 5 Yr Forecast | 33 | 33 | 34 | 36 | 34 |
| White / Black / Hispanic | 67% / 22% / 45% | 71% / 20% / 49% | 71% / 19% / 48% | 75% / 15% / 44% | 72% / 18% / 48% |
| 5 Yr Forecast | 67% / 22% / 45% | 71% / 20% / 49% | 71% / 19% / 48% | 75% / 15% / 45% | 71% / 18% / 51% |
| Employment | 683 | 2,249 | 2,432 | 3,072 | 2,015 |
| Buying Power | \$16.2M | \$52.8M | \$55.7M | \$97.1M | \$85M |
| 5 Yr Growth | 6.4% | 7.3% | 8.3% | 4.4% | 3.6% |
| College Graduates | 7.9% | 7.3% | 7.5% | 8.5% | 5.1% |
| Household | | | | | |
| Households | 385 | 1,584 | 1,633 | 2,350 | 1,924 |
| 5 Yr Growth | 4.4% | 4.2% | 4.2% | 3.7% | 2.1% |
| Median Household Income | \$42,083 | \$33,345 | \$34,130 | \$41,331 | \$44,180 |
| 5 Yr Forecast | \$42,899 | \$34,323 | \$35,469 | \$41,620 | \$44,828 |
| Average Household Income | \$57,946 | \$53,597 | \$53,568 | \$55,055 | \$62,723 |
| 5 Yr Forecast | \$59,311 | \$54,593 | \$54,545 | \$55,470 | \$64,378 |
| % High Income (>\$75K) | 28% | 24% | 24% | 25% | 34% |
| Housing | | | | | |
| Median Home Value | \$157,894 | \$135,943 | \$141,187 | \$161,546 | \$133,740 |
| Median Year Built | 1972 | 1970 | 1971 | 1976 | 1974 |
| Owner / Renter Occupied | 44% / 56% | 42% / 58% | 43% / 57% | 54% / 46% | 47% / 53% |

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TRAFFIC COUNTS



COUNTS BY STREETS

| Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|----------------------|--------------------------|----------------|------------|-------------------|
| 1 14 | | 15,642 | 0 | 0.07 mi |
| 2 Mojave Barstow Hwy | Meyer Rd - SE | 12,964 | 0 | 0.08 mi |
| 3 Arroyo Avenue | Mojave Barstow Hwy - E | 968 | 0 | 0.20 mi |
| 4 Arroyo Ave | State Route 58 - E | 1,000 | 0 | 0.20 mi |
| 5 Arroyo Ave | Mojave Barstow Hwy - E | 1,007 | 0 | 0.20 mi |
| 6 Sierra Hwy | Midland Trl - N | 18,757 | 0 | 0.34 mi |
| 7 Oak Creek Rd | Sierra Hwy - E | 3,236 | 0 | 0.61 mi |
| 8 Oak Creek Road | Sandturtle Rd - W | 3,256 | 0 | 0.74 mi |
| 9 Oak Creek Rd | Sandturtle Rd - W | 3,510 | 0 | 0.74 mi |
| 10 Holt St | Oak Creek Rd - S | 950 | 0 | 0.85 mi |



Demographics

Kwik Stop

16825 State Highway 14

9,414 SF Retail Service Station

Mojave, California - SE Outlying Kern County Submarket

PREPARED BY

RE/MAX ONE
COMMERCIAL

David Dawud

Business & Commercial Services



Income & Spending Demographics

16825 State Highway 14

| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|------------------------------|----------|--------|----------|--------|----------|--------|---------------|--------|
| 2023 Households by HH Income | 386 | | 1,585 | | 1,634 | | 1,924 | |
| <\$25,000 | 156 | 40.41% | 743 | 46.88% | 753 | 46.08% | 631 | 32.80% |
| \$25,000 - \$50,000 | 61 | 15.80% | 191 | 12.05% | 211 | 12.91% | 410 | 21.31% |
| \$50,000 - \$75,000 | 62 | 16.06% | 263 | 16.59% | 274 | 16.77% | 225 | 11.69% |
| \$75,000 - \$100,000 | 49 | 12.69% | 168 | 10.60% | 172 | 10.53% | 251 | 13.05% |
| \$100,000 - \$125,000 | 16 | 4.15% | 78 | 4.92% | 79 | 4.83% | 179 | 9.30% |
| \$125,000 - \$150,000 | 26 | 6.74% | 82 | 5.17% | 82 | 5.02% | 128 | 6.65% |
| \$150,000 - \$200,000 | 7 | 1.81% | 26 | 1.64% | 29 | 1.77% | 68 | 3.53% |
| \$200,000+ | 9 | 2.33% | 34 | 2.15% | 34 | 2.08% | 31 | 1.61% |
| 2023 Avg Household Income | \$57,946 | | \$53,597 | | \$53,568 | | \$62,723 | |
| 2023 Med Household Income | \$42,083 | | \$33,345 | | \$34,130 | | \$44,180 | |

| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|-----------------------------------|----------|--------|----------|--------|----------|--------|---------------|--------|
| Total Specified Consumer Spending | \$9.9M | | \$38.7M | | \$40M | | \$52.3M | |
| Total Apparel | \$596.8K | 6.03% | \$2.4M | 6.23% | \$2.5M | 6.17% | \$3M | 5.73% |
| Women's Apparel | \$210.6K | 2.13% | \$838.9K | 2.17% | \$862.2K | 2.15% | \$1.1M | 2.04% |
| Men's Apparel | \$112.3K | 1.13% | \$454.4K | 1.17% | \$466.8K | 1.17% | \$579.2K | 1.11% |
| Girl's Apparel | \$52.4K | 0.53% | \$212.4K | 0.55% | \$216.5K | 0.54% | \$252.2K | 0.48% |
| Boy's Apparel | \$40K | 0.40% | \$164.3K | 0.42% | \$167.6K | 0.42% | \$199.4K | 0.38% |
| Infant Apparel | \$34K | 0.34% | \$137.2K | 0.35% | \$140.2K | 0.35% | \$167.5K | 0.32% |
| Footwear | \$147.7K | 1.49% | \$602.8K | 1.56% | \$618.5K | 1.54% | \$735.4K | 1.40% |
| Total Entertainment & Hobbies | \$1.4M | 14.42% | \$5.6M | 14.43% | \$5.8M | 14.49% | \$7.5M | 14.40% |
| Entertainment | \$296.1K | 2.99% | \$1.1M | 2.91% | \$1.2M | 2.94% | \$1.6M | 3.11% |
| Audio & Visual Equipment/Service | \$326.4K | 3.30% | \$1.3M | 3.34% | \$1.3M | 3.34% | \$1.7M | 3.22% |
| Reading Materials | \$19.2K | 0.19% | \$73.8K | 0.19% | \$77.6K | 0.19% | \$98.6K | 0.19% |
| Pets, Toys, & Hobbies | \$228.8K | 2.31% | \$892.7K | 2.31% | \$929K | 2.32% | \$1.2M | 2.33% |
| Personal Items | \$556.8K | 5.62% | \$2.2M | 5.68% | \$2.3M | 5.70% | \$2.9M | 5.56% |
| Total Food and Alcohol | \$2.9M | 29.21% | \$11.7M | 30.13% | \$12M | 30.02% | \$14.9M | 28.47% |
| Food At Home | \$1.6M | 16.63% | \$6.7M | 17.38% | \$6.9M | 17.31% | \$8.4M | 16.03% |
| Food Away From Home | \$1.1M | 10.98% | \$4.3M | 11.11% | \$4.4M | 11.07% | \$5.7M | 10.85% |
| Alcoholic Beverages | \$159K | 1.61% | \$634.6K | 1.64% | \$655K | 1.64% | \$833.9K | 1.59% |
| Total Household | \$1.4M | 14.06% | \$5.4M | 14.02% | \$5.6M | 14.08% | \$7.2M | 13.78% |
| House Maintenance & Repair | \$279.9K | 2.83% | \$1.1M | 2.83% | \$1.2M | 2.90% | \$1.5M | 2.85% |
| Household Equip & Furnishings | \$598.3K | 6.04% | \$2.3M | 6.07% | \$2.4M | 6.07% | \$3.1M | 5.90% |
| Household Operations | \$402.2K | 4.06% | \$1.6M | 4.05% | \$1.6M | 4.04% | \$2.1M | 3.93% |
| Housing Costs | \$111.8K | 1.13% | \$415.3K | 1.07% | \$428.8K | 1.07% | \$575.9K | 1.10% |

Income & Spending Demographics

16825 State Highway 14

| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|------------------------------------|-----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|
| Total Transportation/Maint. | \$2.7M | 27.32% | \$10.1M | 26.09% | \$10.5M | 26.14% | \$15.1M | 28.83% |
| Vehicle Purchases | \$1.4M | 13.81% | \$4.9M | 12.61% | \$5.1M | 12.68% | \$8.2M | 15.62% |
| Gasoline | \$766.6K | 7.74% | \$3M | 7.70% | \$3.1M | 7.70% | \$4M | 7.69% |
| Vehicle Expenses | \$42.4K | 0.43% | \$210.3K | 0.54% | \$215.9K | 0.54% | \$197.1K | 0.38% |
| Transportation | \$193.9K | 1.96% | \$758.7K | 1.96% | \$781.7K | 1.95% | \$921.8K | 1.76% |
| Automotive Repair & Maintenance | \$333.9K | 3.37% | \$1.3M | 3.27% | \$1.3M | 3.27% | \$1.8M | 3.39% |
| Total Health Care | \$433.3K | 4.38% | \$1.8M | 4.53% | \$1.8M | 4.57% | \$2.3M | 4.37% |
| Medical Services | \$260K | 2.63% | \$1M | 2.71% | \$1.1M | 2.73% | \$1.4M | 2.61% |
| Prescription Drugs | \$127.4K | 1.29% | \$520.6K | 1.35% | \$546K | 1.36% | \$674.6K | 1.29% |
| Medical Supplies | \$45.9K | 0.46% | \$183.4K | 0.47% | \$191.3K | 0.48% | \$246.7K | 0.47% |
| Total Education/Day Care | \$453.9K | 4.59% | \$1.8M | 4.57% | \$1.8M | 4.53% | \$2.3M | 4.42% |
| Education | \$282.5K | 2.85% | \$1.1M | 2.88% | \$1.1M | 2.84% | \$1.4M | 2.75% |
| Fees & Admissions | \$171.4K | 1.73% | \$653.4K | 1.69% | \$674.7K | 1.69% | \$870.6K | 1.66% |