



# THE PROMENADE 899 S. China Lake Blvd.

Ridgecrest, California 93555

## OFFERING SUMMARY

|               |                    |
|---------------|--------------------|
| Sale Price:   | Negotiable         |
| Lease Rate:   | Negotiable         |
| Available SF: | 1,800 to 50,000 SF |
| Lot Size:     | 18.5 Acres         |

## Property Highlights

- Signalized corner of China Lake Boulevard
- Across the street from Walmart Supercenter
- At the main retail intersection in Ridgecrest
- Pads available for build-to-suit or for sale

## Property Description

Build-to-Suit or land sale of retail pads

### LEASE RATE

### SPACE SIZE

|            |                  |     |
|------------|------------------|-----|
| Negotiable | 1,800 - 50,000SF | NNN |
|------------|------------------|-----|

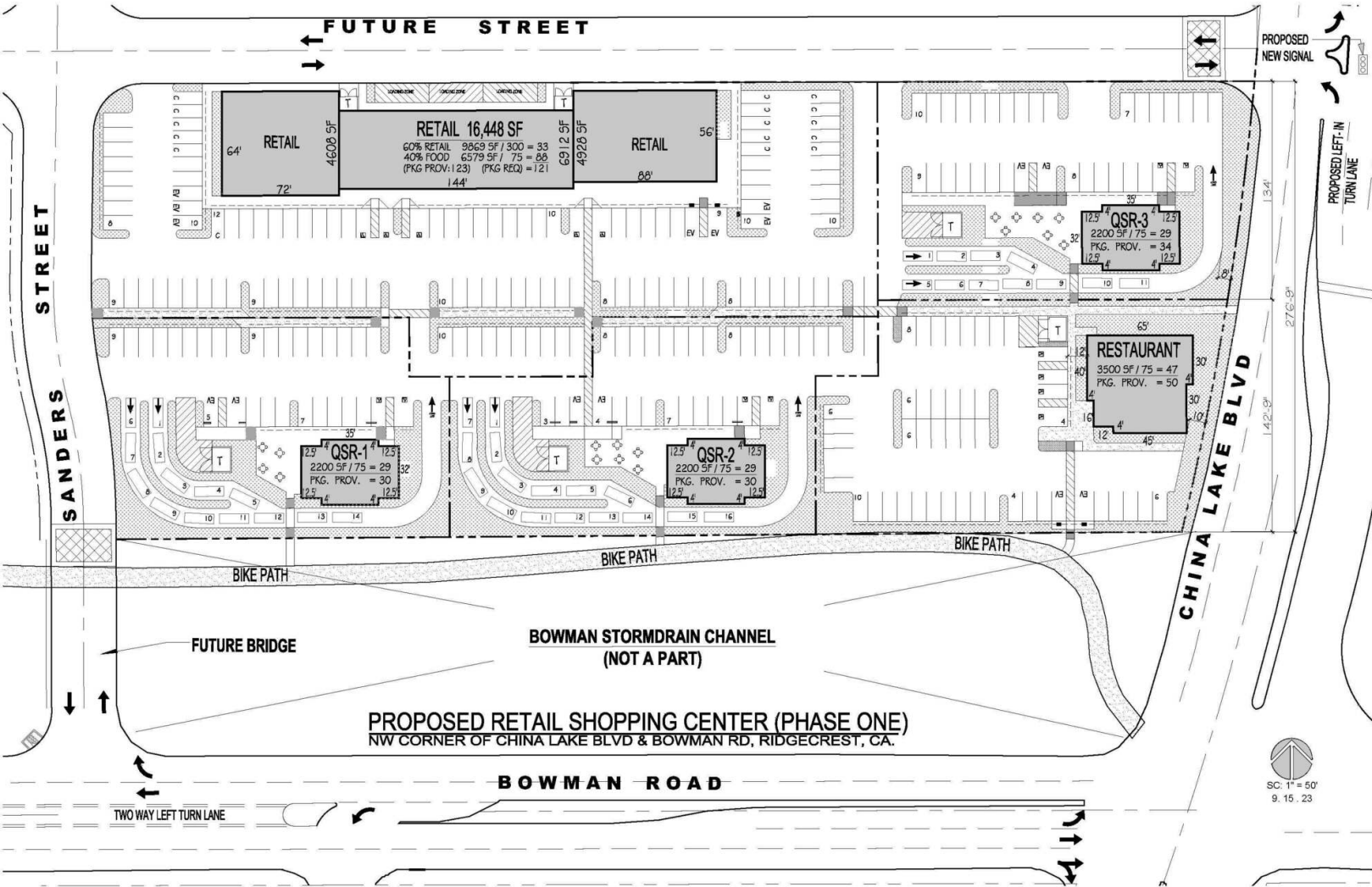
**Ted Zwicker**

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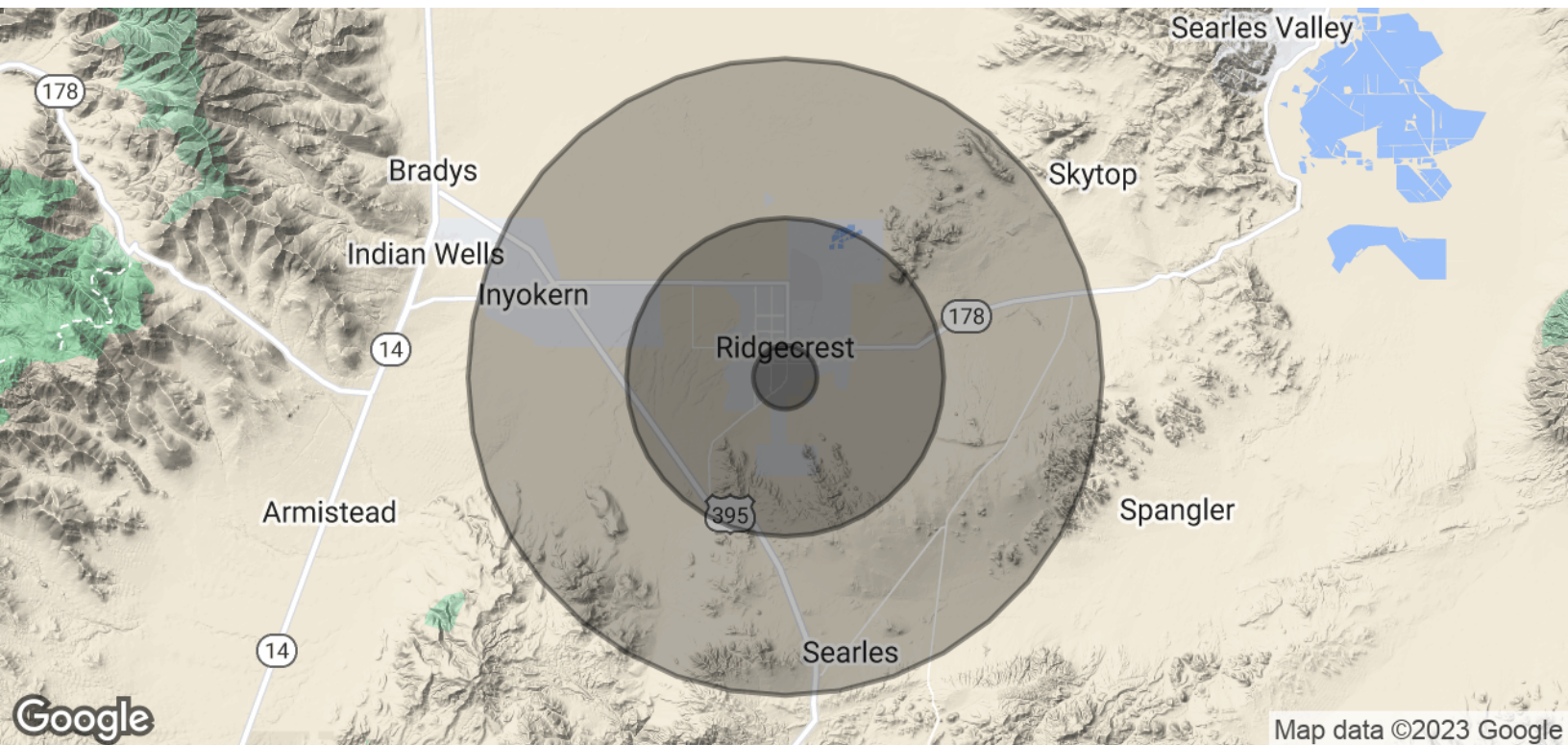
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 7,278     | 31,513    | 33,886    |
| Average Age          | 36.8      | 39.6      | 39.6      |
| Average Age (Male)   | 37.2      | 40.7      | 40.8      |
| Average Age (Female) | 38.4      | 39.3      | 39.4      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 3,255     | 14,043    | 15,103    |
| # of Persons per HH  | 2.2       | 2.2       | 2.2       |
| Average HH Income    | \$82,804  | \$78,579  | \$79,262  |
| Average House Value  | \$175,052 | \$173,817 | \$179,459 |

\* Demographic data derived from 2020 ACS - US Census



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