

FOR LEASE

911 S. China Lake Boulevard
Ridgecrest, CALIFORNIA

64,400sf of former
Walmart Building

Across from New Walmart – Land Also Available



FEATURES

- Anchored by Albertsons and Tractor Supply. Co-tenants include Jack in the Box, Subway, AT&T, Check N Go and Game Stop
- Located on China Lake Blvd., the main commercial corridor serving Ridgecrest
- Located across street from brand new Walmart (Walmart relocated)
- Abundant Parking
- Additional land adjacent to former Walmart and Outparcel available



For more information, please contact:

VINCE ROCHE

Senior Director | Principal

(661) 633 3817

vincent.roche@paccra.com

Lic. #01155079

JOSH SHERLEY

Director

(661) 633 3840

josh.sherley@paccra.com

Lic. #01876855



PACIFIC COMMERCIAL REALTY ADVISORS.

Lic. #01919464

5060 California Avenue, Suite 1000

Bakersfield, CA 93309

www.paccra.com

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**CUSHMAN &
WAKEFIELD**



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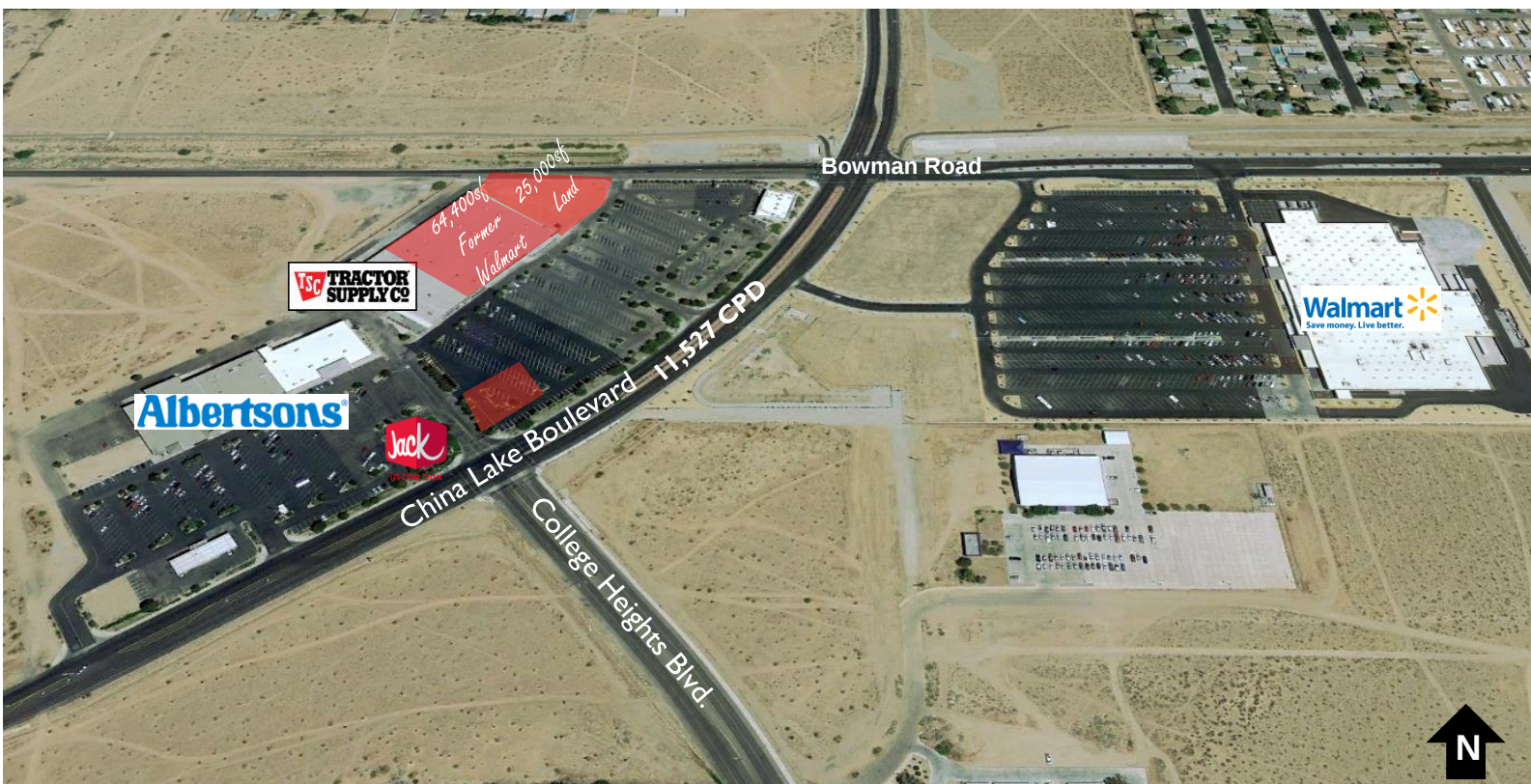
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,541	30,411	32,602
HOUSEHOLDS	2,972	12,148	12,949
AVERAGE HH INCOME	\$69,119	\$75,484	\$75,375
DAYTIME POPULATION	1,707	17,278	18,865



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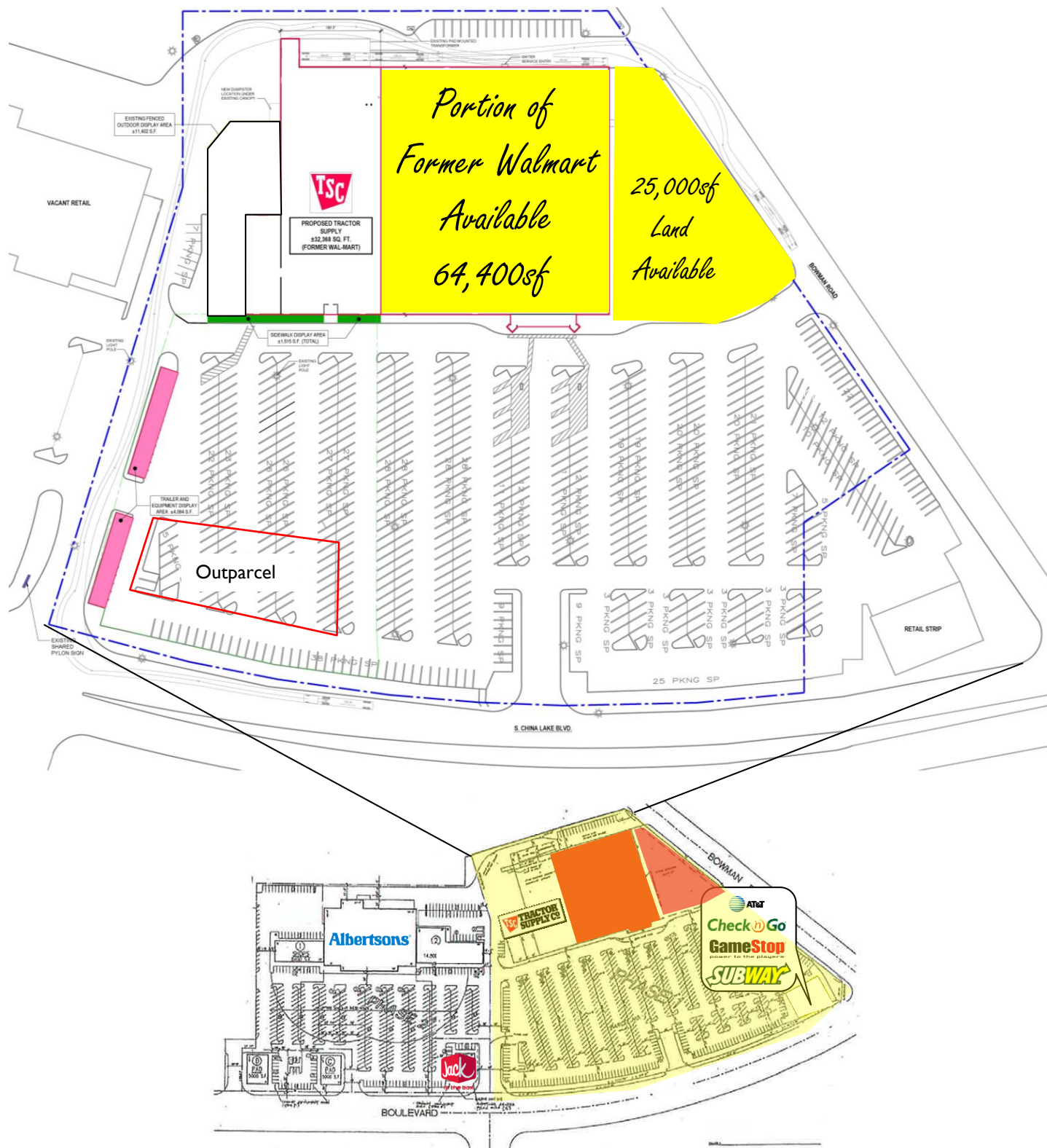
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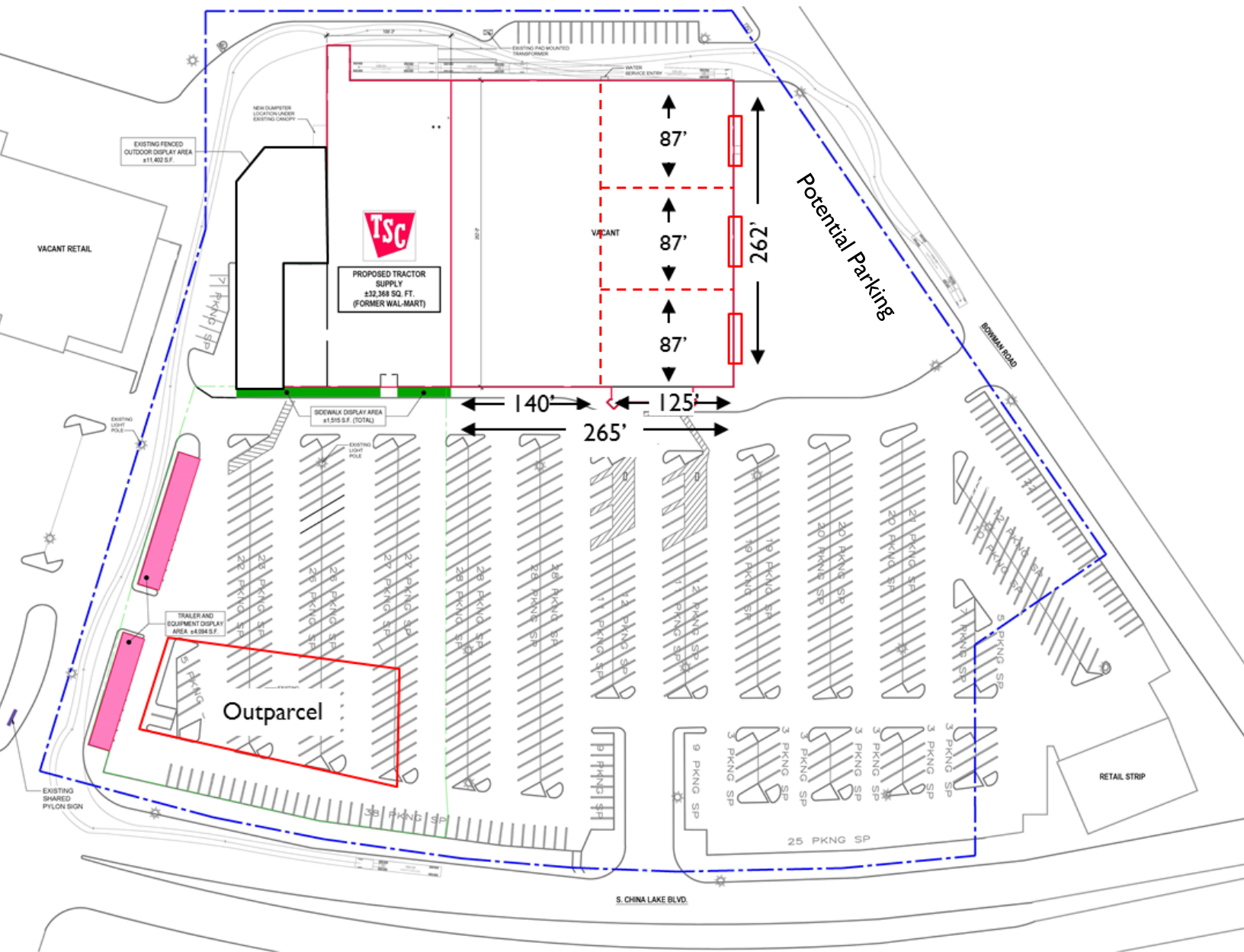
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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.6070/-117.6732

RS1

911 S China Lake Blvd

Ridgecrest, CA 93555-6315

1 mi radius 3 mi radius 5 mi radius

POPULATION	2016 Estimated Population	7,541	30,411	32,602
	2021 Projected Population	7,931	32,026	34,329
	2010 Census Population	7,103	28,628	30,758
	2000 Census Population	6,477	26,154	27,985
	Projected Annual Growth 2016 to 2021	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	1.0%	1.0%	1.0%
	2016 Median Age	32.7	36	35.7
HOUSEHOLDS	2016 Estimated Households	2,972	12,148	12,949
	2021 Projected Households	3,113	12,747	13,587
	2010 Census Households	2,757	11,304	12,069
	2000 Census Households	2,504	10,404	11,061
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	1.2%	1.0%	1.1%
RACE AND ETHNICITY	2016 Estimated White	74.1%	75.6%	75.5%
	2016 Estimated Black or African American	4.6%	4.5%	4.5%
	2016 Estimated Asian or Pacific Islander	6.2%	5.5%	5.6%
	2016 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.2%
	2016 Estimated Other Races	13.8%	13.2%	13.2%
	2016 Estimated Hispanic	22.1%	20.6%	20.5%
INCOME	2016 Estimated Average Household Income	\$69,119	\$75,484	\$75,375
	2016 Estimated Median Household Income	\$61,401	\$67,646	\$67,493
	2016 Estimated Per Capita Income	\$27,239	\$30,166	\$30,028
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.9%	3.3%	3.2%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.3%	7.3%	7.3%
	2016 Estimated High School Graduate	25.1%	23.1%	22.7%
	2016 Estimated Some College	32.7%	28.7%	28.8%
	2016 Estimated Associates Degree Only	6.7%	9.3%	9.4%
	2016 Estimated Bachelors Degree Only	17.6%	18.4%	18.8%
	2016 Estimated Graduate Degree	9.6%	9.9%	9.7%
BUSINESS	2016 Estimated Total Businesses	177	1,010	1,091
	2016 Estimated Total Employees	1,707	17,278	18,865
	2016 Estimated Employee Population per Business	9.7	17.1	17.3
	2016 Estimated Residential Population per Business	42.6	30.1	29.9

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