

Commercial Development Opportunities & Available Retail Properties



MAP 1
N. China Lake
& Drummond

MAP 2
Ridgecrest
Town
Center

China Lake Blvd.: 24,400 VPD

MAP 3
S. China
Lake &
Bowman

MAP 4
S. China Lake

HWY 178: 18,300 VPD

About Ridgecrest

Centrally located in the Mojave Desert and surrounded by mountain ranges, the City of Ridgecrest, CA provides a unique location in a relatively untapped market. Adjacent to the prestigious Naval Air Weapons Station-China Lake, Ridgecrest's affordable cost of living and easy access to nearby attractions continues to attract new residents and businesses to the area.

Map #1: N. China Lake Blvd. & Drummond Ave.

Available Land:

(1) Holiday Inn Express - future retail pad
0.65 acre pad for future retail site on easterly
section of 2.46 acres of Commercial Service
(CS) zoned land (APN 033-080-04)

Contact: Daljinder Chauhan (661) 203-8050

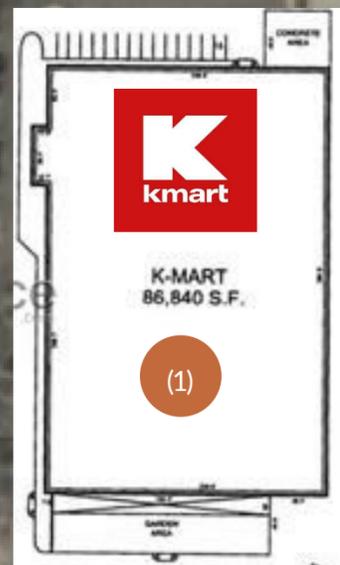
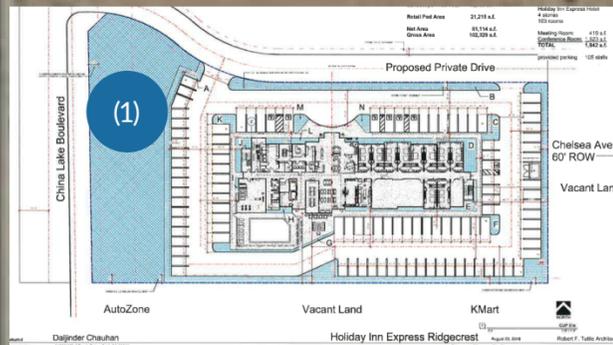
(2) 1.87 acres of Commercial Services (CS)
zoned land (APN 033-060-02-00-4)

Contact: Dave Ericksen (760) 608--0434

Available Space:

(1) Former Kmart Building (for sale/lease)
7.4 acres with 88,103 sf building zoned Commercial Service (CS); can
be demised or expanded
(APN 033-060-05-00)

Contact: Deborah Collins (818) 917-5662



N. China Lake Blvd. 24,400 Cars Daily

Drummond Ave.

Map #2: Ridgecrest Town Center

Available Land:

Available Space:

Ridgecrest Town Center, 700-890 N. China Lake Blvd.

- (1) Suite #830A: 3,172 sf retail pad with drive thru
- (2) Suite #860C-D: 1,670-3,670 sf retail space
- (3) Suite #860G: 2,025 sf retail space
- (4) Suite 740B-C: 1,494-6,510 sf retail space

Contact: Olivieri Commercial Group (661) 616-4453

In the center of town, the Ridgecrest Town Plaza is a prime location for retail sites, with neighboring tenants including the newly constructed California Welcome Center, a grocery store, sporting goods, clothing, and home goods retailers. Nearby schools, hotels, and the regional hospital ensure the Town Plaza as a popular go-to shopping destination for residents and visitors alike.



Map #3: S. China Lake Blvd. & Bowman Ave.

Available Land:

(1) Oasis Complex, S. China Lake/Radar
11-acre shopping center with 97,089 sf building area
of Commercial Service (CS) zoned land
(APN 472-010-14)

Phase I: 10,570 sf retail shops and 3,500 sf fast-casual
restaurant space with drive-thru
Phase II: contact City Hall for more info

Contact: Robert Davidson (323) 879-9749

(2) Walmart Supercenter, parcels available
3.27 acres of Commercial Services (CS) zoned land
with 70,558 sf buildable area (APN 343-351-34-00-8)
Parcel #2: 43,965 sf, Parcel #3: 26,593 sf

Contact: Matthew Nelson (909) 890-4499

Available Space:

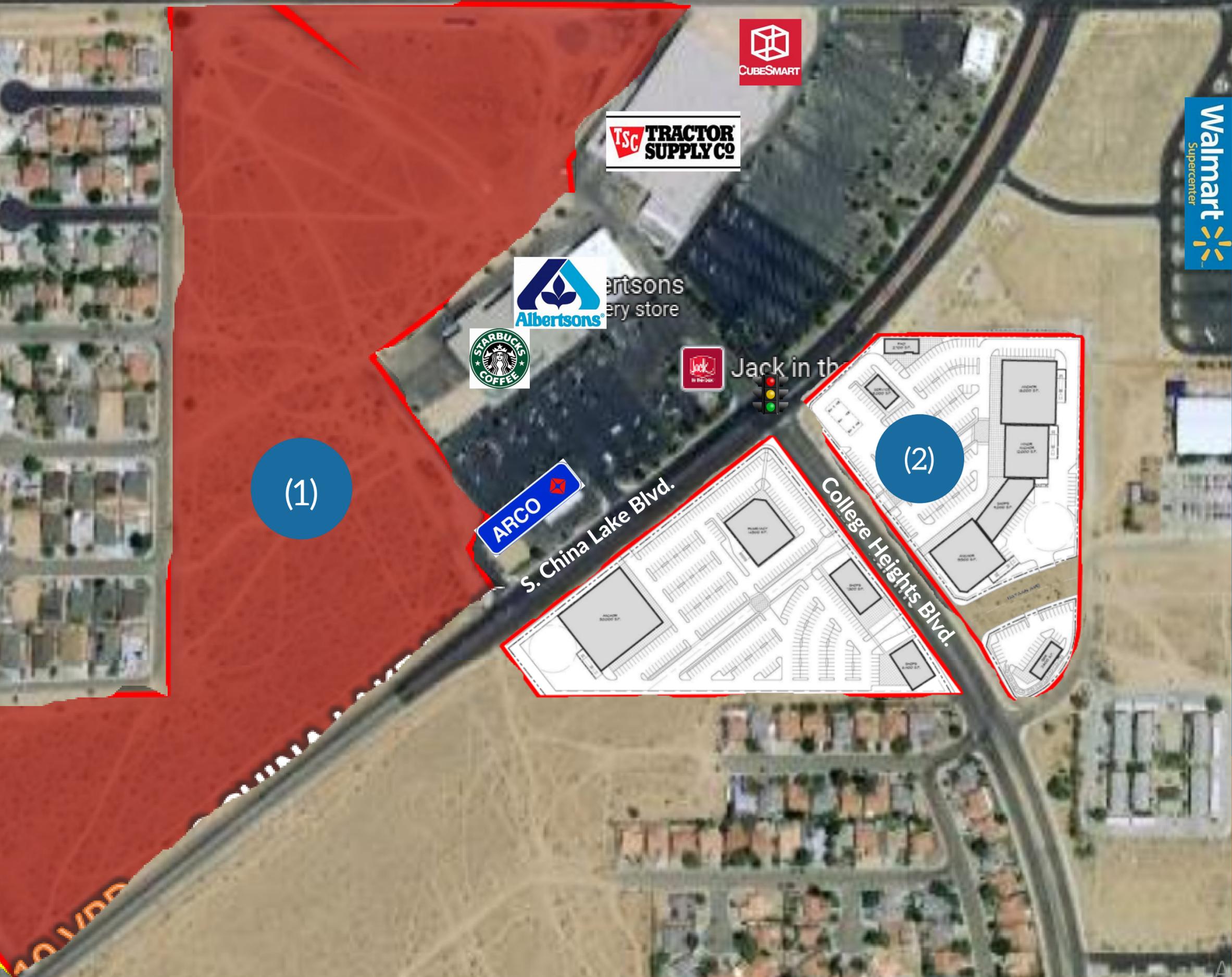
High Desert Plaza, 901 S. China Lake Blvd.
(1) Suites #200-300: 1,219-2,470 sf retail space
(can be leased together or separately)

Contact: Janna Kohl (301) 486-6415



A hub of activity and development, S. China Lake Blvd. offers multiple site opportunities in a prime location for retail, dining, and entertainment venues. Recent businesses opened include Chipotle, Starbucks, and Panda Express. The Oasis shopping complex is currently in Phase I of development.

Map #4: S. China Lake Blvd.



Available Land:
(1) Land for Sale
32.7 acres of General Commercial (CG) zoned land
(APN 509-020-20)

- (2) New Retail Center
 - Anchor Spaces (3): 15,500-30,000 sf
 - Minor Anchor (1): 12,000 sf
 - Pharmacy (1): 14,500 sf
 - Shops (3): 7,500-9,000 sf
 - Service (1): 4,400 sf
 - Pad (1): 2,700 sf
 - QSR (1): 2,600 sf

Contact: Olivieri Commercial Group (661) 616-4453

Available Space: