



Redevelopment Opportunity FOR SALE

217 W. Inyokern Road • Ridgecrest, CA



Offering

- Potential for retail, hospitality, light industrial, medical, office
- Ten (10) parcels totaling 4.32 acres (188,035 SF)
- Three existing structures on site total 8,680 square feet of building area
- Located near the entrance to Naval Air Weapons Station China Lake
- Site previously utilized as Ridgecrest Automotive
- Sales Price: \$1,400,000.00



Matthew E. Starr, SIOR, CCIM • Principal • 661 616 3570 • matthew@asuassociates.com • CA RE #01367855
Boyd B. Bininger • Senior Vice President • 661 616 3559 • bbboyd@asuassociates.com • CA RE #01216622
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

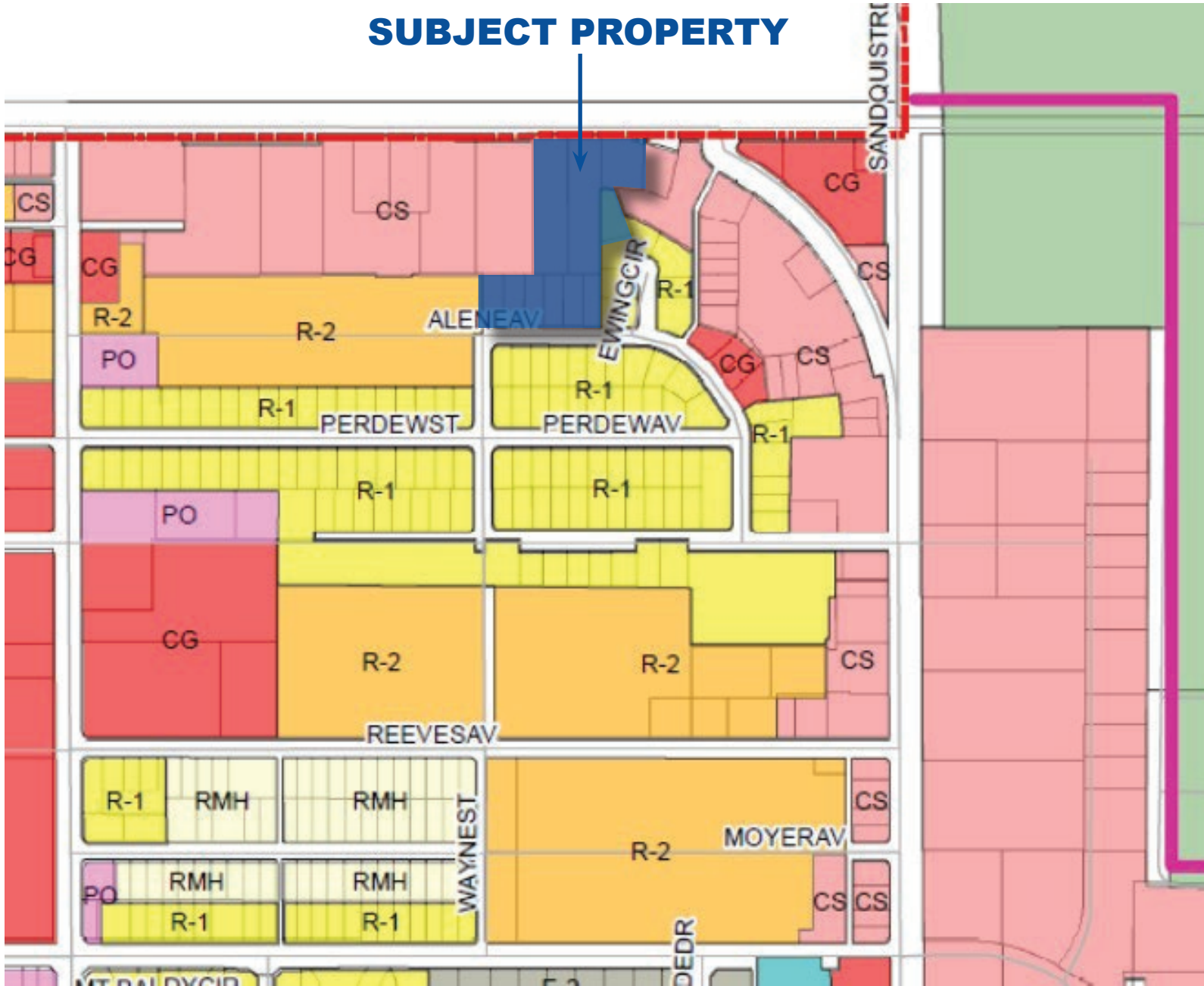
Redevelopment Opportunity ▪ For Sale

217 W. Inyokern Road ▪ Ridgecrest, CA

Property Details

- **Improvements:** Two older buildings of approximately 2,400 and 2,680 square feet and a larger more recently constructed building (2005) consisting of approximately 3,600 square feet.
- **Zoning:** A majority of the property is zoned CS – Service Commercial District in the City of Ridgecrest. This zoning is intended to accommodate a wide array of commercial and light industrial uses along major arterial streets. One parcel is zoned R-1, residential.

SUBJECT PROPERTY



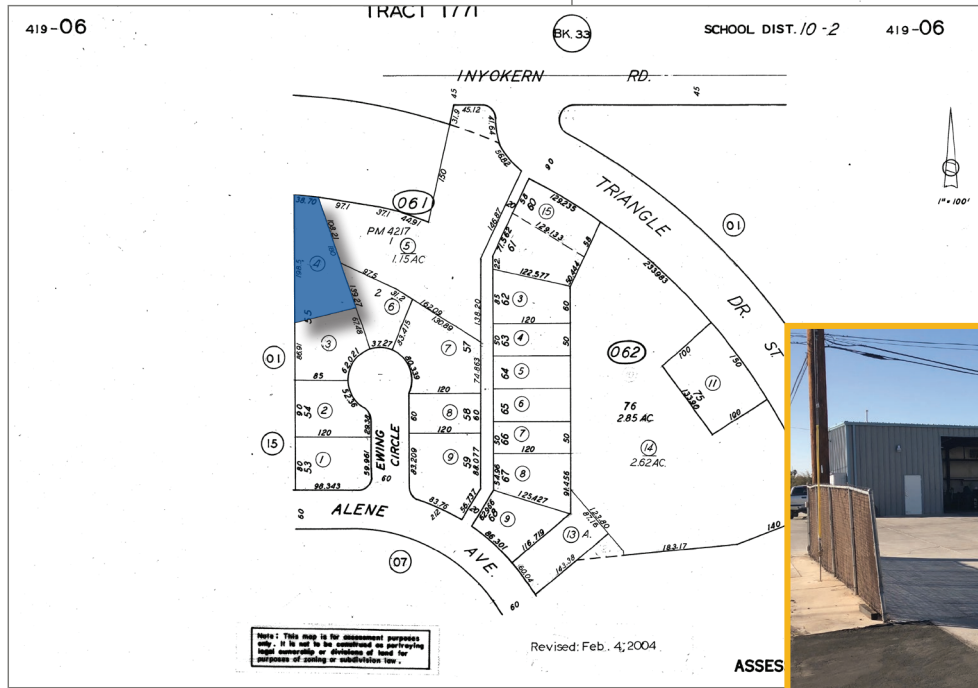
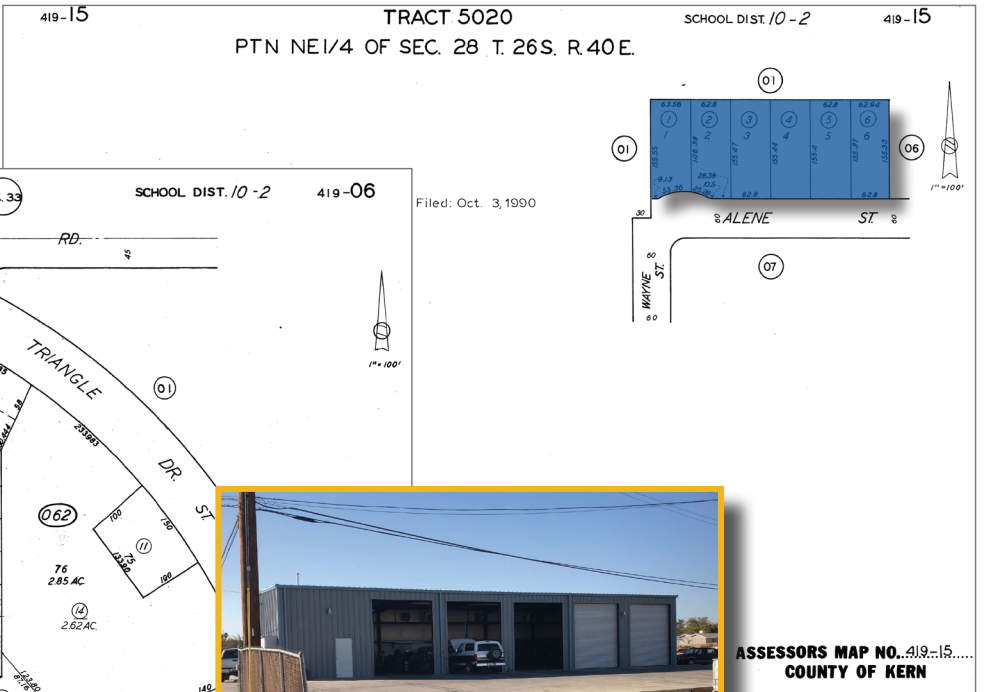
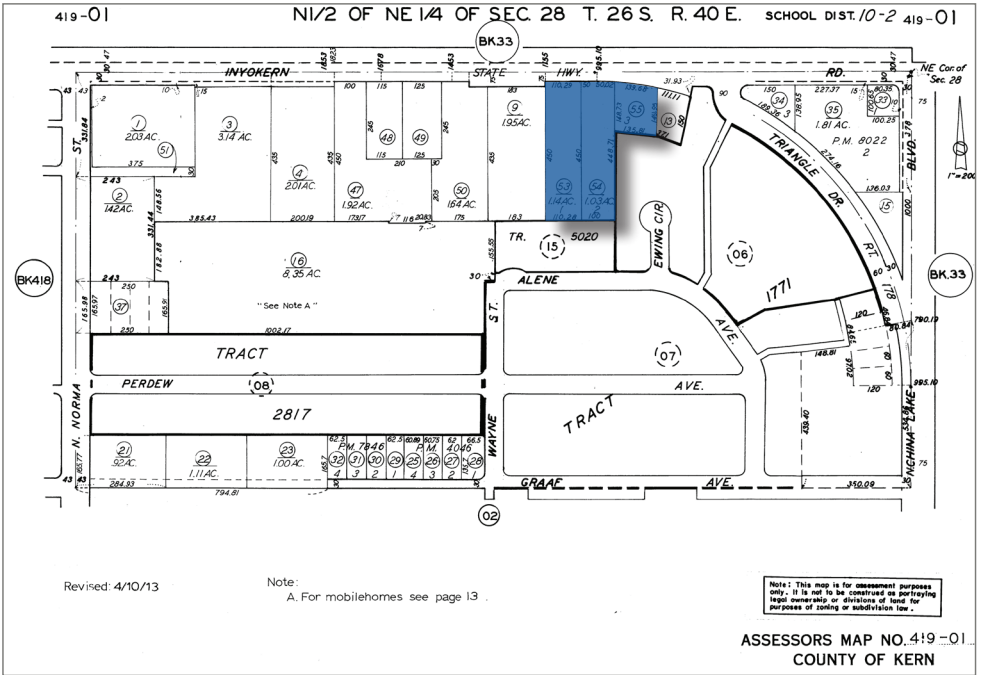
Redevelopment Opportunity ■ For Sale

217 W. Inyokern Road ■ Ridgecrest, CA

Assessor's Parcel Numbers

Assessor Parcel Numbers:

- 419-010-53 – 1.14 acres – 49,658 SF
- 419-010-54 – 1.03 acres – 44,867 SF
- 419-010-55 – 0.47 acres – 20,473 SF
- 419-061-04 – 0.28 acres – 12,029 SF
- 419-150-01 – 0.24 acres – 10,392 SF
- 419-150-02 – 0.24 acres – 10,235 SF
- 419-150-03 – 0.23 acres – 10,155 SF
- 419-150-04 – 0.23 acres – 10,136 SF
- 419-150-05 – 0.24 acres – 10,303 SF
- 419-150-06 – 0.22 acres – 9,787 SF



Redevelopment Opportunity ▪ For Sale

217 W. Inyokern Road ▪ Ridgecrest, CA

Aerial Map



Matthew E. Starr, SIOR, CCIM ▪ Principal ▪ 661 616 3570 ▪ matthew@asuassociates.com ▪ CA RE #01367855
Boyd B. Binninger ▪ Senior Vice President ▪ 661 616 3559 ▪ bbboyd@asuassociates.com ▪ CA RE #01216622
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

