

ONE PARCEL NORTH OF INTERSECTION OF THE INTERSECTION OF W. AVENUE A & SIERRA HWY

FOR SALE

LOCATED ONE PARCEL NORTH OF
W AVE A ON SIERRA HIGHWAY

VACANT LAND
± 73.83 ACRES

ROSAMOND | CA



EXCLUSIVE LISTING AGENTS:

RICHARD C. JOHN | SIOR | EXECUTIVE V.P.
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DRE # 00800783

DAN FOYE | EXECUTIVE VICE PRESIDENT/PRINCIPAL
D: 909.912.0009 | E: dfoye@daumcommercial.com
DRE #01292002

DAUM
COMMERCIAL REAL ESTATE SERVICES

DAUM COMMERCIAL REAL ESTATE SERVICES | 3595 INLAND EMPIRE BOULEVARD | BLDG. 5 | ONTARIO, CA 91764

PROPERTY HIGHLIGHTS



± 73.83 Acres

Project Size

473-023-14-00-6



Zoned Agricultural

Potential to Rezone to M3 - Heavy Industrial per the Kern County Planning Department - please confirm with the planning department.



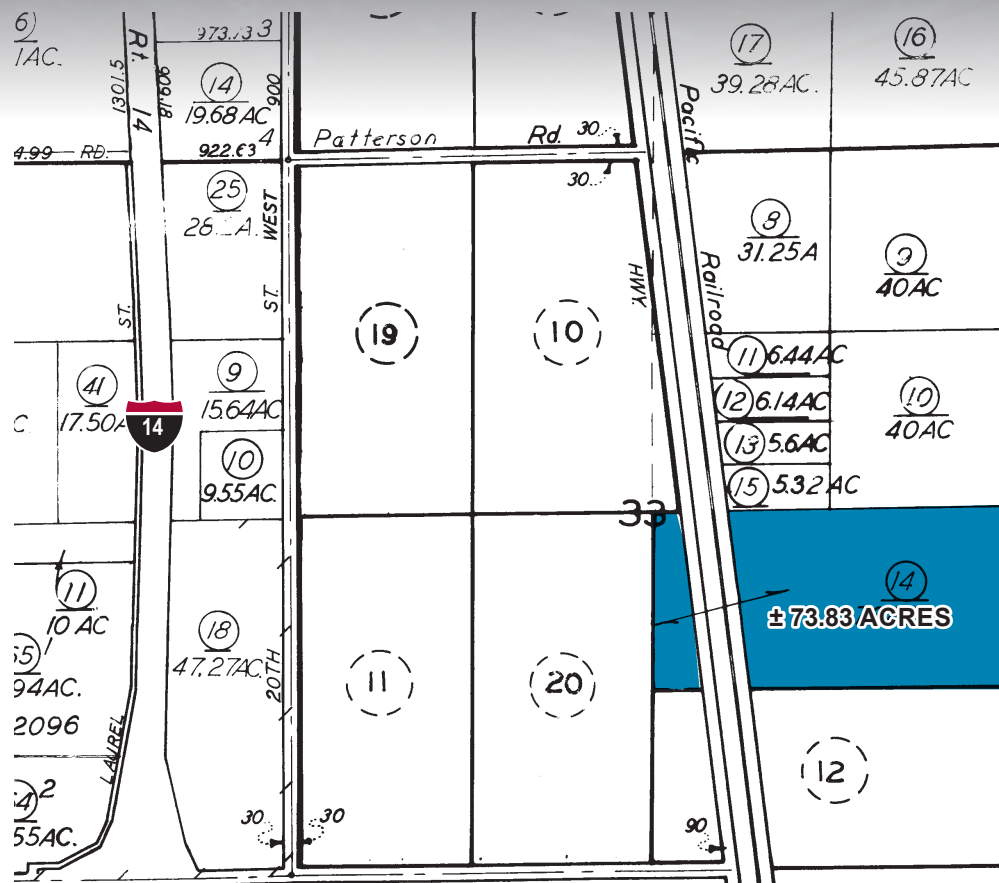
Located one parcel north of the Los Angeles County/Kern County Line

- W Avenue A has on/off ramps from Highway 14
- Potential to rezone to M3 or heavy industrial per the Kern County Planning Department.
- Potential for rail service.
- Asking \$2,584,050 or \$35,000 an acre or \$.80 per square foot
- Kern County is business friendly.
- Rosamond is the first City to thenorth of Los Angeles County when heading north on the 14 Freeway.
- Located in the Antelope Valley AQMD which does not have the annual Indirect Source Rule Fee like properties within the South Coast AQMD will.

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PROPERTY AERIAL

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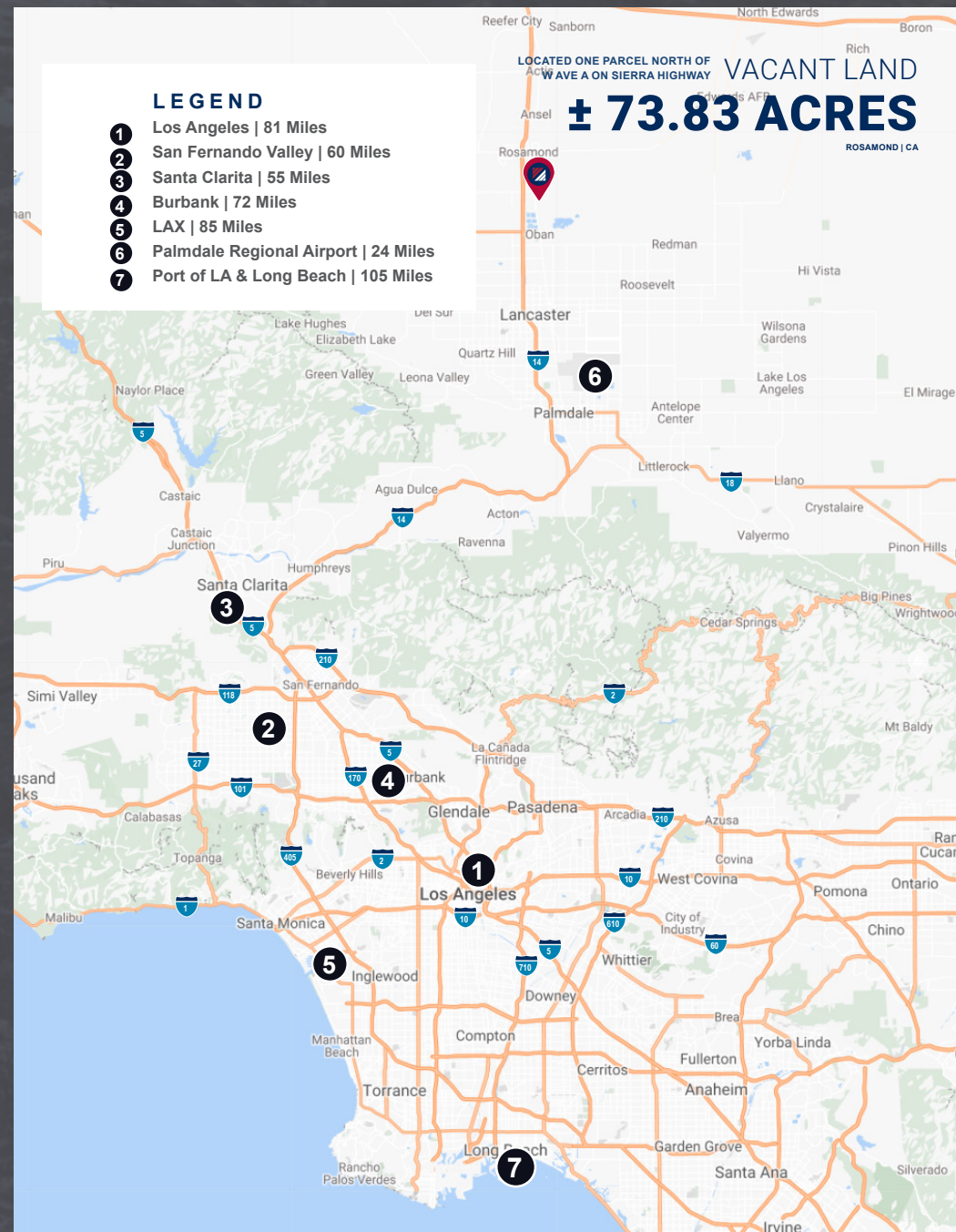
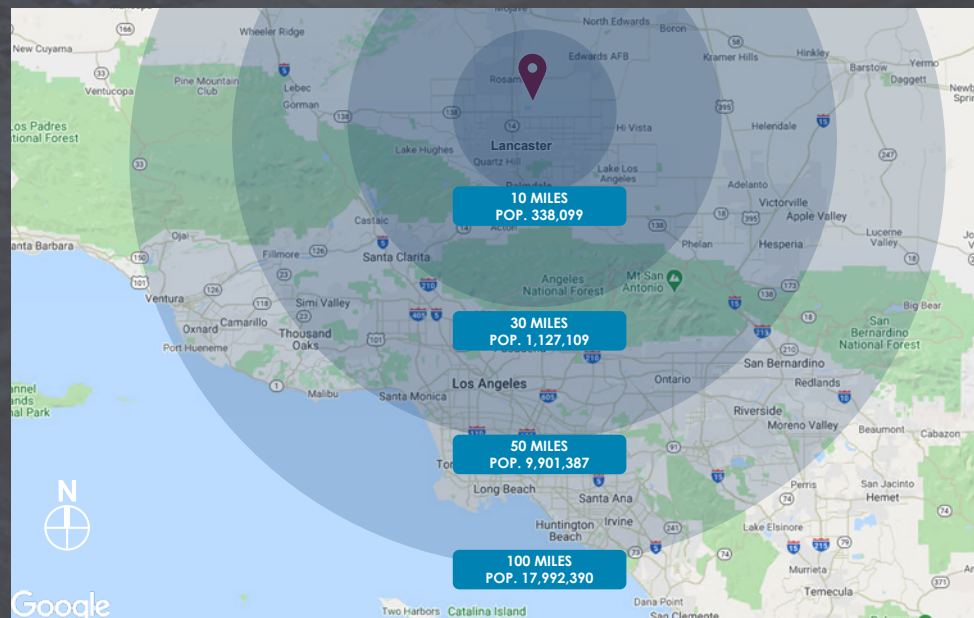
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DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	5,938	17,327	109,312
2021 Population	6,999	21,118	111,647
2026 Population Projection	7,295	22,081	111,495
Avg Household Income	\$66,798	\$75,445	\$68,405
Median Household Income	\$43,326	\$56,971	\$52,838
Total Specified Consumer Spending (\$)	\$68.9M	\$229.9M	\$1.1B

DESTINATIONS	TIME/DIS.
San Fernando Valley	1 hr 8 Mins / 59.8 Mi.
Beverly Hills	1 hr 23 Mins / 77.7 Mi.
Hollywood	1 hr 9 Mins/ 73.5 Mi.
Downtown Los Angeles	1 hr 35 Mins / 81.1 Mi.
Los Angeles Intl. Airport	1 hr 49 Mins / 84.6 Mi.
Port of Los Angeles	2 hr 23 Mins / 104 Mi.
Port of Long Beach	2 hr 26 Mins / 106 Mi.



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