

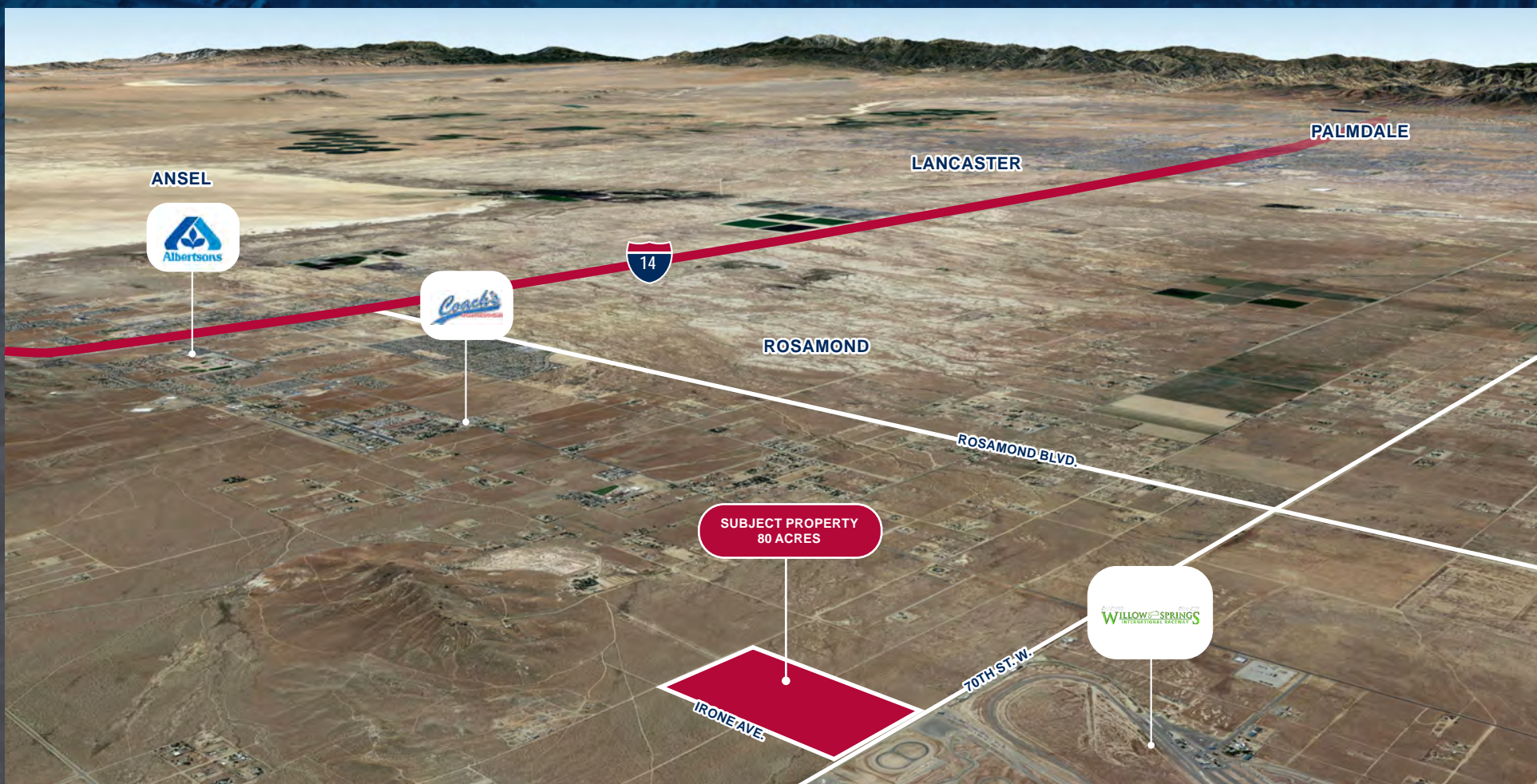
FOR SALE

SOUTHEAST CORNER OF 70TH STREET W  
AND IRONE AVENUE

VACANT LAND

± 80 ACRES

ROSAMOND | CA



EXCLUSIVE LISTING AGENTS:

RICHARD C. JOHN | SIOR | EXECUTIVE V.P.

P: 909.912.0001 | M: 949.378.4661 | E: rj@daumcommercial.com  
DRE # 00800783

DAN FOYE | VICE PRESIDENT

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



## ± 80 Acres

Project Size | 252-031-01-00-6  
 Largest Parcel along the eastern side of Willow Springs Raceway  
 + 70th Street W is paved



## Agricultural

Zoned- Kern County is development friendly so other uses may be possible for the property

### ADJACENT TO:



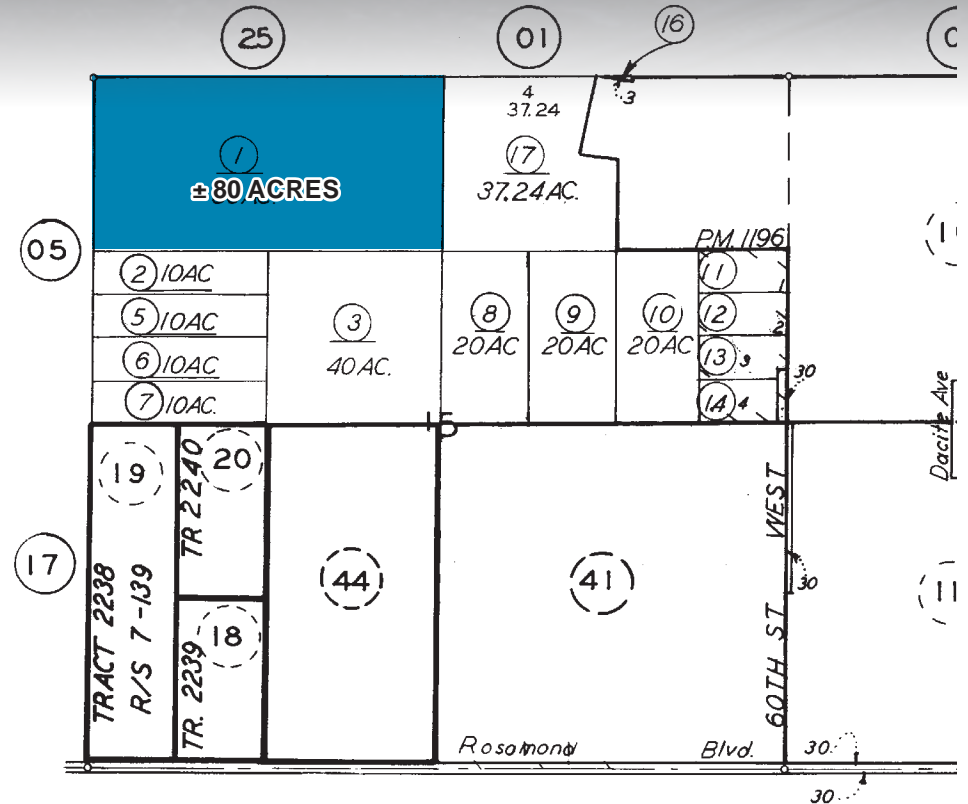
Founded in 1953, with substantial elevation changes and high average speeds, Willow Springs has become one of the fastest and most challenging tracks in the U.S. Willow Springs International Motor sports Park is a 600-acre complex of eight racetracks embracing nearly every conceivable motor sports discipline. The park is located about an hour north of Los Angeles, California near Lancaster.

Willow Springs International Raceway is a super-fast 2.5-mile / nine-turn road racing circuit, patterned after the great courses and road racing traditions of Europe, and is unchanged from its original 1953 configuration.

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# PROPERTY AERIAL

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VACANT LAND

# ± 80 ACRES

ROSAMOND | CA



*Bill Huth's*  
**WILLOW SPRINGS**  
INTERNATIONAL RACEWAY  
*Since 1953*

IRONE AVE.

70TH ST. W.

± 80 ACRES

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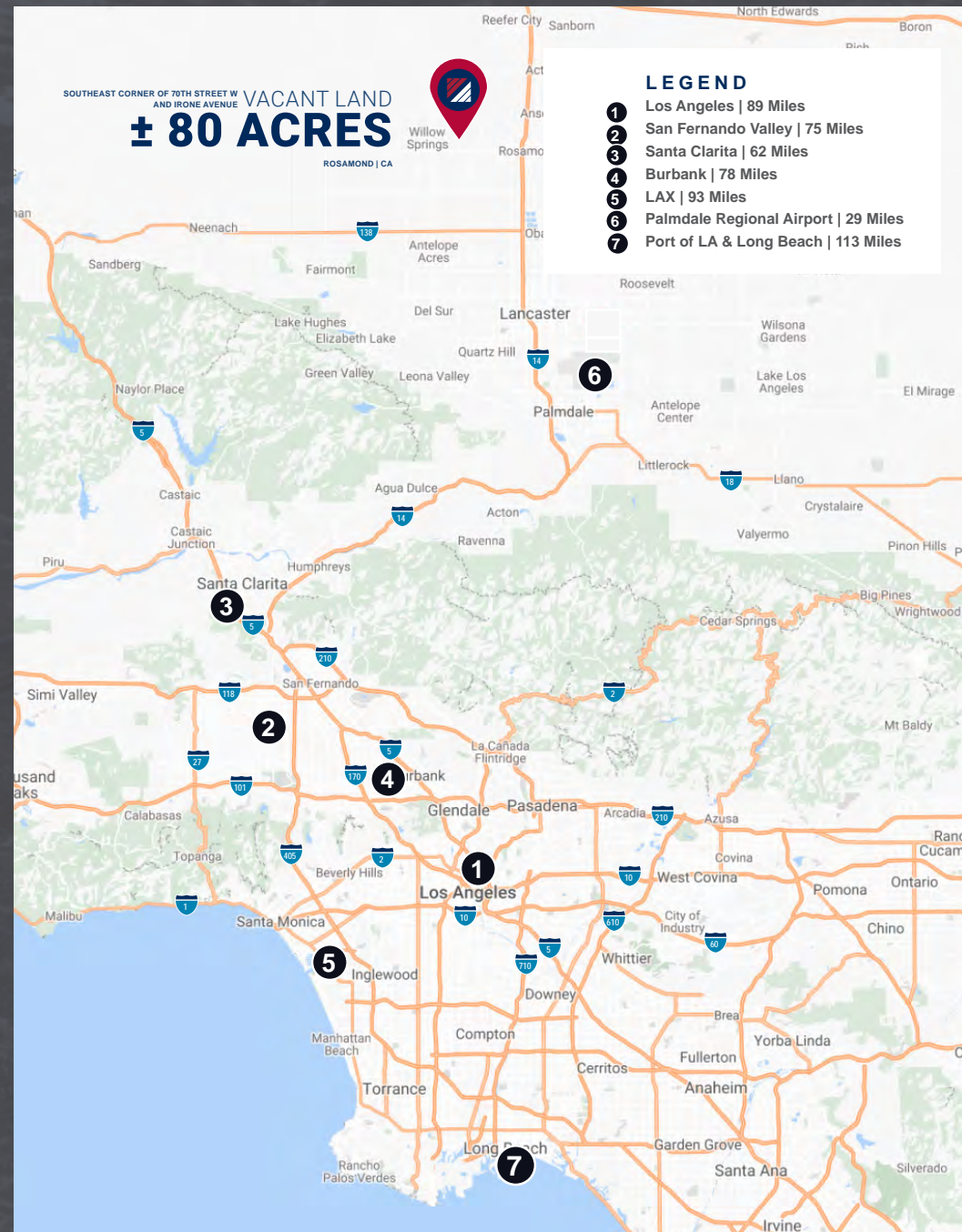
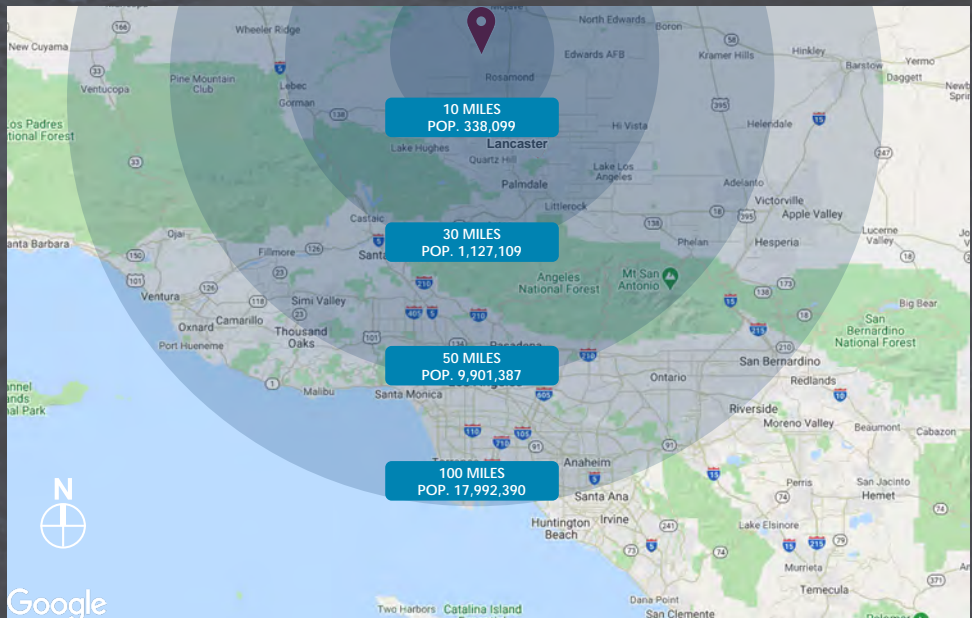
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DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	5,938	17,327	109,312
2021 Population	6,999	21,118	111,647
2026 Population Projection	7,295	22,081	111,495
Avg Household Income	\$66,798	\$75,445	\$68,405
Median Household Income	\$43,326	\$56,971	\$52,838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

DESTINATIONS	TIME/DIS.
San Fernando Valley	1 hr 16 Mins / 75 Mi.
Beverly Hills	1 hr 36 Mins / 86 Mi.
Hollywood	1 hr 20 Mins / 82 Mi.
Downtown Los Angeles	1 hr 42 Mins / 89 Mi.
Los Angeles Intl. Airport	1 hr 56 Mins / 93 Mi.
Port of Los Angeles	2 hr 21 Mins / 112 Mi.
Port of Long Beach	2 hr 24 Mins / 114 Mi.



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