

Subject Property

For Sale | +/- 8,611 SF

Vacant Lot For Sale in Ridgecrest

132 W Station Ave | Ridgecrest, CA 93555

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Property Description

132 W Station Ave is situated at the northwest corner of W Station Ave and N Balsam St, directly behind 125 Balsam St. This centrally located property offers high accessibility, making it an ideal spot for commercial development, a parking lot, or the installation of EV charging stations. Its strategic position behind 125 Balsam St further enhances its potential for various business or investment opportunities.

Sales Price:

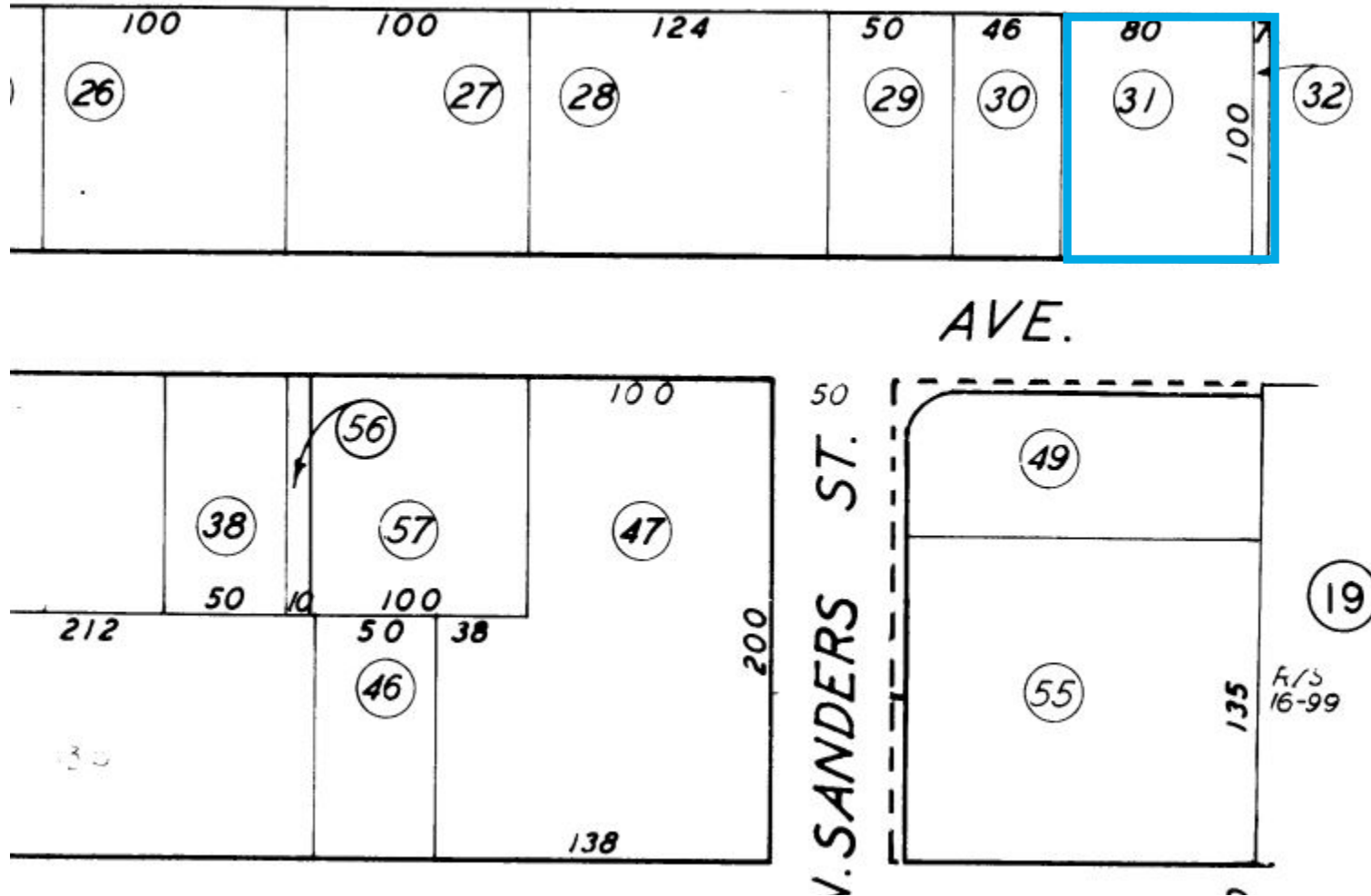
\$40,000

Property Highlights:

- Prime central location in Ridgecrest.
- Excellent opportunity for Industrial warehouse or storage yard in Downtown Ridgecrest.
- Close proximity to retail shops, services, and restaurants.
- Ideal site for installation of EV charging stations, which would add convenience to consumers and increase traffic, supporting local businesses.
- Available as a standalone purchase or combined with 125 Balsam St, also currently on the market, for added investment potential.
- Zoned GC (General Commercial)
- APN's 067-140-31 & 067-140-32

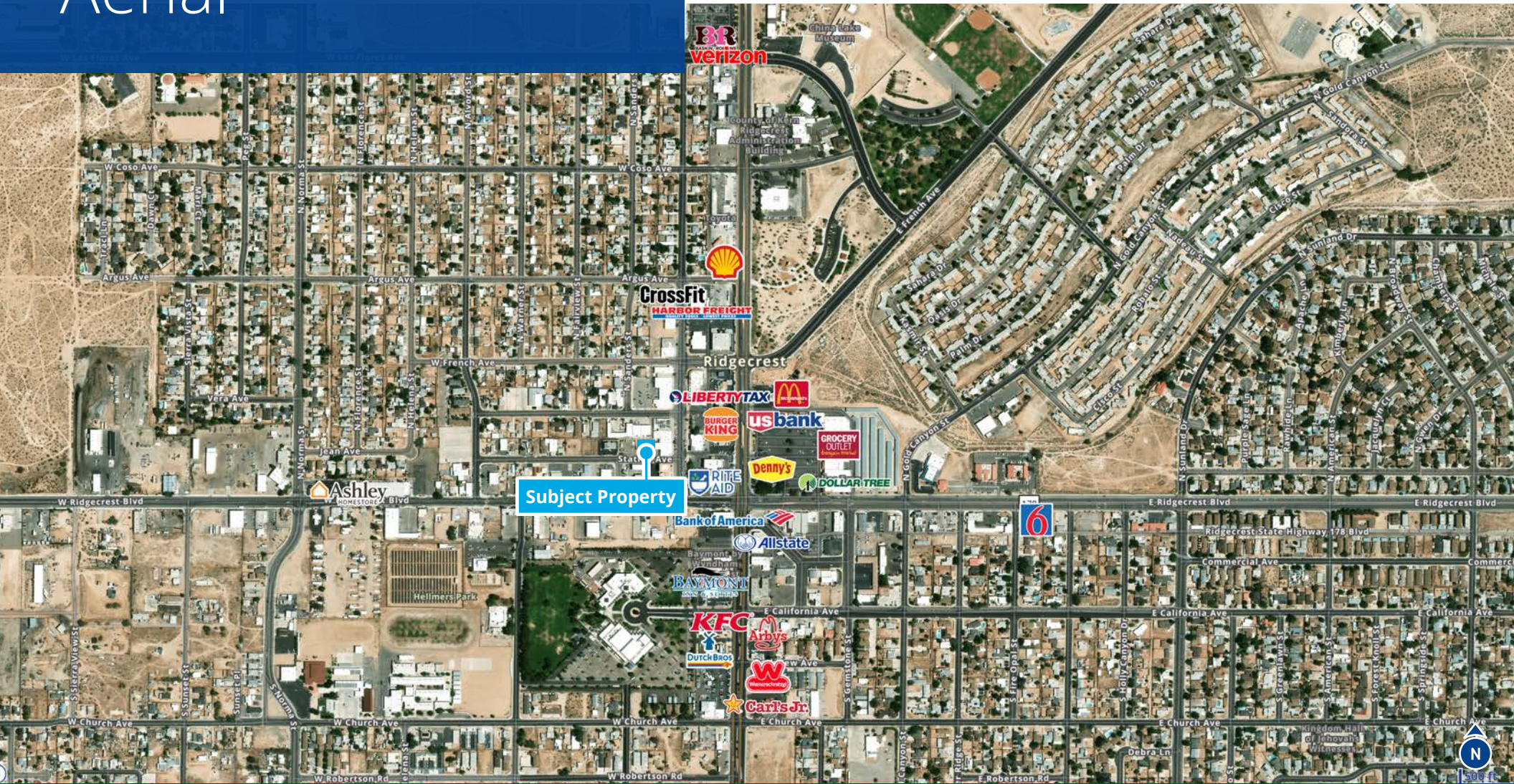
APN Map

132 W Station Ave



Aerial

132 W Station Ave



Demographics



Population
 1 Mile: 10,696
 3 Mile: 30,325
 5 Mile: 31,422



Daytime Population
 1 Mile: 11,268
 3 Mile: 44,211
 5 Mile: 45,418



Households
 1 Mile: 4,383
 3 Mile: 12,368
 5 Mile: 12,780



Median Age
 1 Mile: 34.0
 3 Mile: 36.8
 5 Mile: 36.9



Businesses
 1 Mile: 472
 3 Mile: 956
 5 Mile: 974



Average HH Income
 1 Mile: \$76,875
 3 Mile: \$84,474
 5 Mile: \$84,324