



FOR LEASE | GROCERY ANCHORED CENTER | RETAIL OPPORTUNITIES

RIDGECREST TOWNE CENTER

700 N CHINA LAKE BLVD | RIDGECREST, CA 93555

ROSS DRESS FOR LESS® **five BELOW**® COMING SOON!



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Over **1.4M ANNUAL VISITORS**
- Join These Tenants



COMING SOON



COMING SOON



\$1.00 - \$3.15 PSF NNN / MONTH
ASKING RENT

\$0.45 PSF / MONTH
ESTIMATED NNN

1,610 - 10,000 SF
AVAILABLE SPACE

SITE PLAN

LEGEND

- Available
- NAP



TENANT ROSTER

UNIT	USE	TENANT	RENT PSF/MONTH	SF	UNIT	USE	TENANT	RENT PSF/MONTH	SF
890A	Restaurant	Tokyo House Japanese Restaurant	-	-	856A	Restaurant	Domino's	-	-
890B	Retail	AVAILABLE	\$1.75	1,750 SF	840	Retail	5 Below	-	-
880A	Retail	California Welcome Center	-	-		Retail	Ross	-	-
860G	Retail	AVAILABLE	\$1.00	2,025 SF	820B	Retail	Rent-A-Center	-	-
860F		Krispy Donuts	-	-	820A	Restaurant	Papa John's	-	-
860E	Retail	A & H Safety & Environmental	-	-	740E	Retail	HairPros	-	-
860D	Office	AVAILABLE	\$1.60	1,610 SF	740D	Retail	Sally Beauty Supply	-	-
860C	Office	AVAILABLE	\$1.60	1,670 SF	740C	Retail	AVAILABLE	\$1.50	-
860B			-	-	740B	Retail	AVAILABLE	\$1.50	6,500 SF
858A	Retail	Armed Forces Career Center	-	-	740A	Retail	Smoke Shop	-	-
856C	Retail	Wells Fargo ATM	-	-	830A	Drive-thru	Lease Pending	-	-
856B	Retail	V.I.P. Nails	-	-					



SUITE 860D

SUITE 860D

1,610 SF
AVAILABLE SPACE



SUITE 860C

SUITE 860C

1,670 SF
AVAILABLE SPACE

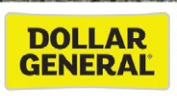


SUITE 740B-C

SUITE 740B-C

1,494 - 6,500 SF
AVAILABLE SPACE

AREA TENANT MAP



N CHINA LAKE BLVD ± 7000 VPD



AREA OVERVIEW

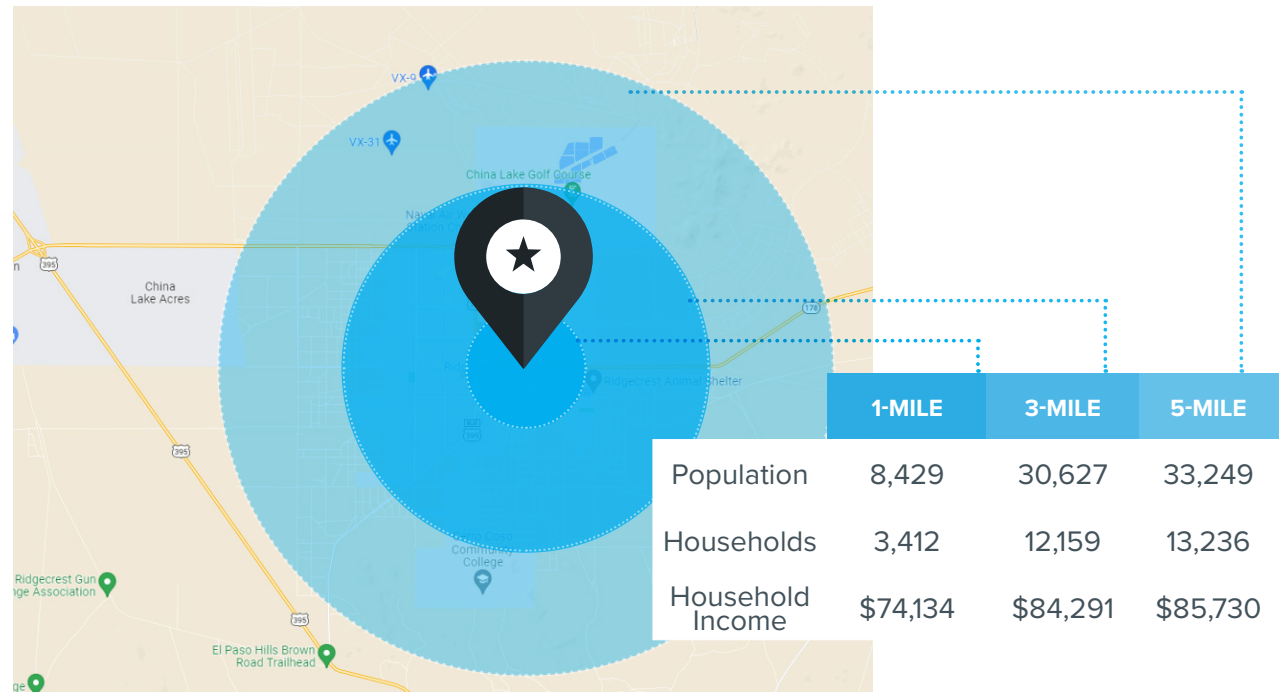
RIDGECREST, CA

Ridgecrest is located in the souther portion of the Indian Wells Valley and the northeast corner of Kern County. Ridgecrest is conveniently located and is a little over an hour from the Lancaster/Palmdale Area and only two hours from both Bakersfield and San Benardino.

Located close to two major highways, the 395 and 14, Ridgecrest is easily accessible to the rest of southern California making it an ideal location for industry. It is also a central location for shopping and business for the Eastern Kern County area.

In the 1950's and 1960's Ridgecrest evolved in a dynamic city that provided housing and services for Federal employees and contractors. Since then ridgecrest has grown to provide shopping for over 40,000 people throughout the Indian Wells Valley.

DEMOGRAPHICS



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EXCLUSIVE LEASING AGENTS



CONFIDENTIALITY & DISCLAIMER STATEMENT

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.