

FOR LEASE | GROCERY ANCHORED CENTER | BIG BOX & RETAIL OPPORTUNITIES

RIDGECREST TOWNE CENTER

700 N CHINA LAKE BLVD | RIDGECREST, CA 93555

JOIN:  Bath & Body Works®  **five BELOW**



MATTHEWS™

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Over **1.4M ANNUAL VISITORS**

- Join These Tenants



Bath & Body Works®

\$1.00 - \$2.75 PSF NNN / MONTH

ASKING RENT

\$0.45 PSF / MONTH

ESTIMATED NNN

1,610 - 16,800 SF

AVAILABLE SPACE

SITE PLAN

LEGEND

- Available
- NAP



TENANT ROSTER

UNIT	USE	TENANT	RENT PSF/MONTH	SF
890A-890B	Retail	AVAILABLE	\$1.75-\$2.75	1,750-4,389 SF
880A	Retail	California Welcome Center	-	-
860G	Retail	AVAILABLE	\$1.00	2,025 SF
860F		Krispy Donuts	-	-
860E	Retail	A & H Safety & Environmental	-	-
860D	Office	AVAILABLE	\$1.60	1,610 SF
860C	Office	AVAILABLE	\$1.60	1,670 SF
860B			-	-
858A	Retail	Armed Forces Career Center	-	-
856C	Retail	Wells Fargo ATM	-	-
856B	Retail	V.I.P. Nails	-	-
856A	Restaurant	Domino's	-	-

UNIT	USE	TENANT	RENT PSF/MONTH	SF
840	Retail	5 Below	-	-
	Retail	Ross	-	-
820B	Retail	Rent-A-Center	-	-
820A	Restaurant	Papa Johns	-	-
740E	Retail	HairPros	-	-
740D	Retail	Sally Beauty Supply	-	-
740C	Retail	AVAILABLE	\$1.50	2,795 SF
740B	Retail	Bath & Body Works	-	-
740A	Retail	Smoke Shop	-	-
830A	Drive-thru	Wendy's	-	-
730A	Retail	AVAILABLE	\$1.00	16,800 SF



SUITE 860D

SUITE 860D

1,610 SF
AVAILABLE SPACE



SUITE 860C

SUITE 860C

1,670 SF
AVAILABLE SPACE



SUITE 740C

SUITE 740C

2,795 SF
AVAILABLE SPACE

AREA TENANT MAP



AREA OVERVIEW

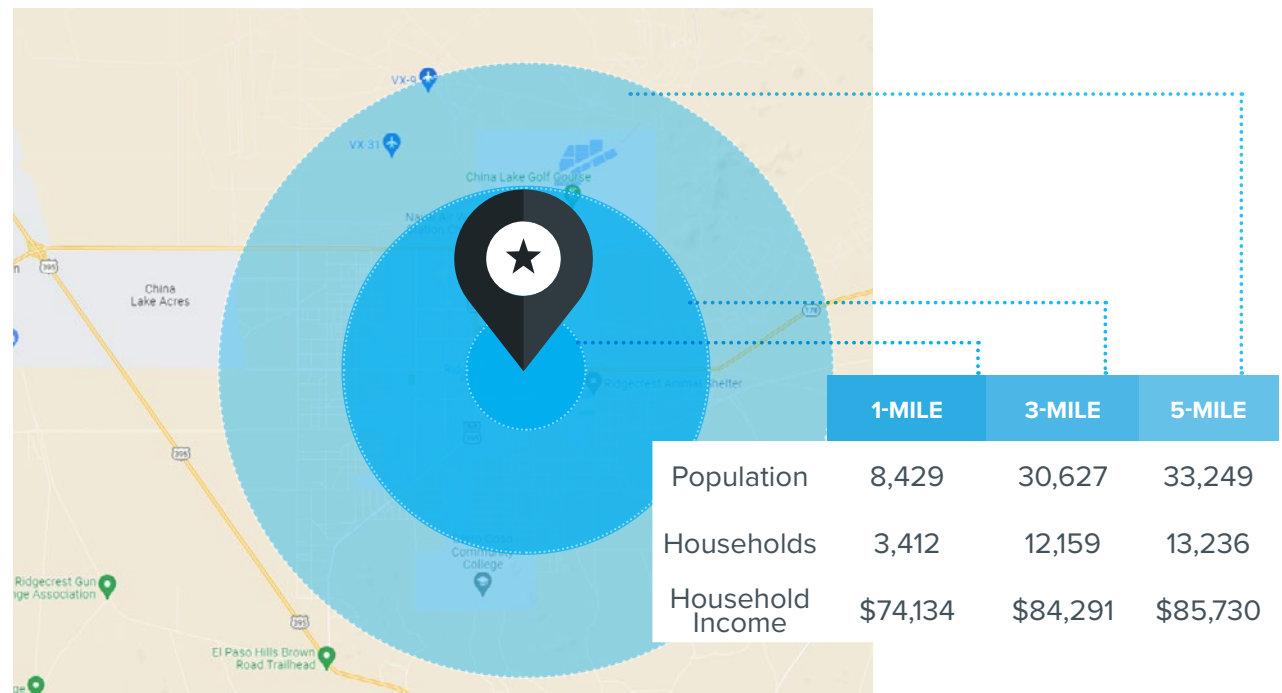
RIDGECREST, CA

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



DAVID HARRINGTON
Broker of Record
LIC # 02168060 (CA)



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CONFIDENTIALITY & DISCLAIMER STATEMENT

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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.

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