

# DEVELOPMENT OPPORTUNITY 2.5 ACRES COMMERCIAL LAND FOR SALE OR LEASE

CORNER OF CACTUS ROAD &  
PEARMAIN STREET  
ADELANTO, CA 92301

**JOSHUA SALIK**

License #02108109 | 858.414.1210

[jsalik@voitco.com](mailto:jsalik@voitco.com)

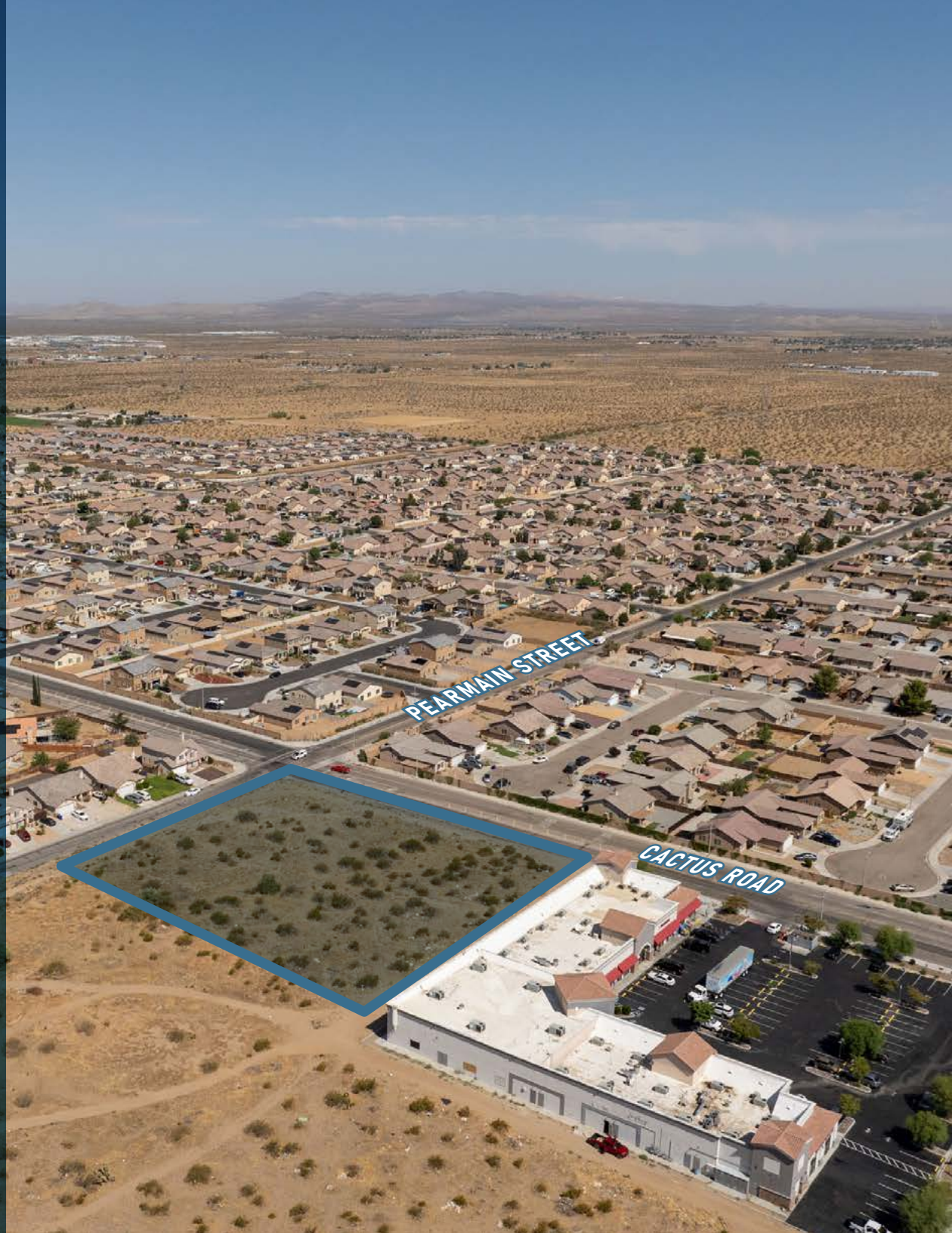
**MAX STONE, CCIM**

License #01944151 | 858.458.3348

[mstone@voitco.com](mailto:mstone@voitco.com)

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## OFFERING SUMMARY

ADDRESS:.....Corner of Cactus Road & Pearmain Street. Adelanto, CA 92301

OFFERING PRICE FOR SALE: .....\$450,000

OFFERING PRICE FOR GROUND LEASE:.....Contact agent for lease rate

APN:.....3128-541-02-0000

LAND SIZE:.....108,900 SF (2.5 Acres)

ZONING:.....C (General Commercial)

## PROPERTY HIGHLIGHTS

- » Corner lot location with high visibility and accessibility from Cactus Road and Pearmain Street
- » Close proximity to Highway 395, providing easy access to major transportation routes
- » Strategically situated near the Southern California Logistics Airport (SCLA) and Interstate 15
- » Zoned for commercial use, offering flexibility for various business types
- » Prime opportunity for retail
- » Located within the 2024 New Cannabis Dispensary Overlay
- » Owner is willing to Build-to-Suit
- » Adelanto's growing population and economy create a high demand for new commercial spaces





# THE CITY OF ADELANTO:

## THE CITY WITH UNLIMITED POSSIBILITIES

Adelanto is a city in San Bernardino County, California. It is approximately 9 miles northwest of Victorville in the Victor Valley area of the Mojave Desert, in the northern region of the Inland Empire.

Adelanto is a city of promise, offering a wealth of business and development opportunities. Its strategic location has attracted industries, leading to a thriving economy. What truly makes Adelanto exceptional is its diverse and inclusive community, where unity and progress converge, making it an enticing place to live and work towards a brighter future.

Upon the legalization of the sale and distribution of cannabis in 2016, marijuana cultivation was considered a possible new source of revenue for the city. Companies must be licensed by the local agency and the state to grow, test, or sell cannabis and the city may authorize none or only some of these activities. Local governments may not prohibit adults, who are in compliance with state laws, from growing, using, or transporting marijuana for personal use.

The city decided to allow multiple types of marijuana businesses, including cultivation, manufacturing and retail sales. By 2019, two cannabis dispensaries were serving recreational users as the city council considered proposed changes to the city's cannabis laws to generate additional revenue to help close the city budget gap. The city is the only Victor Valley municipality to allow storefront cannabis dispensaries. A 14-acre indoor cultivation facility was opened in 2019 by the California arm of Tikun Olam.



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	46,304	126,360	275,661
2023 HOUSEHOLDS	12,163	35,027	81,578
MEDIAN HOUSEHOLD INCOME	\$67,526	\$62,867	\$63,632
MEDIAN HOME VALUE	\$251,452	\$251,737	\$269,387

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4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

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