

11328 11374 Bartlett Ave, Adelanto 92301

ADL - Adelanto

STATUS: Active

LIST CONTRACT DATE: 04/20/26

LISTING ID: HD26085578

LIST PRICE: \$985,000

PROP TYPE: Commercial Sale

PROP SUB TYPE: Retail

PARCEL #: 0459254040000

SECONDARY PARCEL#: 0459-254-04, 0459-254-05

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes



SQFT(SRC): 5,657
 SQFT LOT: 20,500 (A)
 ACRES: 0.471
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT: 1950
 SLC: Standard
 LEVELS: 1
 CURRENT USE: Commercial
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS: 6
 ENTRY LEVEL: 1
 BUILDING STATUS: Existing
 OCCUPANCY: Occupied
 BUILDING \$/PER SQFT: \$174.12
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 0
 COUNTY: San Bernardino
 PARCEL MASTER:
 INVEST?: Yes A/C?:
 FENCE?: HEAT?:

Recd 04/20/2026 : NEW

DESCRIPTION

Come VIEW and MAKE an OFFER TODAY! Amazing COMMERCIAL INCOME OPPORTUNITY located in expanding Adelanto CA. TWO PROPERTIES (11328 and 11374 Bartlett Ave) are for sale as a package consisting of 3 BUILDINGS and 6 OFFICE/RETAIL UNITS all developed on a 20,500sf lot. Positioned in the heart of Adelanto's Business District, the site is only one block from Hwy 395 and close to Interstate-15 offering excellent access to all of Southern CA. Also, the site has frontage along HIGH-TRAFFIC Bartlett Ave, seeing tons of people drive by everyday. Plus, with Adelanto rapidly becoming a logistics/distribution hub, recent expansion has brought the SoCal Logistics Airport, Amazon fulfillment center, and Keurig/Dr. Pepper/Snapple manufacturing plant to the area. In addition, the site was part of Adelanto's BARTLETT AVE REHABILITATION PROJECT where millions was invested on massive improvements to infrastructure, as the city prepares for FUTURE GROWTH. 11328 Bartlett Ave is comprised of two structures. The first building is split into 4-units totaling 2,444sf, fully occupied by a healthcare/dental office. The second building is 1-unit totaling 2,088sf, fully occupied by a tax/business service office. Right next door, 11374 Bartlett Ave has the third building with 1-unit totaling 1,125sf, fully occupied by a counseling office. Altogether, there is 5,657sf of rent-able space, that has been generating steady cash flow for years. Currently at 100% OCCUPANCY, the units earn over \$100,000 in GROSS ANNUAL INCOME. With limited commercial space available in Adelanto and lease rate on the rise, this is an ideal property for any real estate investor needing LUCRATIVE CAP RATES. A definite must see OPPORTUNITY, worthy of serious consideration, before it's too late.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY: None
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: 6-10 Units/Acre, Lot 20000-39999 Sqft, Rectangular Lot, Level, Paved
 WATER: Public

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPOT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
 LAND USE: Office, Retail
 LOT SIZE DIM: 164 X 135
 TOPOGRAPHY:
 PARCEL #: 0459254040000
 ADDITIONAL PARCEL(S): 0459-254-04, 0459-254-05

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS: Cash, Cash to New Loan, Submit
 CLOSE DATE:
 INCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

EXCLUSIONS:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED: 6
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE: \$15,156

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR: 2025
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME: \$100,836
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE: \$15,156
NET OPERATING INCOME: \$85,680

INVESTMENT INFORMATION

ACCOUNTING TYPE: Actual
OPERATING EXPENSES: \$15,156

GROSS OPERATING INCOME:
NET OPERATING INCOME: \$85,680

VACANCY ALLOWANCE RATE:
CAP RATE: 8.70

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

UNITS

TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	4			2,444	\$3,937	11328 Building 1
2	1			2,088	\$2,916	11328 Building 2
3	1			1,125	\$1,550	11374 Building 3

AGENT

LISTING AGENT: John Connolly
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: 00511057
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: HD18272
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: 7608312818
2.OFFERS: john@cpicapital.com
3.LA EMAIL: john@cpicapital.com

OFFICE

LISTING OFFICE: CPI Capital Properties
LISTING OFFICE PHONE: 760-243-2205
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: 00828673
LISTING OFFICE FAX: 760-243-1789
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: HD1150
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: 04/20/26
START SHOWING DATE:
ON MARKET DATE: 04/20/26
BAC REMARKS:

DUAL/VARI COMP?: No
EXPIRATION DATE: 12/31/26
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?Yes/
MOD TIMESTAMP: 04/20/26
LIST AGRMT: Exclusive Right To Sell
NEIGHBORHOOD MARKET REPORT YN?: Yes

PRIVATE REMARKS: Please submit offers to john@cpicapital.com with POF.

SHOWING INFORMATION

SHOW INSTRUCTIONS: Drive By. Or contact listing office to schedule appointment. Do not disturb tenants, offers made subject to interior inspections.

DIRECTIONS: Hwy 395 N to Bartlett Ave. Bartlett W to PIQ.

PHOTOS