

27157 Twenty Mule Team Rd

Boron, CA 93516



JOVANI
PAREDES PROPERTIES



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PROPERTY SUMMARY

27157 TWENTY MULE TEAM RD



2,337 SQFT



28,726.26 SQFT LOT



C-2 ZONING

PROPERTY OVERVIEW

Discover a fantastic opportunity in Boron, situated on a well-known street! This impressive commercial property, set on a sprawling 28,726.26 SqFt lot, is ready for a new owner to bring their vision to life. With 2,337 SqFt of versatile space, this

mixed-use property offers endless possibilities—perfect for a business, office, or warehouse. Its prime location on Twenty Mule Team Road ensures excellent visibility for your venture. Don't miss the chance to make this space your own!



HIGH VISIBILITY



LOTS OF OPPORTUNITY

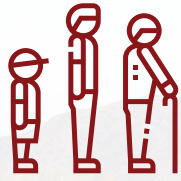


WILL BE DELIVERED VACANT





DEMOGRAPHICS



38

MEDIAN AGE



2,469k

POPULATION



51.6%

RATE
OF HOMEOWNERSHIP



\$52.9k

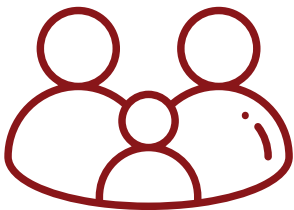
AVERAGE
HOUSEHOLD INCOME



48.6%

EMPLOYED

DEMOGRAPHICS



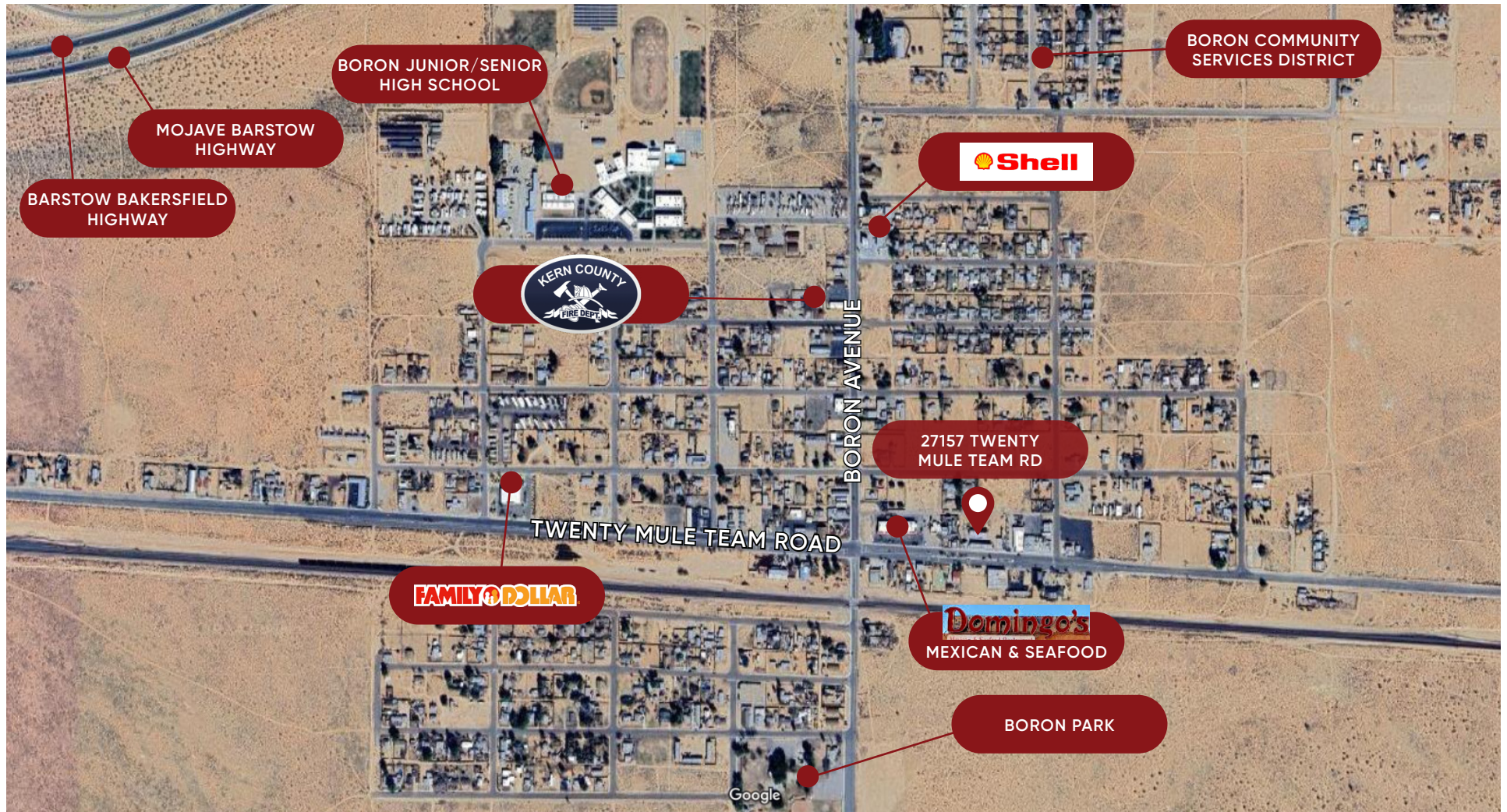
MAJORITY
FAMILY-OCCUPIED



MAJORITY
OWNER OCCUPIED

	5 MILE 2024 PER CAPITA	5 MILE 2024 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$ 621	\$1,556
HEALTH CARE	\$ 571	\$1,433
TRANSPORTATION & MAINTENANCE	\$3,155	\$7,910
HOUSEHOLD	\$ 473	\$1,186
FOOD & ALCOHOL	\$3,308	\$8,294
ENTERTAINMENT, HOBBIES & PETS	\$1,762	\$4,418
APPAREL	\$ 626	\$1,568

AREA LAYOUT



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
TWENTY MULE TEAM ROAD	-	1,372	0.03 MI
TWENTY MULE TEAM RD	BORON AVE W	1,587	0.08 MI
BORON AVENUE	TWENTY MULE TEAM RD N	1,235	0.13 MI
BORON AVENUE	-	1,598	0.13 MI
BORON AVE	TWENTY MULE TEAM RD N	1,156	0.14 MI
TWENTY MULE TEAM RD	BORON AVE E	1,888	0.17 MI
TWENTY MULE TEAM RD	N KERN AVE W	2,863	0.35 MI
58	ESTHER ST SE	15,752	0.73 MI
58	GREEN ST SE	15,804	0.78 MI
Mojave-Barstow Hwy	Boron Ave W	15,103	0.80 mi

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