

27157 Twenty Mule Team Rd

Boron, CA 93516



JOVANI
PAREDES PROPERTIES



Jovani Paredes

REALTOR® | DRE 02079437

661.492.9706

SYUZI
HAKOBYAN
RESULTS. DELIVERED. HERE.



Syuzi Hakobyan

REALTOR® | DRE 02126702

818.640.0208

JOHN HART
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

27157 TWENTY MULE TEAM RD



2,337 SQFT



28,726.26 SQFT LOT



C-2 ZONING



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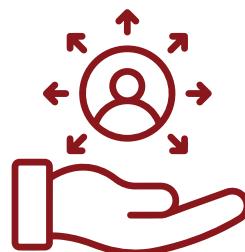
PROPERTY OVERVIEW

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

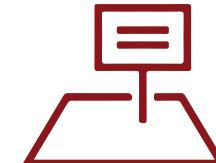
mixed-use property offers endless possibilities—perfect for a business, office, or warehouse. Its prime location on Twenty Mule Team Road ensures excellent visibility for your venture. Don't miss the chance to make this space your own!



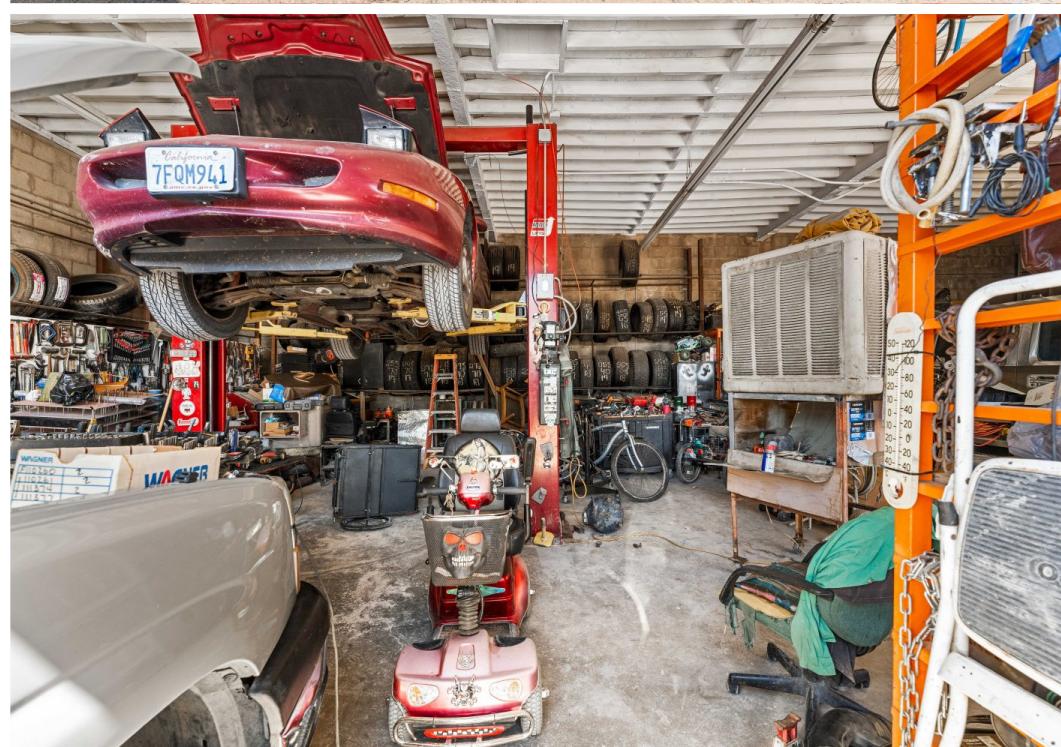
HIGH VISIBILITY



LOTS OF OPPORTUNITY



WILL BE DELIVERED VACANT



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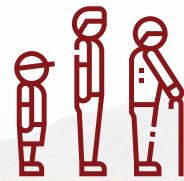
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DEMOGRAPHICS



38

MEDIAN AGE



2,469k

POPULATION



51.6%

RATE
OF HOMEOWNERSHIP



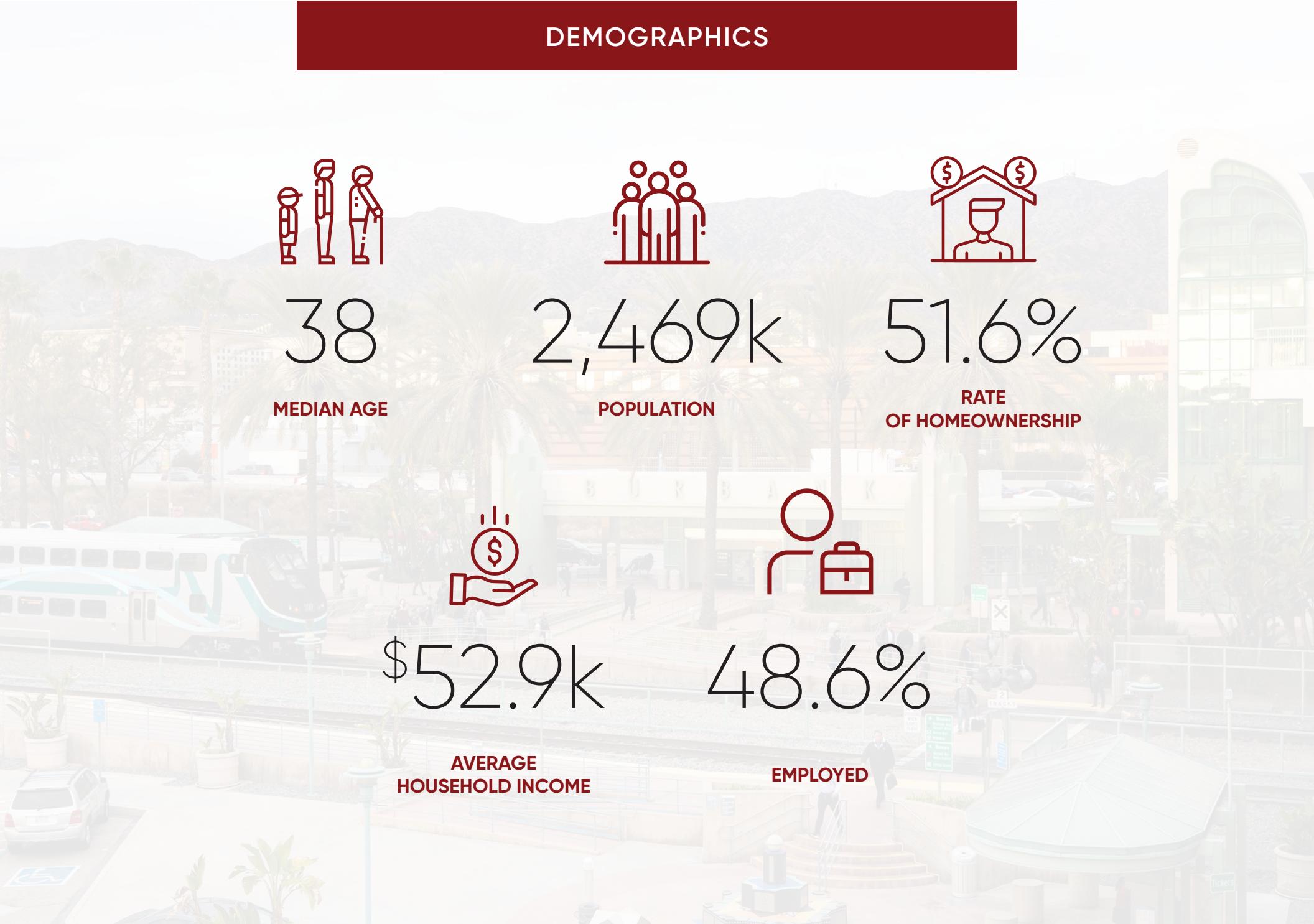
\$52.9k

AVERAGE
HOUSEHOLD INCOME

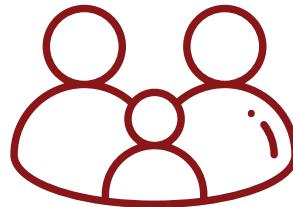


48.6%

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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