

27157 Twenty Mule Team Rd

Boron, CA 93516



JOVANI
PAREDES PROPERTIES



Jovani Paredes

REALTOR® | DRE 02079437

661.492.9706



Syuzi Hakobyan

REALTOR® | DRE 02126702

818.640.0208



DRE 01873088

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



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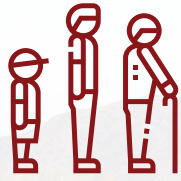
JOHNHART
 COMMERCIAL RE

SYUZI
 HAKOBYAN
 RESULTS. DELIVERED. HERE.

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 DRE 02126702



DEMOGRAPHICS



38

MEDIAN AGE



2,469k

POPULATION



51.6%

RATE
OF HOMEOWNERSHIP



\$52.9k

AVERAGE
HOUSEHOLD INCOME



48.6%

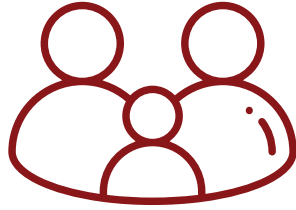
EMPLOYED



96.6%

U.S. CITIZENS

DEMOGRAPHICS



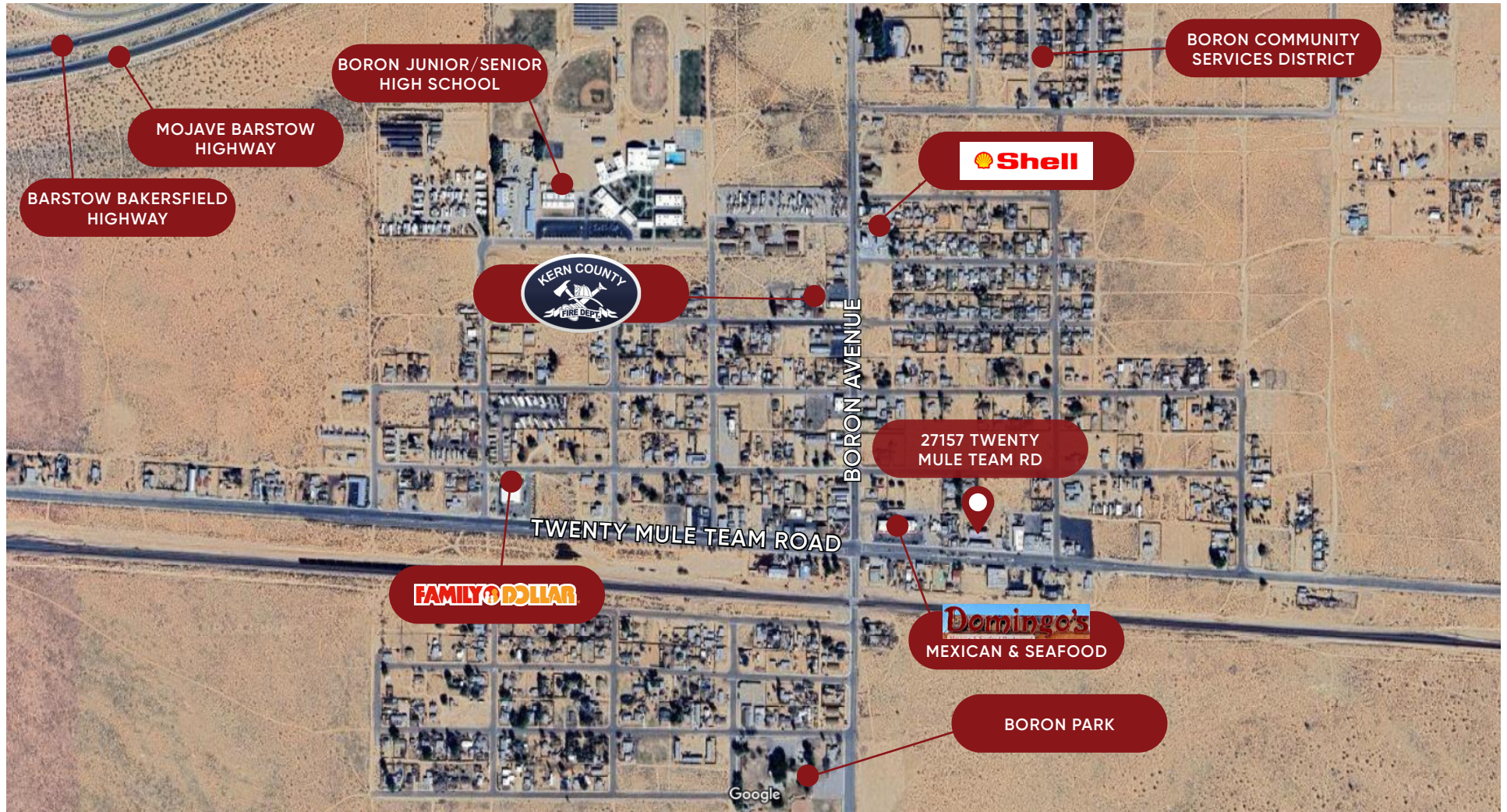
**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
OWNER OCCUPIED**

	5 MILE 2023 PER CAPITA	5 MILE 2023 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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