

FOR SALE

2103 Needles Highway, Needles, CA 92363

WILSON MEADE
COMMERCIAL REAL ESTATE



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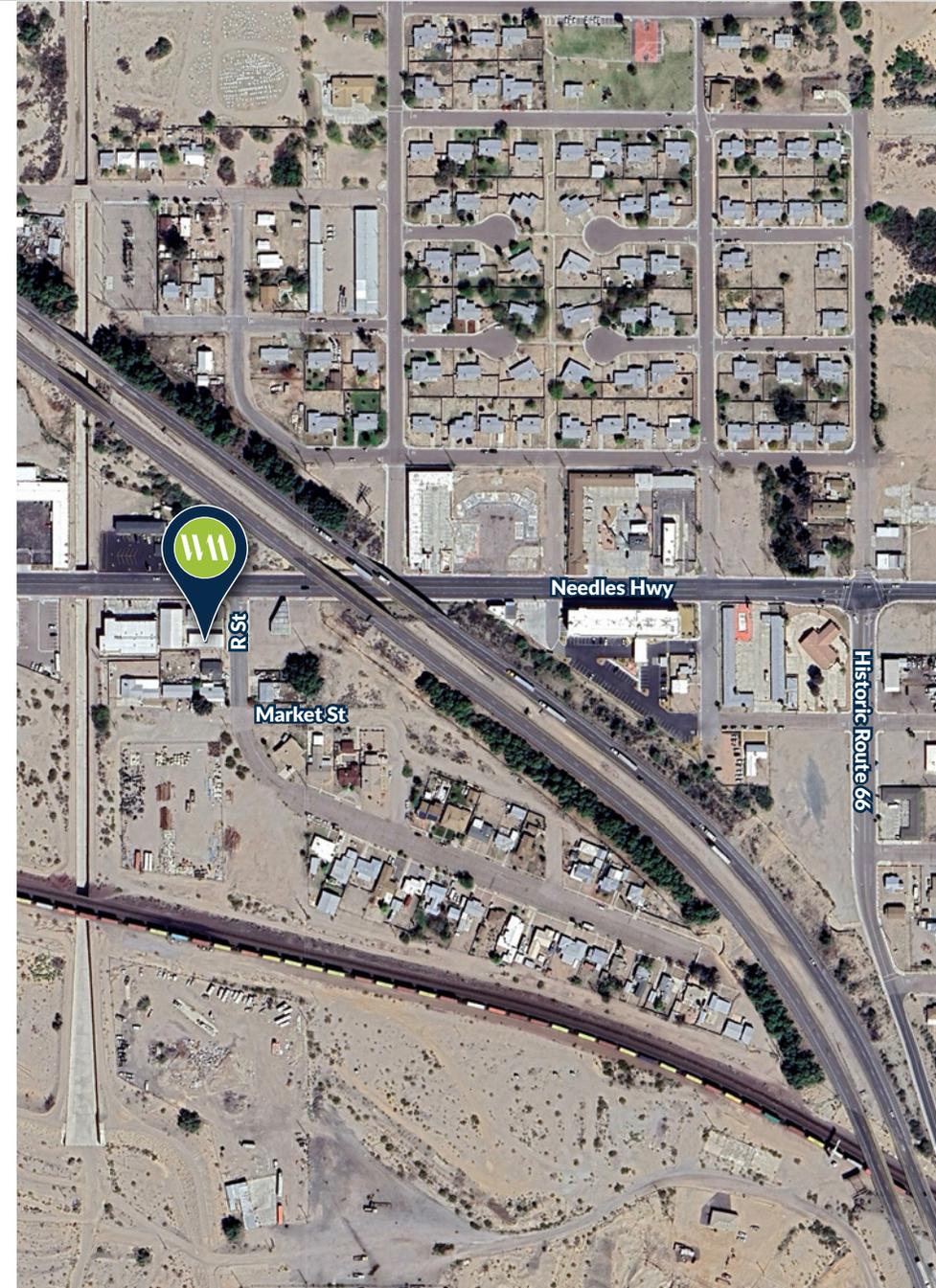
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

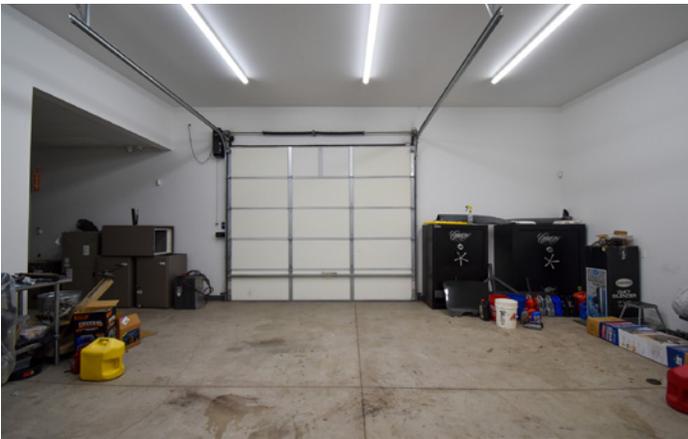
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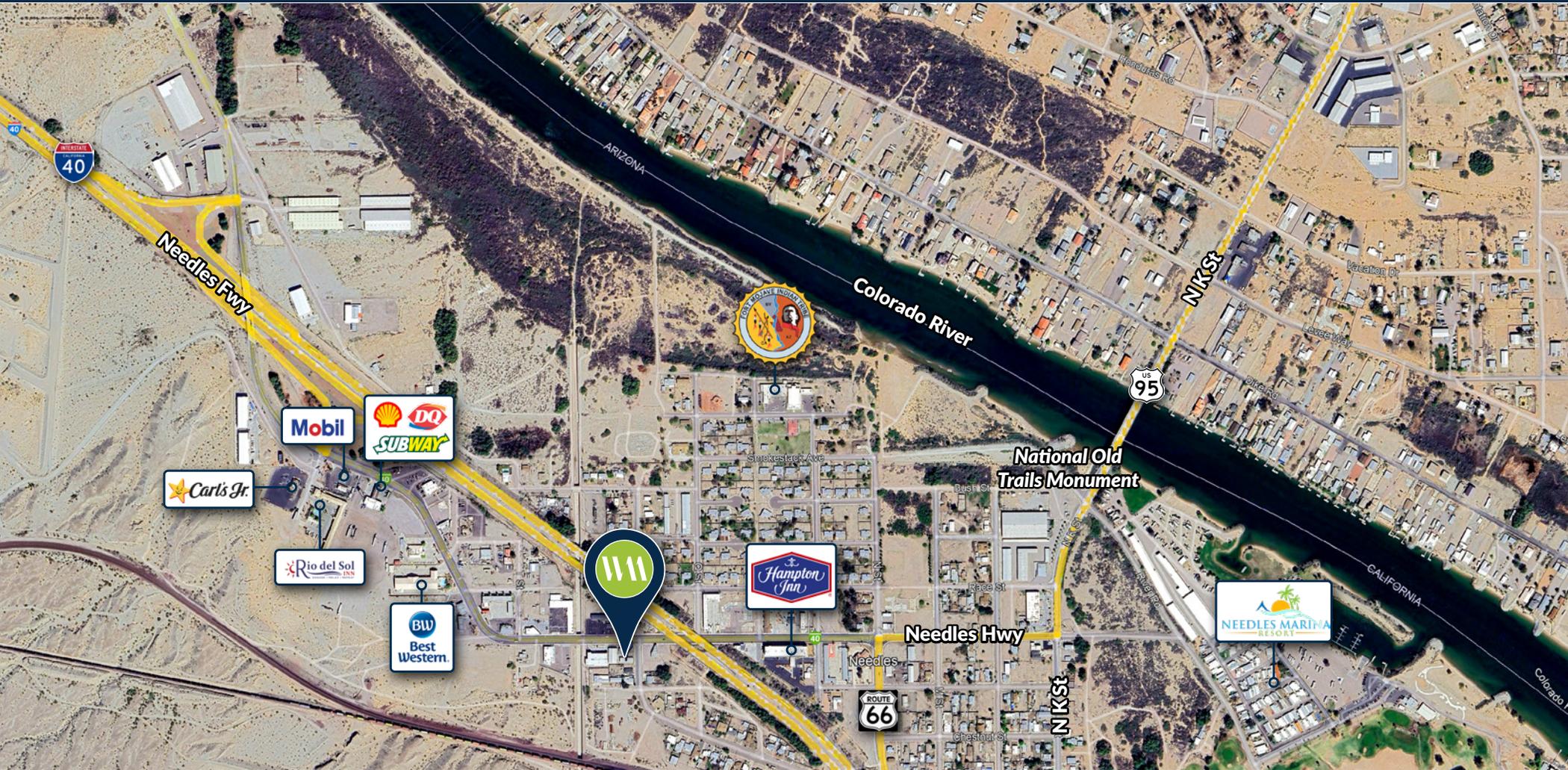
Property Overview

The subject property contains two (2) buildings; one (1) ±2,450 square foot masonry building and one (1) ±4,550 square foot metal building. The buildings sit on a ± 0.41 acre enclosed secured lot, fronting the Needles highway, a main artery of transportation in the area. The property lies in the C-2 zoning which allows for an array of retailers, restaurants, auto service, office and more.

LAND:	0.41 Acres
SIZE:	±7,000 SF Total
BUILDINGS:	Two (2)
CONSTRUCTION:	Masonry and Metal
ZONING:	C-2







DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	2,917	9,708	12,459
2024 Households	1,233	3,922	5,043
Median Household Income	\$42,042	\$42,141	\$42,716
2025 Average Daily Traffic (ADT)	I-40: 14,294 ADT		

YOUR ADVISORS



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