



## Business Park Development Opportunity

**17770 Jonathan St. Adelanto, CA 92301**

San Bernardino County

U.S Route 395 Frontage | ±0.32 Acre Site

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# Property Summary

**Lee & Associates** is pleased to offer to qualified investors, developers and/or owner-users an opportunity to purchase a +/- 14,000 square foot lot. The property offers over 300 feet of unobstructed frontage along U.S. Route 395. Located directly across the street from Adelanto City Hall.

**Zoned Business Park**, allowable uses include but are not limited to professional offices, medical, dental, pharmacy, labs, and/or schools (contact city planning department for more information).

**Adelanto is a city in San Bernardino County, California, United States.** It is about 9 miles northwest of Victorville in the Victor Valley area of the Mojave Desert, known as the northern region of the Inland Empire. The site is strategically located along U.S. Route 395 which runs from California, United States from the south all the way up to British Columbia, Canada on the northern end. The property is located 45 miles from Ontario International Airport and 85 miles from Downtown Los Angeles.

## Adelanto wants to be the 'Silicon Valley of Medical-Grade Marijuana'.

The City of Adelanto is the epicenter of medical marijuana cultivation and manufacturing in the Western United States. Geographically located between Las Vegas and Los Angeles where its warm weather, robust labor force, and convenient freeway access offers an ideal setting for indoor cultivation and distribution of medical marijuana.

Demographics (2018)	1 Mile	10 Miles	30 Miles
<b>Population:</b>	4,482	201,822	597,248
<b>Average HH Income:</b>	\$42,335	\$68,375	\$78,440

POWERED BY: 





## Offering Summary

17770 Jonathan St.  
Adelanto, CA 92301  
San Bernardino County

**Value: \$100,000**  
(\$7.14 PSF)

**Land Size:** ±14,000 SF

**APN:** 0459-222-02-0000

**Zoning:** Business Park

**Traffic Counts** ±15,000 VPD/CPD Along U.S. Route 395  
±6,850 VPD/CPD Along Air Expressway Blvd.

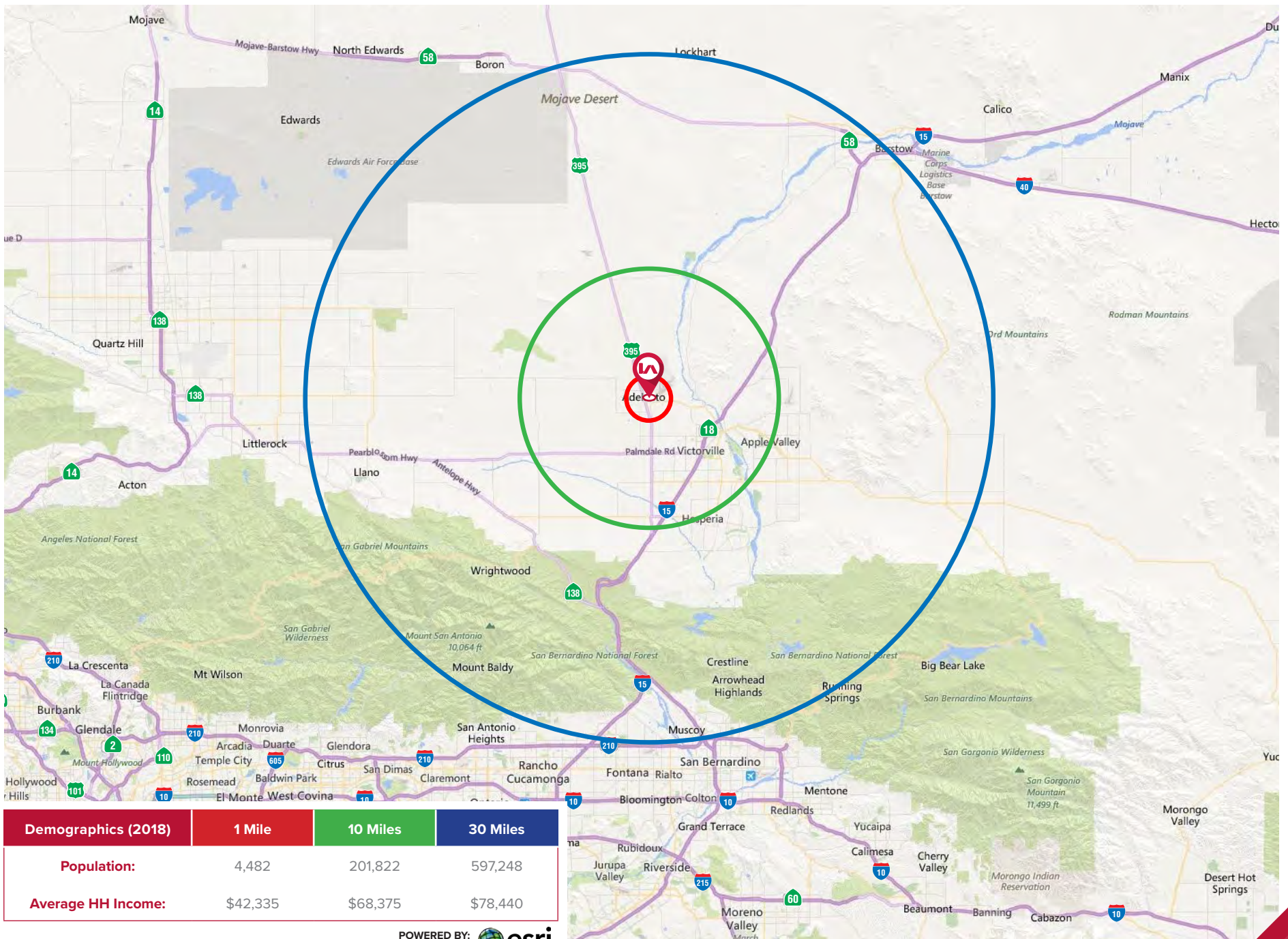


## The History of Adelanto



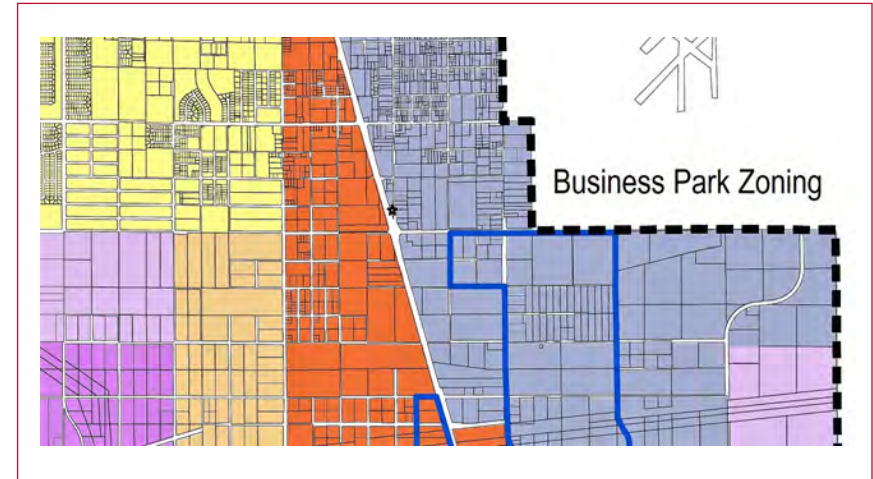
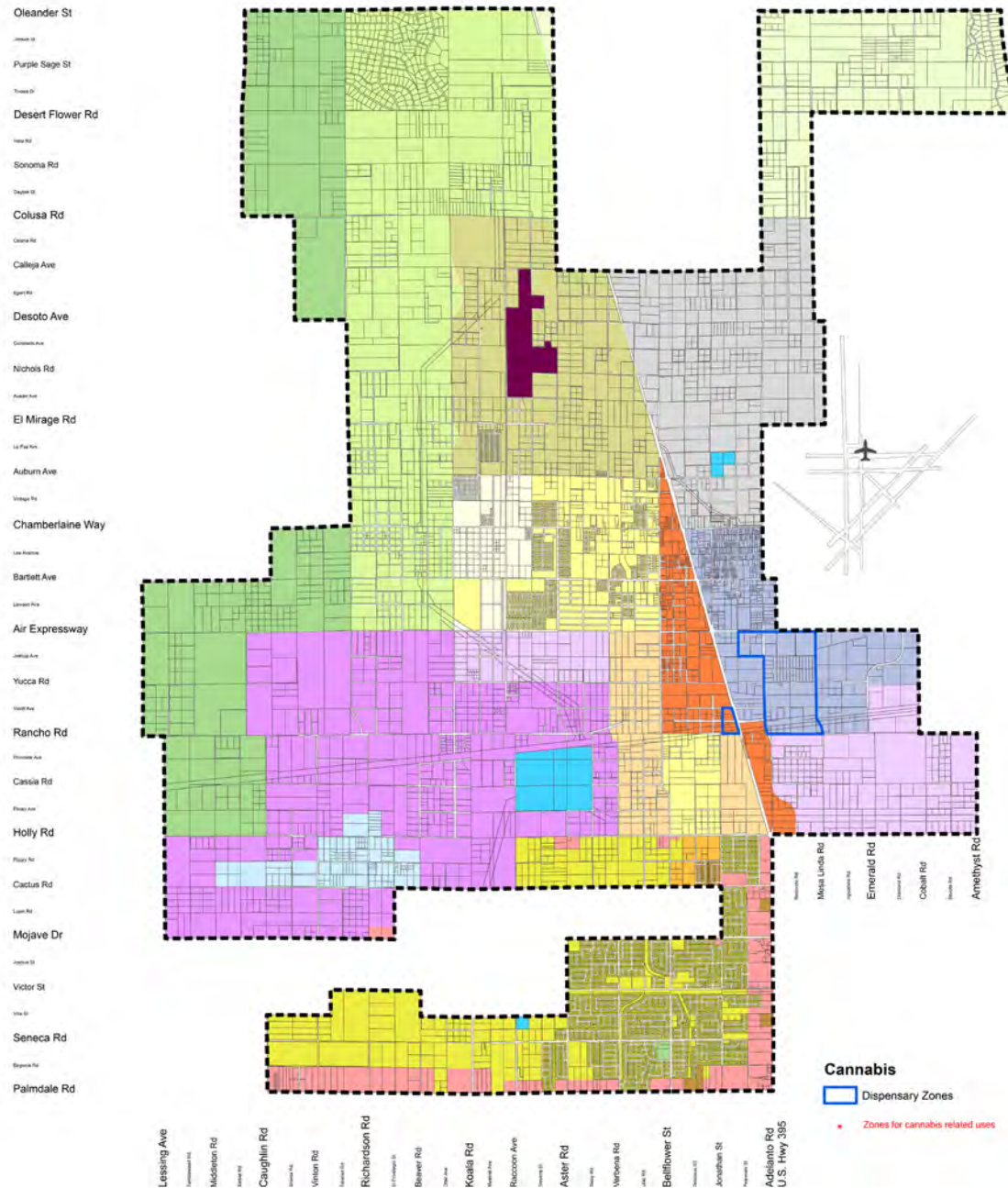
Adelanto was founded in 1915 by E. H. Richardson, the inventor of what became the Hotpoint Electric Iron. He sold his patent and purchased land for \$75,000. He had planned to develop one of the first master planned communities in Southern California. Richardson subdivided his land into one-acre plots, which he hoped to sell to veterans with respiratory ailments suffered during World War I. He also hoped to build a respiratory hospital. While Richardson never fully realized his dream, it was his planning that laid the foundation for what is currently the City of Adelanto. Acre after acre of deciduous fruit trees once grew in the city. Famous throughout the state for fresh fruit and cider, the orchards thrived until the depression, when they were replaced by poultry ranches. As the wartime emergency developed early in 1941, the Victorville Army Air Field was established land within the Adelanto sphere of influence. In September 1950, it was named George Air Force Base in honor of the late Brigadier General Harold H. George. Adelanto continued as a “community services district” until 1970, when the city incorporated, and Adelanto became San Bernardino County’s smallest city. The city became a charter city in November 1992.

# Location Map



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# Zoning Map



**LAND USE AND ZONING DISTRICTS**

Light Manufacturing Cannabis (LMC)	Desert Living (DL-2) (1 to 2.5 ac)	High Density Residential (R3-35)
Airport Development District (ADD)	Light Manufacturing (LM)	Single Family Residential (R-5)
Airport Title (AT)	Manufacturing/Industrial (MI)	Single Family Residential (R-8)
Business Park (BP)	Mixed Use (MU) (12 - 18 ac)	Single Family Residential (R-1)
Commercial (C)	Open Space (OS)	Medium Density Residential (R3-8)
Desert Living (DL-3) (1 to 3 ac)	Photo Center (PC)	
Desert Living (DL-4) (1 to 4 ac)	Medium Density Residential (R-M2)	



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