

**5 ACRE RTI SITE - AUBURN AVENUE / EAST OF JONATHAN STREET**

**Auburn Avenue, Adelanto, CA**



## SALE PRICE

Sale Price	\$1,499,000
Price PSF Land	\$6.88
Price P/Acre Land	\$299,800
Lot Size (Acres)	5 Acres
Lot Size (SF)	217,800 SF
APN	0459-053-52

## PROPERTY INFORMATION

Auburn Avenue	Paved W/Utilities at Property in the Street
Zoning	Adelanto ADD (Airport Development District)
Utilities	Water/Sewer/Electricity in Auburn Avenue

## SALE TERMS

Recommended Contingency/Closing Period	21 Days / 30 Days
RTI Project - Fully Entitled - Development	Cannabis Cultivation / Industrial





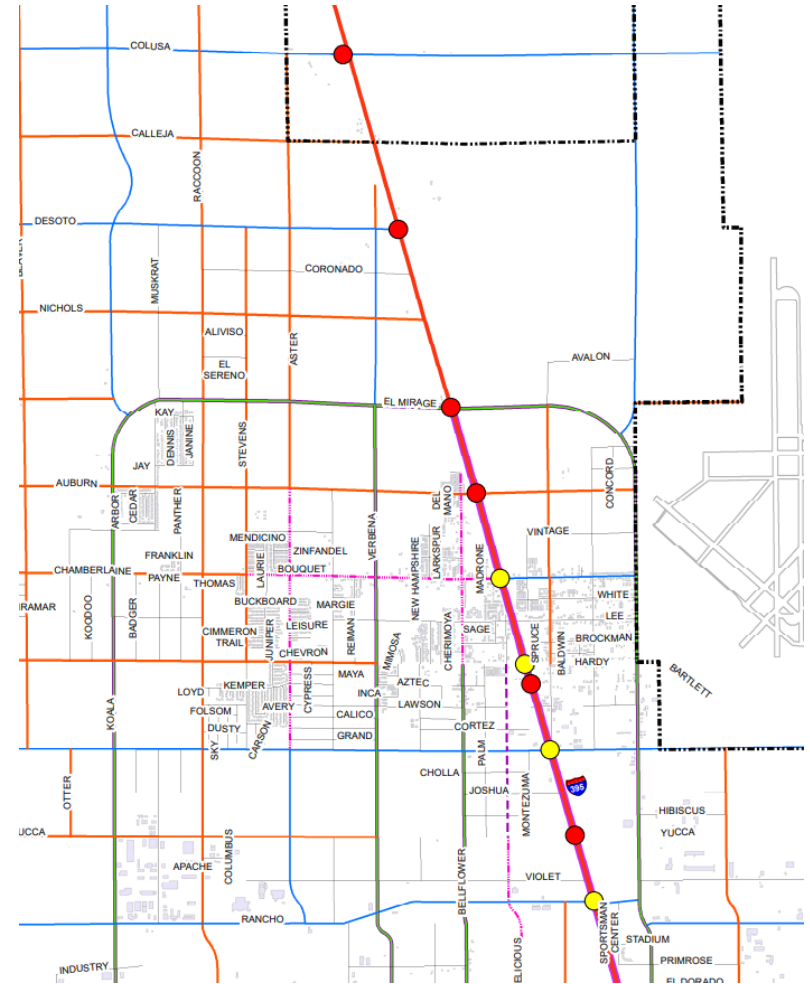
**MAJOR \$500,000 PRICE REDUCTION.** The subject property is a 5-acre, RTI-entitled development site located within the City of Adelanto's #1 Priority Cannabis/Industrial Airport Development District (ADD). The property is zoned for industrial and cannabis uses and is entitled for a 79,808 SF cannabis cultivation / industrial facility. Strategically located just east of Highway 395 on Auburn Avenue, the site offers excellent regional access and visibility in one of Southern California's most cannabis-friendly jurisdictions.

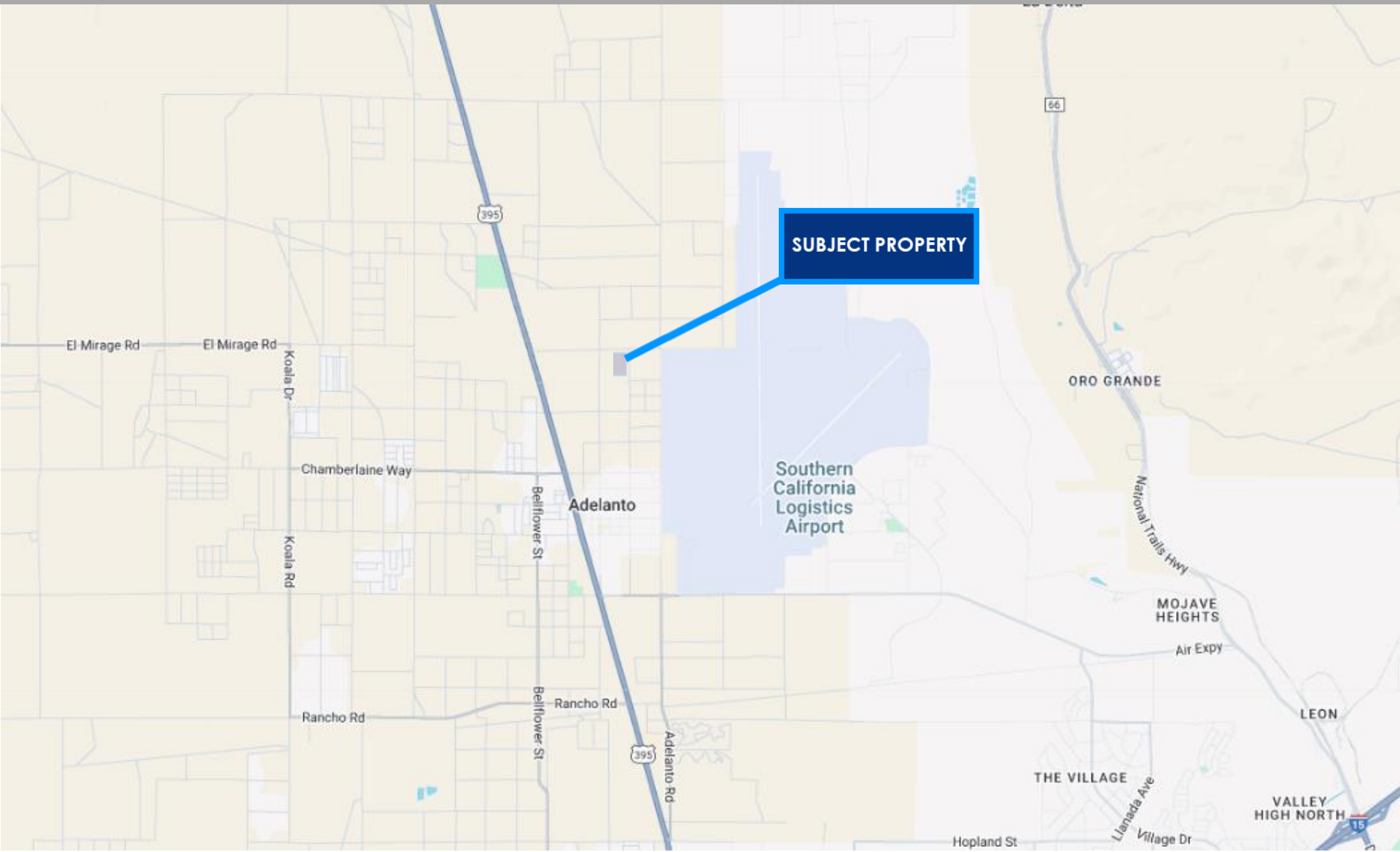
The project is fully entitled and ready to build, with highly desirable utilities already in place. Public water, sewer, and power are located along the property's frontage on Auburn Avenue, significantly reducing development costs and eliminating the need for off-site utility extensions. Auburn Avenue has recently been paved from Highway 395 to Adelanto Road, further enhancing access and infrastructure quality.

The development is approved for phased construction. Phase I includes site preparation, building footings, utility lines, and underground infrastructure, along with construction of a head house and a single-story greenhouse with grow areas and a ventilation chamber totaling 47,808 SF, supported by 37 on-site parking spaces. Phase I also includes off-site access and street improvements, on-site paving, loading areas, trash enclosures, landscaping, and all required access improvements, including ADA-compliant parking. Phase II, to be completed under a separate building permit, includes additional site work and infrastructure, and the construction of a second head house and a single-story greenhouse totaling 32,000 SF, with 30 on-site parking spaces, including accessible parking.

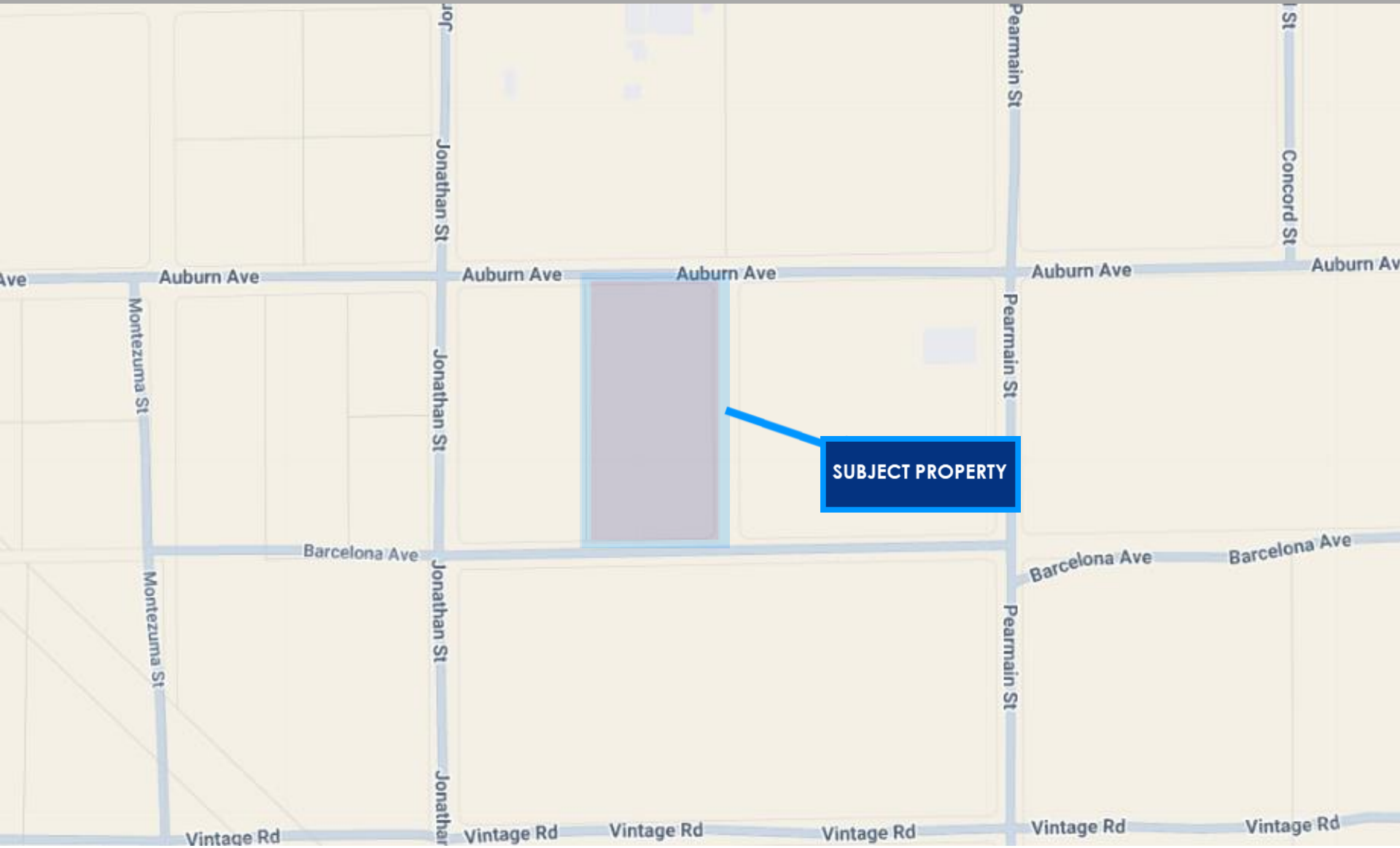
Adding to the site's long-term value, a recently proposed 11.81-acre Travel Center project is planned immediately west of the property. The proposed development includes a gas station and convenience store, a 3,400 SF restaurant, 10,500 SF of retail space, a 16,702 SF supermarket, an automated car wash, and a 68,054 SF, three-story hotel, along with multiple driveways on Auburn Avenue and substantial additional parking. This adjacent development is expected to significantly enhance traffic, services, and overall market activity in the area.

The buildings are permitted for a wide range of industrial uses beyond cannabis cultivation, providing flexibility and long-term adaptability. The City of Adelanto's low cannabis tax rate, business-friendly planning environment, and streamlined entitlement process continue to attract operators and investors. Plans, engineering, and architectural renderings are available upon request.





SUBJECT PROPERTY









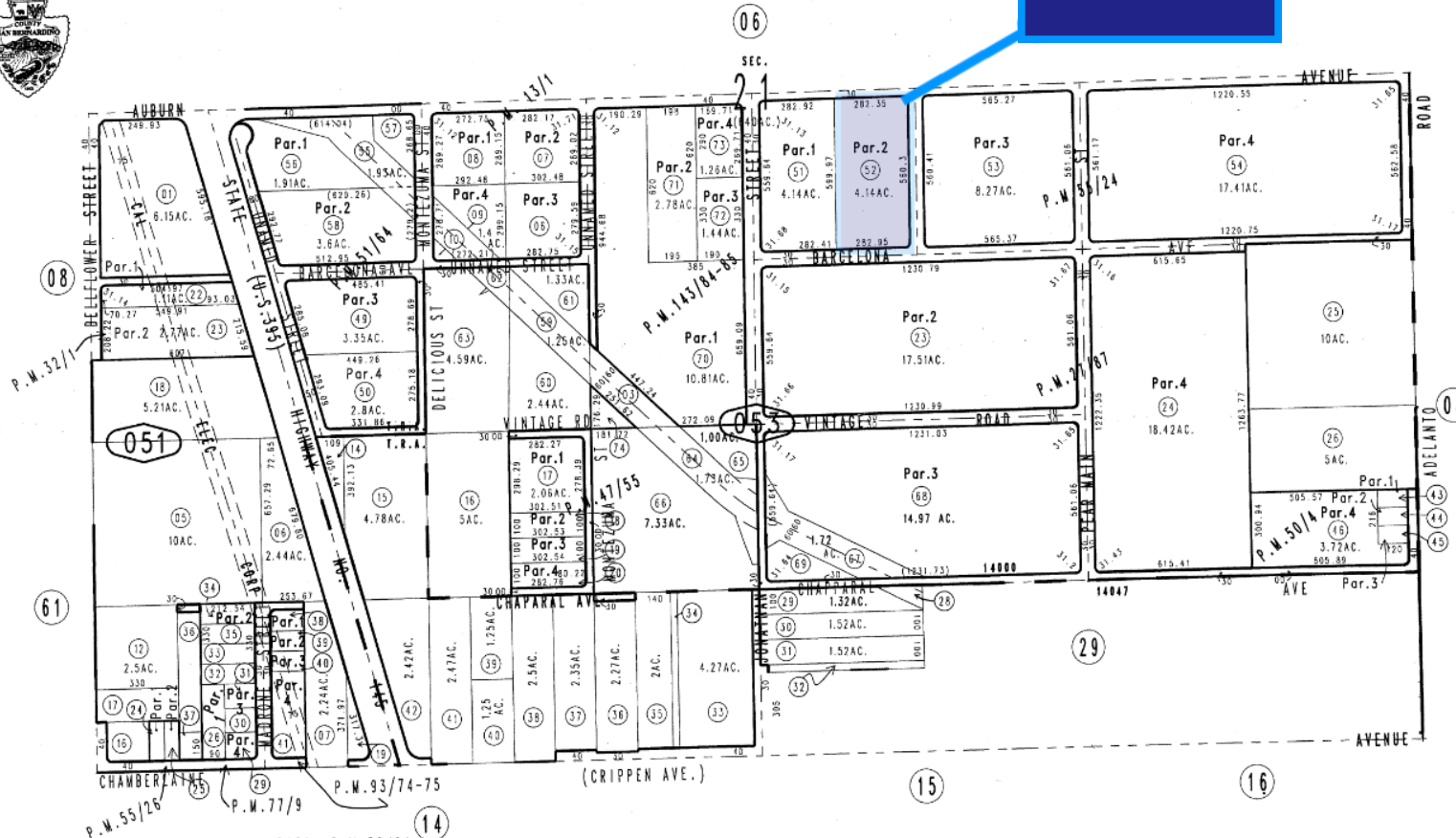
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. South 1/2, Sec.21, T.6N.,R.5W., S.B.B.&M.

City of Adelanto

0459-05

**SUBJECT PROPERTY**



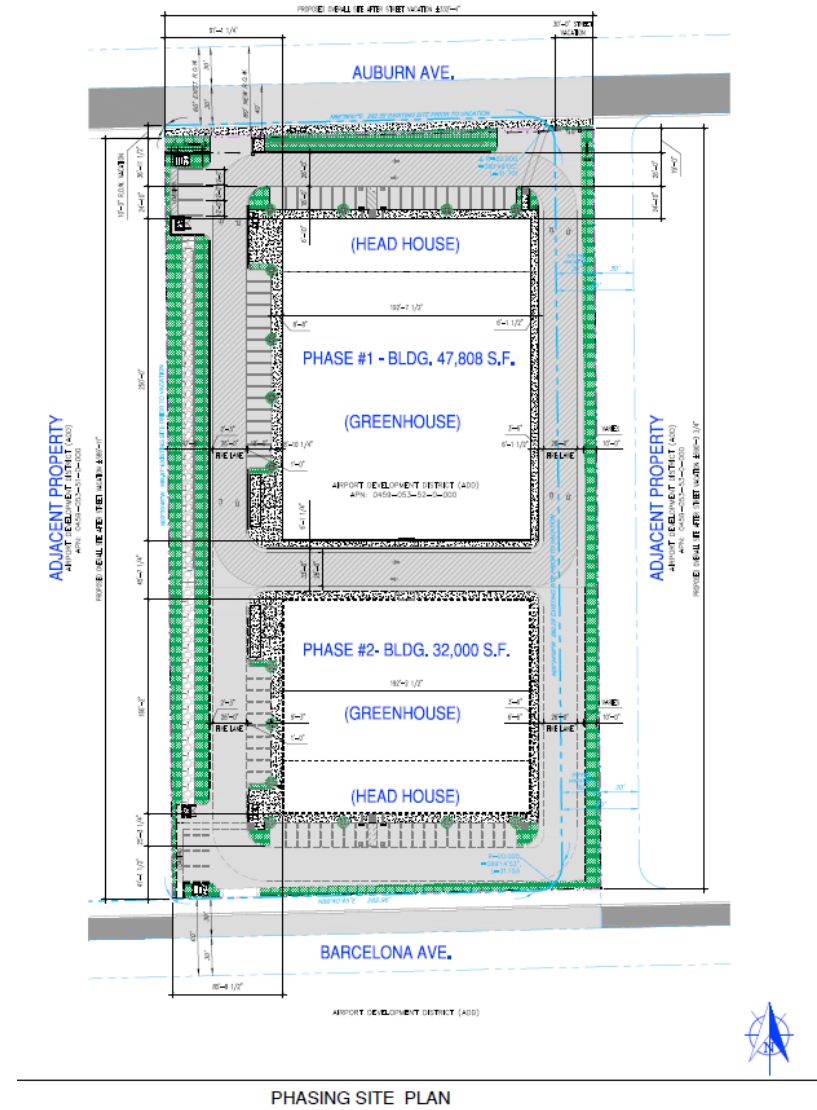
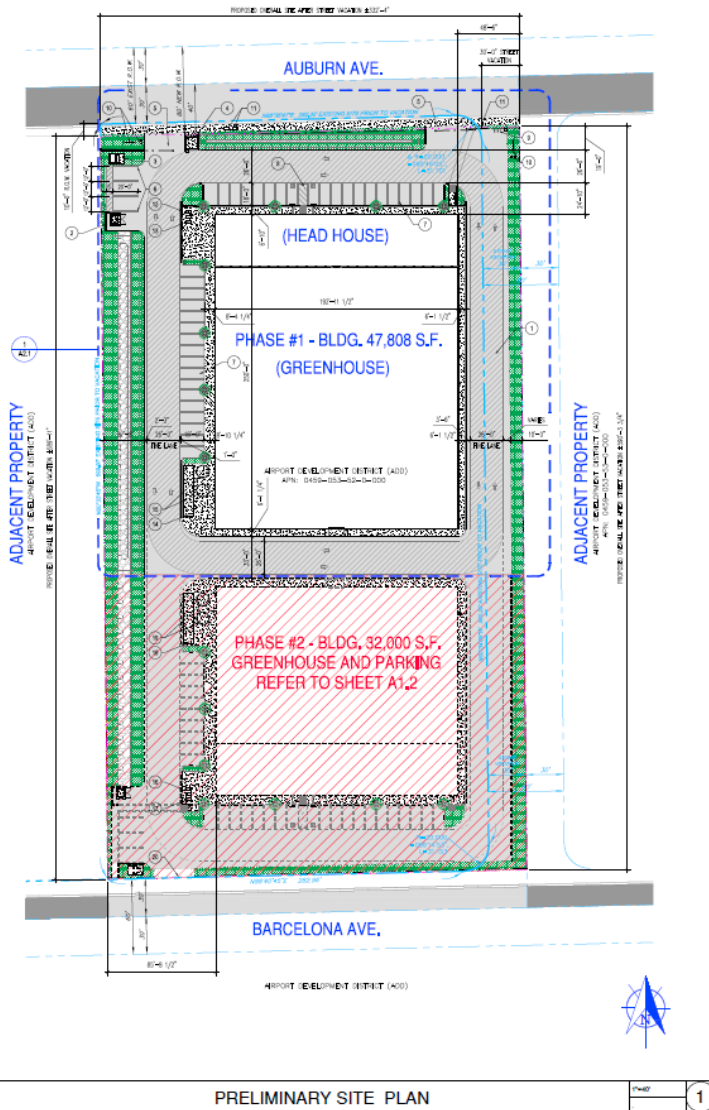
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 Parcel Map No. 4896, P.M. 51/64  
 Parcel Map No. 5302, P.M. 50/4  
 Parcel Map No. 4999, P.M. 47/55  
 Parcel Map No. 3400, P.M. 32/1  
 Ptn. Parcel Map No. 3088, P.M. 27/87  
 Parcel Map No. 1433, P.M. 13/1

Parcel Map No. 12381, P.M. 143/84-85  
 Parcel Map No. 9028, P.M. 93/74-75  
 Parcel Map No. 7675, P.M. 77/9  
 Parcel Map No. 5876, P.M. 55/26

Assessor's Map  
 Book 0459 Page 05  
 San Bernardino County

AUG 06 2013  
 REVISED  
 06/21/13 RM

November 2003



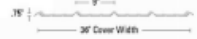


## NORTH - ELEVATION

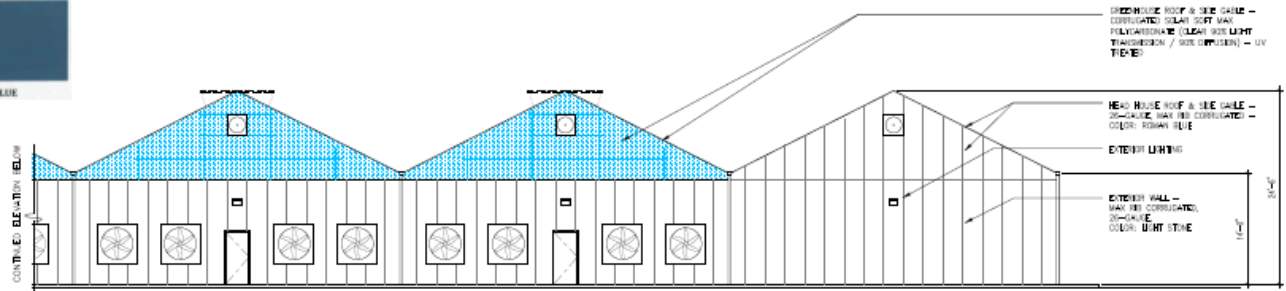
SECTION 1

### Max-Rib

Max-Rib is a low profile 3/4" panel that is well suited for post frame, commercial, and residential applications.



- Details**
- Minimum slope: 1:12 (with sealant)
  - Minimum slope: 3:12 (without sealant)
  - Also available with Moisture-Lock
- Testing Data**
- Fire Rating: Class A
  - Uplift Test: UL580 Class 9B
- Class 4 Impact Resistance**  
UL 2218
- Florida State Approval**  
19F2, 19F2.3
- Fire Resistance** UL263
- Texas Department of Insurance Approval - Evaluation RC-107**
- For any available Test Data, Section Properties or Load Tables, please visit our download section at [www.colepmetal.com](http://www.colepmetal.com)



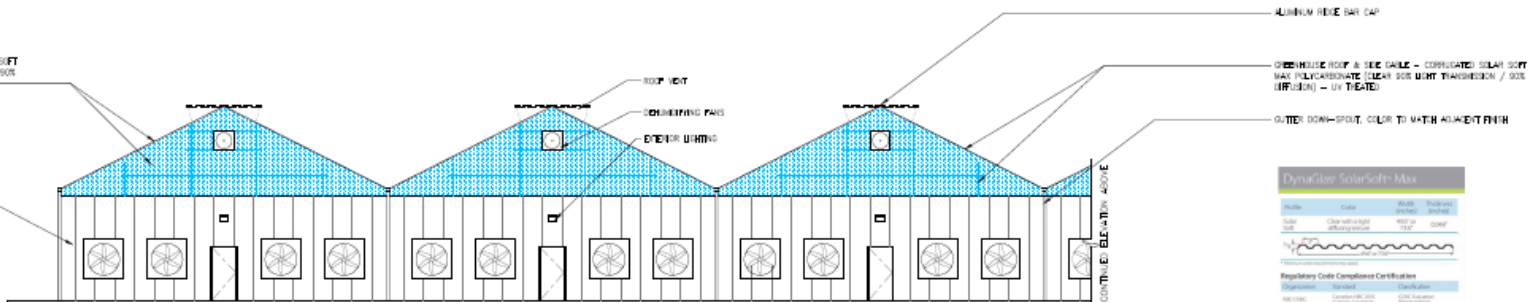
## EAST - PARTIAL ELEVATION

SECTION 2

GREENHOUSE ROOF & SIDE GABLE - CORRUGATED SOLAR SOFT MAX POLYCARBONATE CLEAR SIDE LIGHT TRANSDUCER / SIDE (PULLEN) - UV TREATED

POLYCARBONATE

EXTERIOR WALL - MAX REB CORRUGATED, 26-GAUGE, COLOR: LIGHT STONE



Profile	Color	Roof	Thickness
Max-Rib	Clear with a light green tint	100' x 100'	1/2"
Max-Rib	White	100' x 100'	1/2"

**Regulatory Code Compliance Certification**

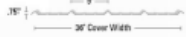
Organization	Standard	Classification
ICC-ES	ESR-1000	ICC-ES E-1000
ICC-ES	E-1000	ICC-ES E-1000
ICC-ES	E-1000	ICC-ES E-1000
ICC-ES	E-1000	ICC-ES E-1000
ICC-ES	E-1000	ICC-ES E-1000

## SOUTH - ELEVATION

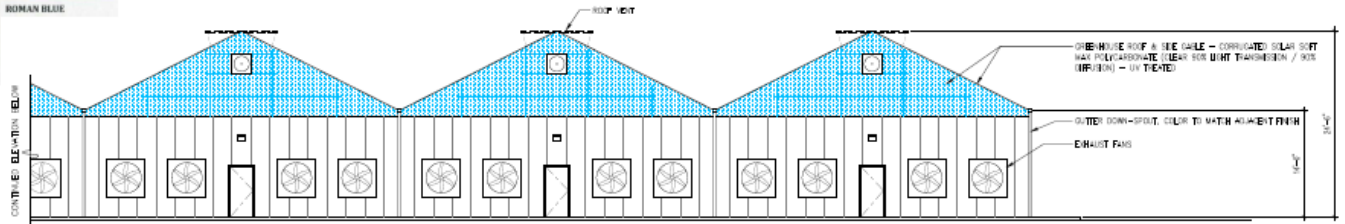
SECTION 3

### Max-Rib

Max-Rib is a low profile 3/4" panel that is well suited for post frame, commercial, and residential applications.



- Details**
- Minimum slope: 1:12 (with sealant)
  - Minimum slope: 3:12 (without sealant)
  - Also available with Moisture-Lok
- Testing Data**
- Fire Rating: Class A
  - Uplift Test: UL580 Class 0B
- Class 4 Impact Resistance**  
UL 2710
- Florida State Approval**  
1747.2, 1832.3
- Fire Resistor UL263**
- Texas Department of Insurance Approval** Evaluation RC-302
- For any available Test Data, Section Properties or Load Tables, please visit our download section at [www.maxribpanel.com](http://www.maxribpanel.com)



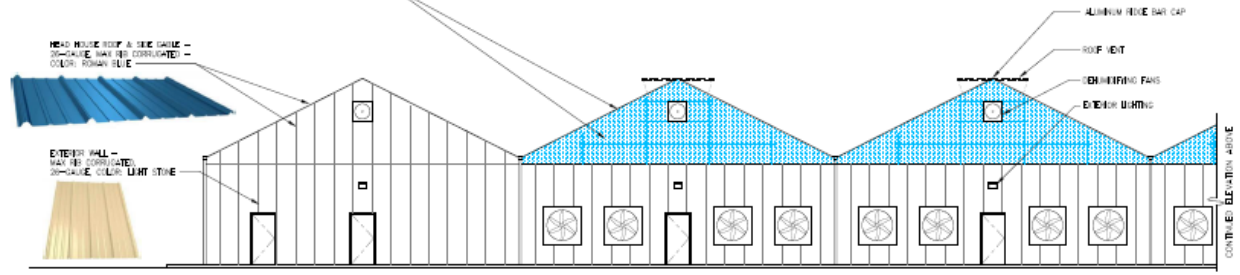
## WEST - PARTIAL ELEVATION

SECTION 4

GREENHOUSE ROOF & BIE GABLE - CORRUGATED SOLAR SOFT MAX POLYCARBONATE CLEAR SOLAR LIGHT TRANSMISSION / SOLAR (MFR/ION) - (1) TIE-ROD

HEAD HOUSE ROOF & BIE GABLE - 36-GAUGE GALV. CORRUGATED - COLOR: ROMAN BLUE

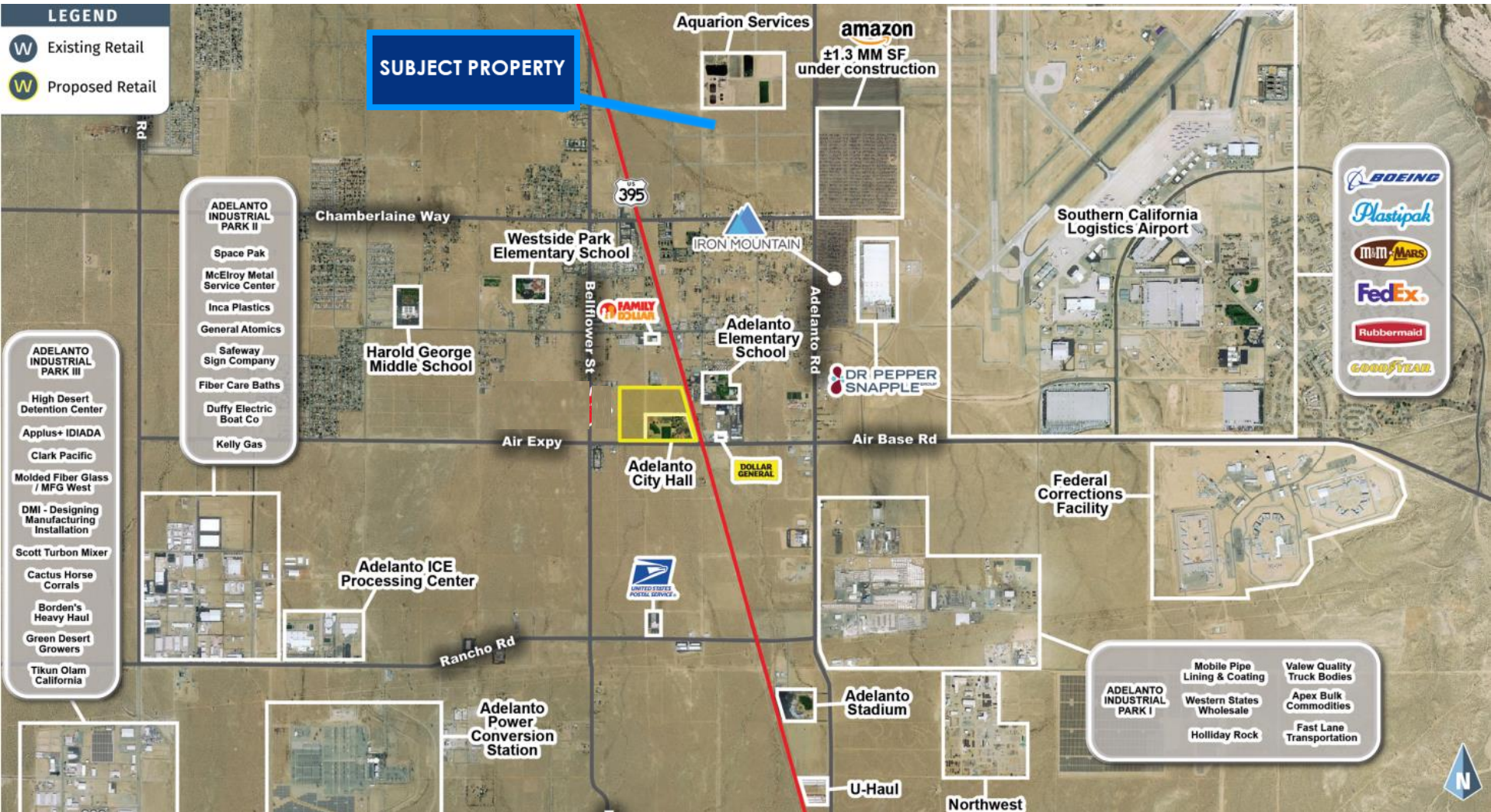
EXTERIOR WALL - WALL FINISH: DOWN-SPOUT COLOR TO MATCH ADJACENT LIGHT STONE



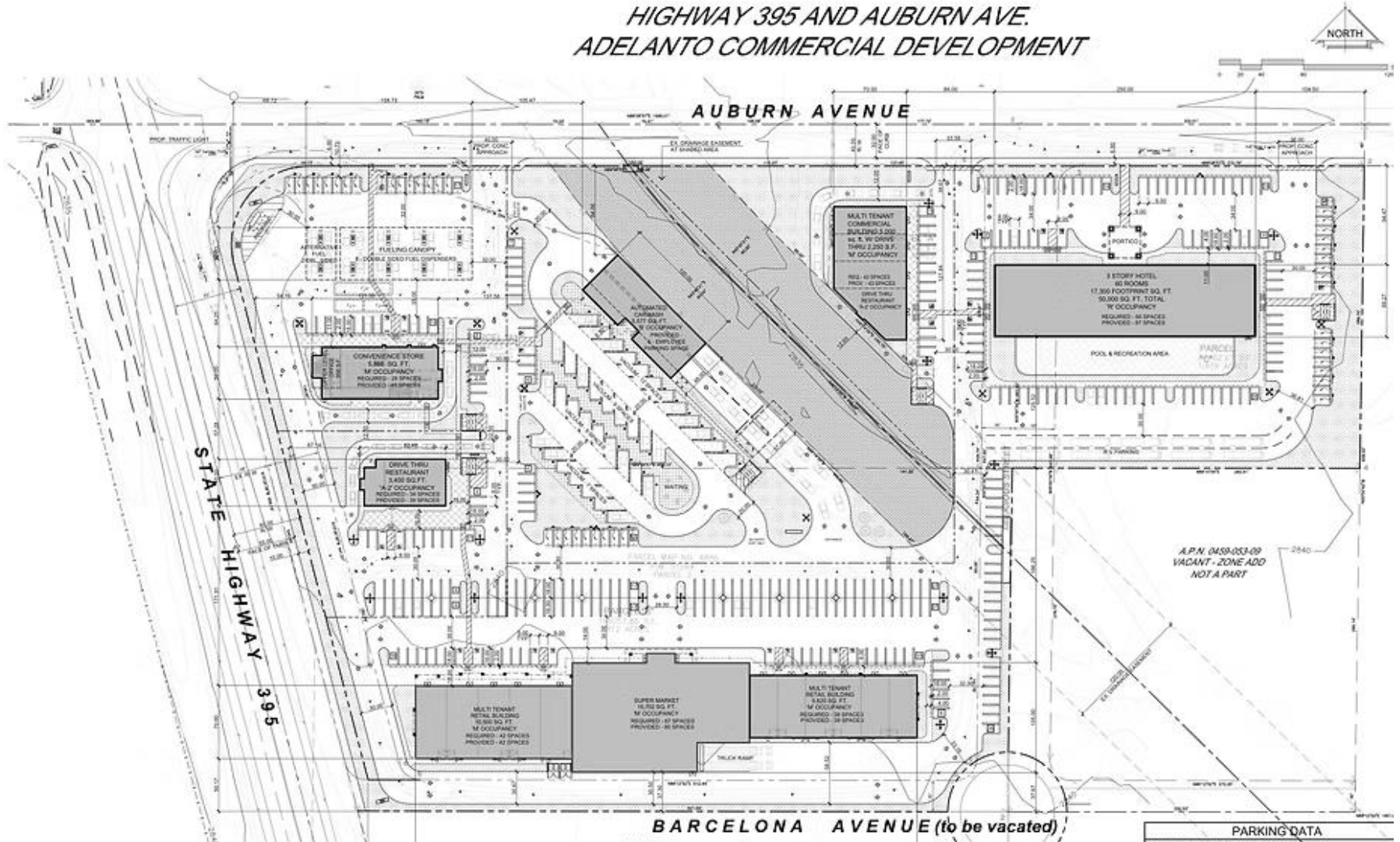
DynaGloss SolarSoft® Max			
Model	Color	Roof Slope	Thickness
1000	Clear/White	1:12	1/8" (3.18mm)
1001	Clear/White	3:12	1/8" (3.18mm)
1002	Clear/White	5:12	1/8" (3.18mm)
1003	Clear/White	7:12	1/8" (3.18mm)
1004	Clear/White	9:12	1/8" (3.18mm)
1005	Clear/White	11:12	1/8" (3.18mm)
1006	Clear/White	13:12	1/8" (3.18mm)
1007	Clear/White	15:12	1/8" (3.18mm)
1008	Clear/White	17:12	1/8" (3.18mm)
1009	Clear/White	19:12	1/8" (3.18mm)
1010	Clear/White	21:12	1/8" (3.18mm)
1011	Clear/White	23:12	1/8" (3.18mm)
1012	Clear/White	25:12	1/8" (3.18mm)
1013	Clear/White	27:12	1/8" (3.18mm)
1014	Clear/White	29:12	1/8" (3.18mm)
1015	Clear/White	31:12	1/8" (3.18mm)
1016	Clear/White	33:12	1/8" (3.18mm)
1017	Clear/White	35:12	1/8" (3.18mm)
1018	Clear/White	37:12	1/8" (3.18mm)
1019	Clear/White	39:12	1/8" (3.18mm)
1020	Clear/White	41:12	1/8" (3.18mm)
1021	Clear/White	43:12	1/8" (3.18mm)
1022	Clear/White	45:12	1/8" (3.18mm)
1023	Clear/White	47:12	1/8" (3.18mm)
1024	Clear/White	49:12	1/8" (3.18mm)
1025	Clear/White	51:12	1/8" (3.18mm)
1026	Clear/White	53:12	1/8" (3.18mm)
1027	Clear/White	55:12	1/8" (3.18mm)
1028	Clear/White	57:12	1/8" (3.18mm)
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1036	Clear/White	73:12	1/8" (3.18mm)
1037	Clear/White	75:12	1/8" (3.18mm)
1038	Clear/White	77:12	1/8" (3.18mm)
1039	Clear/White	79:12	1/8" (3.18mm)
1040	Clear/White	81:12	1/8" (3.18mm)
1041	Clear/White	83:12	1/8" (3.18mm)
1042	Clear/White	85:12	1/8" (3.18mm)
1043	Clear/White	87:12	1/8" (3.18mm)
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1187	Clear/White	375:12	1/8" (3.18mm)
1188	Clear/White	377:12	1/8" (3.18mm)
1189	Clear/White	379:12	1/8" (3.18mm)
1190	Clear/White	381:12	1/8" (3.18mm)
1191	Clear/White	383:12	1/8" (3.18mm)
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1198	Clear/White	397:12	1/8" (3.18mm)
1199	Clear/White	399:12	1/8" (3.18mm)
1200	Clear/White	401:12	1/8" (3.18mm)

## WEST - PARTIAL ELEVATION

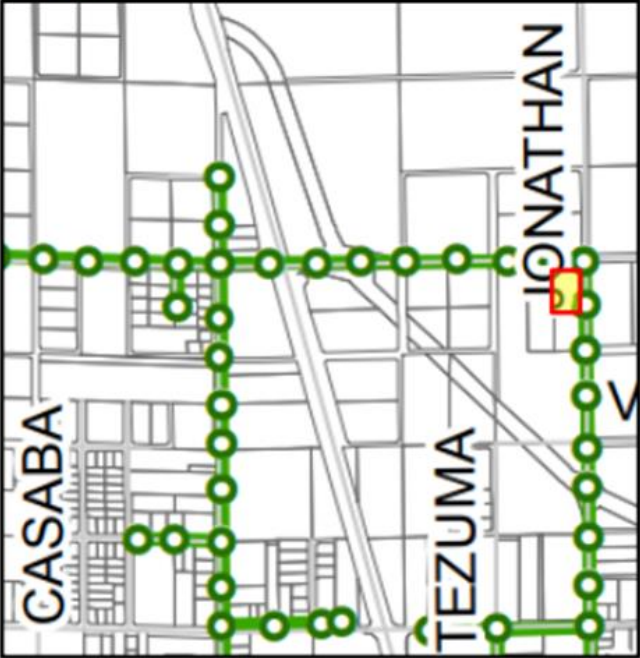
SECTION 4



## HIGHWAY 395 AND AUBURN AVE. ADELANTO COMMERCIAL DEVELOPMENT



Sewer



Water



## CONFIDENTIALITY & DISCLAIMER NOTICE

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