

12036 Bartlett Ave, Adelanto 92301

ADL - Adelanto

STATUS: Active

LIST CONTRACT DATE: 04/07/26

LISTING ID: HD26074170

LIST PRICE: \$550,000

PROP TYPE: Commercial Sale

PROP SUB TYPE: Mixed Use

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes

PARCEL #: 0459164110000



SQFT(SRC): 3,698
 SQFT LOT: 47,916 (A)
 ACRES: 1.100
 BUSINESS NAME:
 BUSINESS TYPE: Auto Dealer, Mixed, Professional Service, Professional/Office, Retail, Storage
 YEAR ESTABLISHED:
 YEAR BUILT: 1950 (ASR)
 SLC: Standard
 LEVELS: 1
 CURRENT USE: Commercial, Multi-Family
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS: 9
 ENTRY LEVEL: 1
 BUILDING STATUS: Existing
 OCCUPANCY: Occupied
 BUILDING \$/PER SQFT: \$148.73
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 0
 COUNTY: San Bernardino
 PARCEL MASTER:
 INVEST?: Yes A/C?:Yes
 FENCE?: HEAT?:Yes

Recd04/07/2026 : NEW

DESCRIPTION

Come VIEW and MAKE an OFFER TODAY! Amazing COMMERCIAL INCOME PROPERTY located in expanding Adelanto CA. Positioned in the heart of Adelanto's Business Park District, the over 1-ACRE lot has plenty of space for parking or storage. Only a block from Hwy 395 and close to Interstate-15 the site offers excellent access to all of Southern CA. Plus, with Adelanto rapidly becoming a logistics/distribution hub, recent expansion has brought the SoCal Logistics Airport, Amazon fulfillment center, and Keurig/Dr. Pepper/Snapple manufacturing plant right next door. In addition, the site was part of Adelanto's BARTLETT AVE REHABILITATION PROJECT where millions was invested on massive improvements to infrastructure, as the city prepares for FUTURE GROWTH. The commercial building onsite has 7 units (2,413sf) that have been generating steady income for years, also there are two residential units (1,285sf) producing even more cash flow. Recently, electrical/plumbing/window upgrades were made in the commercial building, and new split-unit AC's along with tank-less water heaters have been installed for efficiency. Also, the residential units have recent upgrades. Currently, the property is generating over \$62,000 in GROSS INCOME, with the pro-forma potential of producing upwards of \$70,000 per year. An ideal property for any real estate investor in the market for LUCRATIVE CAP RATES, or an entrepreneur that needs more space to grow. A definite must see OPPORTUNITY before it's too late.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING: Natural Gas
 LAUNDRY: None
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS: B
 ROOFING: Composition, Flat
 SECURITY:
 CONSTRUCTION: Frame
 LOT: 6-10 Units/Acre, Level with Street, Lot
 Over 40000 Sqft, Rectangular Lot, Paved

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES: Sewer Available, Sewer Connected
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
 LAND USE: Multi-Family, Office, Retail
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: 0459164110000
 ADDITIONAL PARCEL(s): No

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS: Cash, Cash to New Loan, Submit
 CLOSE DATE:
 INCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

EXCLUSIONS:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:# of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE: \$12,300

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR: 2026
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME: \$62,100
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS: 62,100
TOTAL EXPENSE: \$12,300
NET OPERATING INCOME: \$49,800

INVESTMENT INFORMATION

ACCOUNTING TYPE: Actual
OPERATING EXPENSES: \$12,300GROSS OPERATING INCOME:
NET OPERATING INCOME: \$49,800VACANCY ALLOWANCE RATE:
CAP RATE: 9.10

TAXES

TAX RATE:

TAX ANNUAL \$: \$1,229

TAX YEAR: 2024

UNITS

| TYPE | #UNITS | BEDS | BATHS | SQFT | RENT | DESCRIPTION |
|------|--------|------|-------|-------|---------|------------------------|
| 1 | 7 | | 4 | 2,413 | \$2,750 | Commercial Building |
| 2 | 2 | 3 | 2 | 1,285 | \$2,425 | Both Residential Units |

AGENT

LISTING AGENT: [Jeffrey Nyal](#)
CO-LISTING AGENT:LISTING AGENT STATE LICENSE: [01373556](#)
CO-LISTING AGENT STATE LICENSE:LISTING AGENT MLS ID: [HD15087](#)
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: 7608877779
2.OFFERS: jeffnyal@gmail.com
3.LA EMAIL: jeffnyal@gmail.com

OFFICE

LISTING OFFICE: [Coldwell Banker Home Source](#)LISTING OFFICE STATE LICENSE: [01902736](#)

LISTING OFFICE PHONE: 760-242-6000

LISTING OFFICE FAX: 760-242-8482

LISTING OFFICE MLS ID: [HD1318](#)

CO-LISTING OFFICE:

CO-LISTING OFFICE STATE LICENSE:

CO-LISTING OFFICE MLS ID:

CO-LISTING OFFICE PHONE:

CO-LISTING OFFICE FAX:

MLS

BAC:
LISTING CONTRACT DATE: 04/07/26
START SHOWING DATE:
ON MARKET DATE: 04/07/26DUAL/VARI COMP?: No
EXPIRATION DATE: 12/31/26
CURRENT FINANCING:INTERNET SEND: LISTING?/PRICE?Yes/
MOD TIMESTAMP: 04/07/26
LIST AGMT: Exclusive Right To Sell
NEIGHBORHOOD MARKET REPORT YN?: Yes

BAC REMARKS:

PRIVATE REMARKS: Please send offers to jeffnyal@gmail.com along with POF to close.

SHOWING INFORMATION

SHOW INSTRUCTIONS: Drive By. Do not disturb tenants. Appointment only.

DIRECTIONS: I-15 N exit Hwy 395. Hwy 395 N to Bartlett Ave. Bartlett E to PIQ. Cross Street: Adelanto Rd.

PHOTOS