



# \$799,999

## Pinon Hills Land

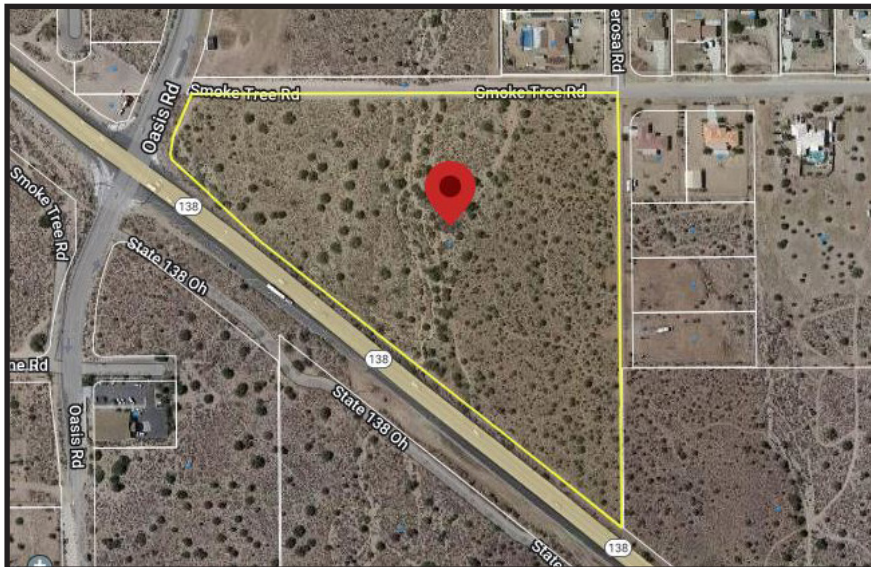
Highway 138 & Oasis Road, Pinon Hills, CA



Acres: 15.14 & 2.27 AC

# Property Highlights

- 15.14 acres fronting highway 138 with an additional 2.27 acres
- General Commercial Zoning
- Uses: Retail, Truck Storage, Warehouse, Mobile Home Park
- Growth Market
- Perfect for Owner / User / Investor

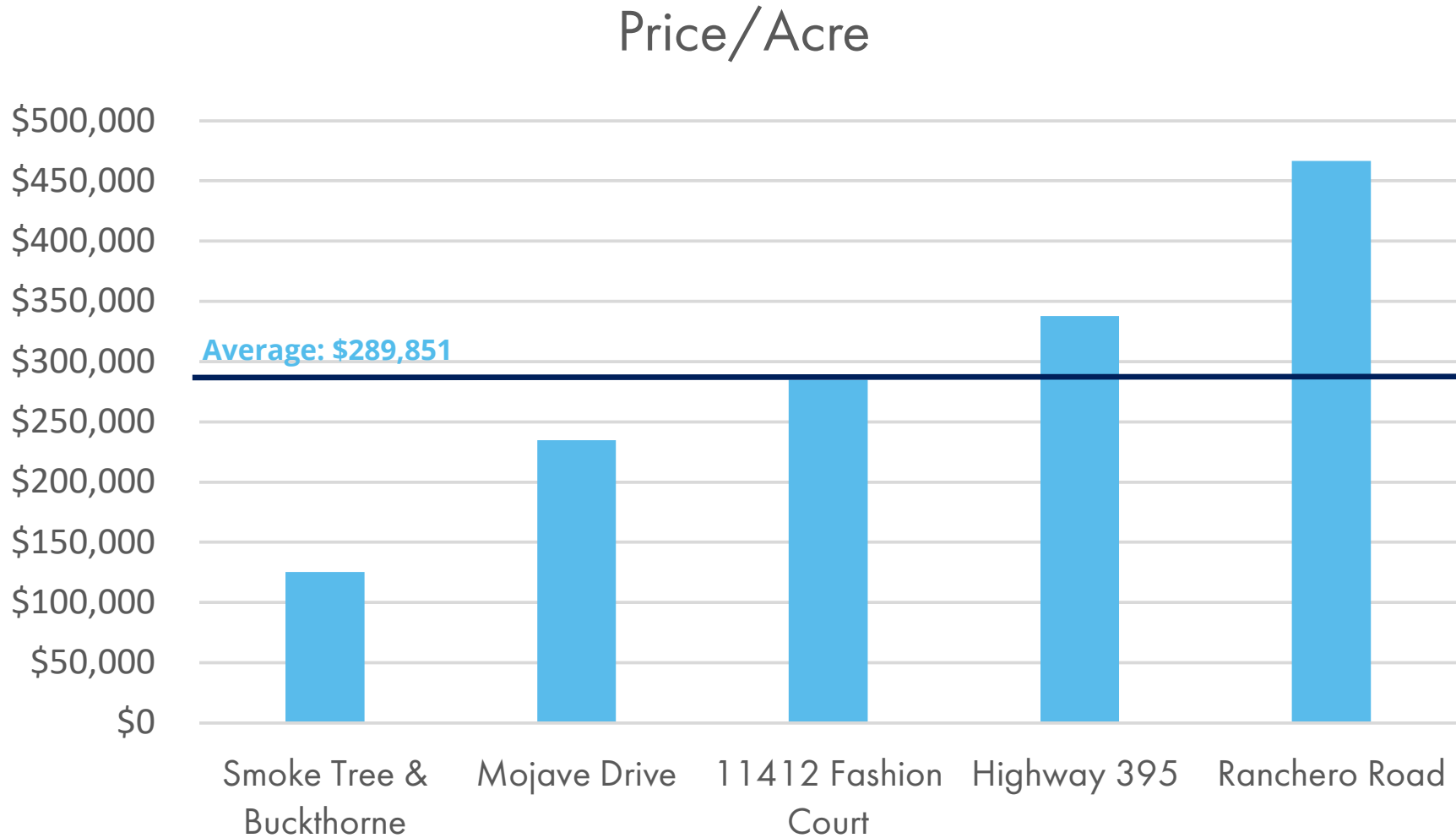




# Market Positioning | Pinon Hills Land Comparables

Address	City	Date	Price	Acres	SQFT	Price/Acre	Price/SQFT	Use
Smoke Tree & Buckthorne	Pinon Hills	Under Contract	\$1,290,000	10.31	449,104	\$125,121	\$2.87	Commercial
Mojave Drive	Victorville	11/31/2022	\$2,000,000	8.52	371,131	\$234,742	\$5.39	Commercial
11412 Fashion Court	Hesperia	Under Contract	\$1,995,000	7.00	304,920	\$285,000	\$6.54	Commercial
Highway 395	Hesperia	4/26/2022	\$10,000,000	29.61	1,289,812	\$337,724	\$7.75	Commercial /Industrial
Ranchero Road	Hesperia	7/1/2022	\$2,800,000	6.00	261,360	\$466,667	\$10.71	Commercial
<b>Average:</b>			<b>\$3,617,000</b>	<b>12.29</b>	<b>535,265</b>	<b>\$289,851</b>	<b>\$6.65</b>	

# Market Positioning | Pinon Hills Land Comparables

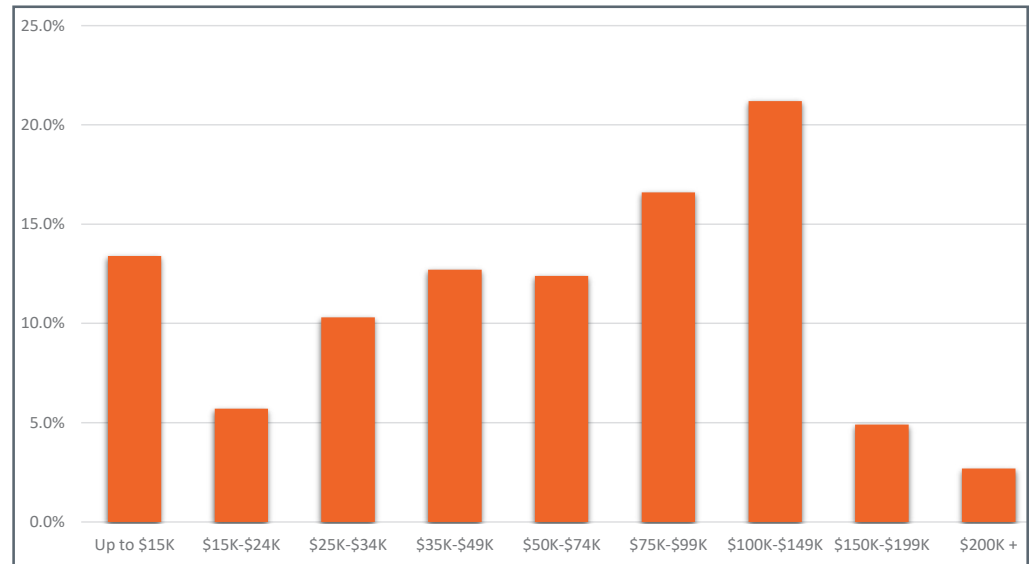
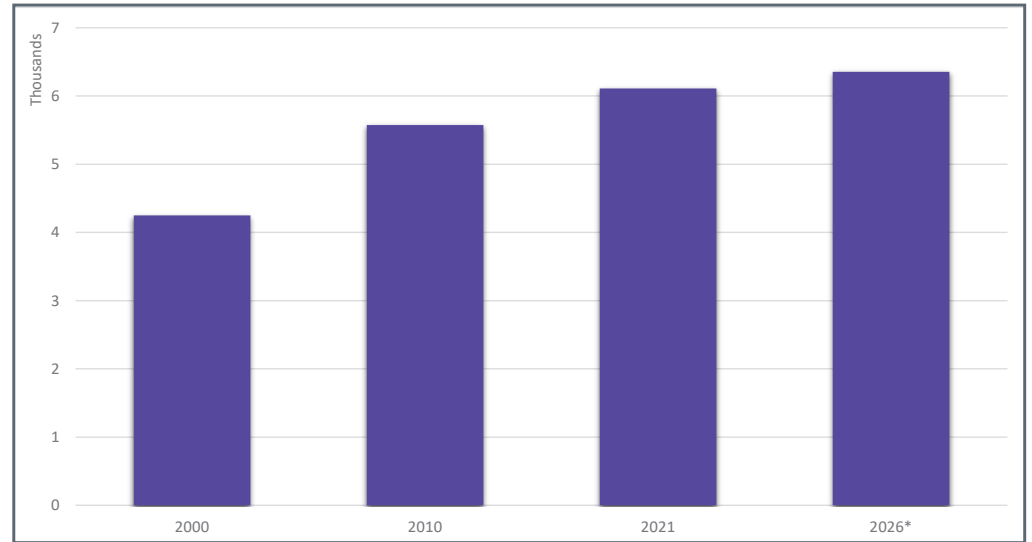


# Market Positioning | Pinon Hills Land Comparables



# Pinon Hills **by the numbers**

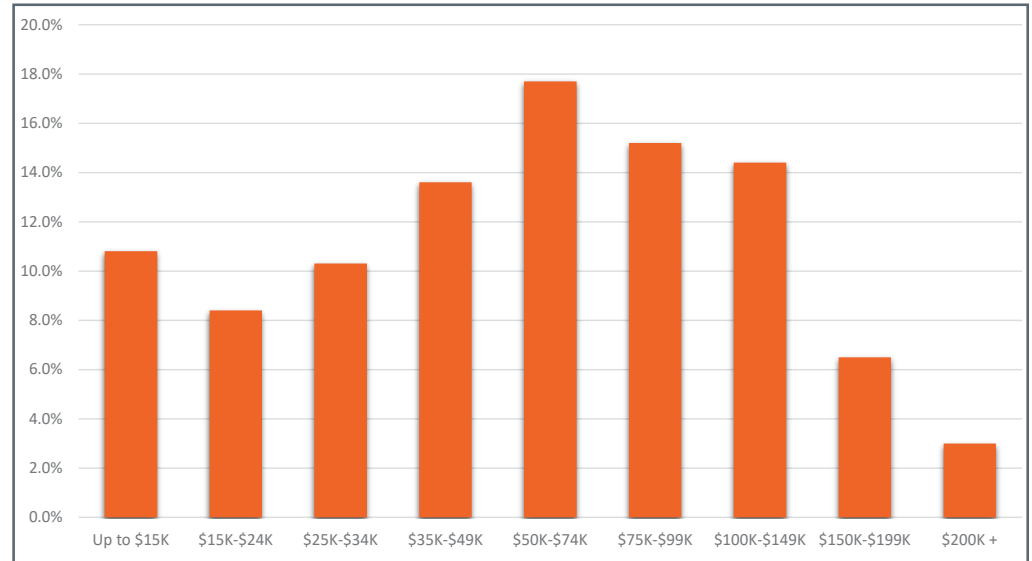
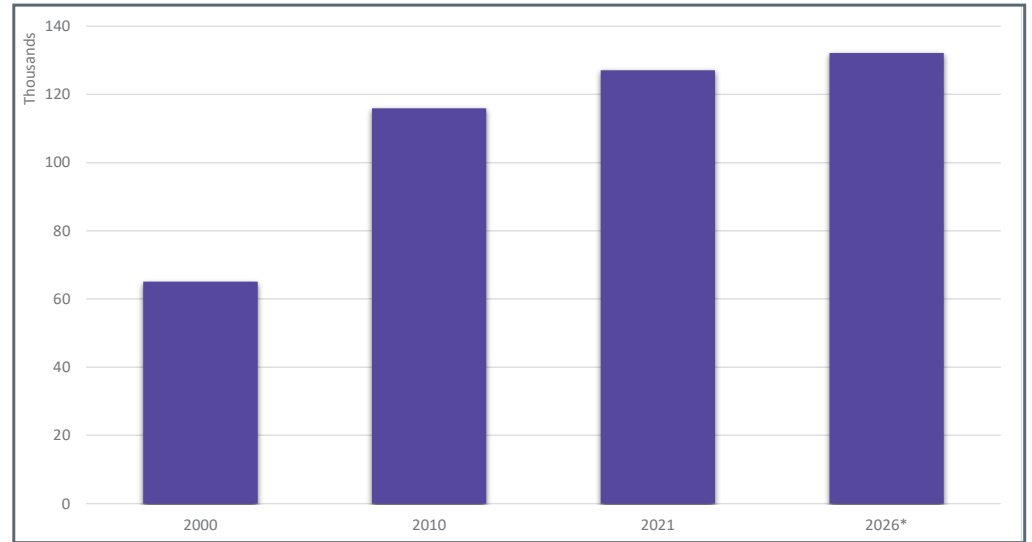
	CURRENT	2026 PROJECTION	GROWTH RATE
Total Population	6,111	6,354	3.98% ↑
Total Households	2,210	2,306	4.34% ↑
Median Household Income	\$63,843	\$76,608	19.99% ↑
Median Home Value	\$313,889	\$425,957	35.70% ↑



\*Data & Analytics provided by Esri

# Victorville by the numbers

	CURRENT	2026 PROJECTION	GROWTH RATE
Total Population	176,103	180,786	2.66% ↑
Total Households	62,434	63,992	2.50% ↑
Median Household Income	\$77,137	\$87,849	13.89% ↑
Median Home Value	\$589,498	\$675,278	14.55% ↑



\*Data & Analytics provided by Esri



# Point of Interest Map



If you would like more [information](#) on this offering please get in touch.



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