

MOBILE HOME & RV PARK

Lone Pine
Canyon Rd

WHISPERING PINES
MOBILE HOME & RV PARK
1776 HWY 2

FOR SALE


IKON
PROPERTIES

\$2,000,000

PROPERTY SUMMARY

**1776 STATE HIGHWAY 2,
WRIGHTWOOD, CA 92397**

Property Type: Mobile Home, RV Park
Year Built: 1957
Parcel Number: 0356-041-50-0000
Units: 19 Units + 2 APT
Lot: 60,984/1.4 SF





WRIGHTWOOD COUNTRY CLUB



MOUNTAIN HIGH SKI RESORT



SAN BERNADINO FIRE STATION



MOUNTAIN HARDWARE



NORTH POLE TUBING PARK

BLUE RIDGE TRAIL

SUBJECT PROPERTY



Angeles Crest HWY-2

PROPERTY LAYOUT



PROPERTY PHOTOS

1776 STATE HIGHWAY 2 • WRIGHTWOOD, CA 92397



RENT ROLL

1776 STATE HIGHWAY 2 • WRIGHTWOOD, CA 92397

CURRENT INCOME

UNIT #	APARTMENT
#1	\$1500
#1A	\$1,700

UNIT # RENT AMOUNT

#1	Temporary office
#2	\$700
#3	Vacant
#4	\$700
#5	\$700
#6	\$850
#7	\$1,045
#8	\$650
#9	\$650
#10	\$650
#11	Vacant
#12	Vacant
#13	\$700
#14	\$625
#15	\$1,100
#16	\$680
#17	\$700
#18	\$700
#19	\$600

RENT TOTAL: \$14,250

PRO FORMA

UNIT #	APARTMENT
#1	\$1500
#1A	\$1,700

UNIT # RENT AMOUNT

#1	Temporary office
#2	\$700
#3	\$800
#4	\$700
#5	\$700
#6	\$850
#7	\$1,045
#8	\$650
#9	\$650
#10	\$650
#11	\$800
#12	\$800
#13	\$700
#14	\$625
#15	\$1,100
#16	\$680
#17	\$700
#18	\$700
#19	\$600

RENT TOTAL: \$16,650

AVERAGE MONTHLY EXPENSES

Property Taxes	\$300
Insurance	\$292
Property Management	\$1,062

TOTAL MONTHLY EXPENSES: \$1,738

DEMOGRAPHICS

1776 STATE HIGHWAY 2 • WRIGHTWOOD, CA 92397

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	2,779	4,785	7,852
2023 Estimate	2,806	4,863	8,121
2010 Census	2,931	5,243	9,534
Growth 2023 - 2028	-0.96%	-1.60%	-3.31%
Growth 2010 - 2023	-4.26%	-7.25%	-14.82%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	2,563	91.34%	4,425	90.99%	7,213	88.82%
Black	39	1.39%	69	1.42%	124	1.53%
Am. Indian & Alaskan	26	0.93%	49	1.01%	101	1.24%
Asian	59	2.10%	122	2.51%	359	4.42%
Hawaiian & Pacific Island	8	0.29%	12	0.25%	15	0.18%
Other	111	3.96%	186	3.82%	309	3.80%
U.S. Armed Forces	0		0		0	

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	1,139	1,973	3,109
2023 Estimate	1,148	2,001	3,206
2010 Census	1,189	2,136	3,713
Growth 2023 - 2028	-0.78%	-1.40%	-3.03%
Growth 2010 - 2023	-3.45%	-6.32%	-13.65%
Owner Occupied	883 76.92%	1,508 75.36%	2,456 76.61%
Renter Occupied	266 23.17%	494 24.69%	750 23.39%

DEMOGRAPHICS DETAILED REPORT

1776 STATE HIGHWAY 2 • WRIGHTWOOD, CA 92397

2023 POPULATION BY OCCUPATION

	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	86	3.94%	1473	3.86%	224	3.79%
Professional & Management	646	29.62%	1,134	30.6%	1,640	27.77%
Public Administration	109	5.00%	153	4.13%	268	4.54%
Education & Health	219	10.04%	367	9.91%	598	10.13%
Services	246	11.28%	439	11.8%	793	13.43%
Information	59	2.71%	108	2.92%	108	1.83%
Sales	208	9.54%	322	8.70%	559	9.47%
Transportation	30	1.38%	30	0.81%	30	0.51%
Retail	74	3.39%	150	4.05%	262	4.44%
Wholesale	9	0.41%	19	0.51%	57	0.97%
Manufacturing	145	6.65%	203	5.48%	280	4.74%
Production	100	4.59%	189	5.10%	315	5.33%
Construction	129	5.91%	230	6.21%	447	7.57%
Utilities	29	1.33%	54	1.46%	91	1.54%
Agriculture & Mining	0	0.00%	0	0.00%	16	0.27%
Farming, Fishing, Forestry	8	0.37%	25	0.68%	25	0.42%
Other Services	84	3.85%	137	3.70%	192	3.25%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	296	24.89%	540	25.27%	876	23.59%
2-Person Households	460	38.69%	833	38.98%	1,413	38.06%
3-Person Households	168	14.13%	301	14.09%	547	14.73%
4-Person Households	161	13.54%	276	12.92%	481	12.95%
5-Person Households	70	5.89%	123	5.76%	238	6.41%
6-Person Households	25	2.10%	43	2.01%	94	2.53%
7-or more Person Households	9	0.76%	21	0.98%	64	1.72%

WELCOME TO WRIGHTWOOD

1776 STATE HIGHWAY 2 • WRIGHTWOOD, CA 92397



ANGELES CREST SCENIC BYWAY (STATE HIGHWAY 2)

THE ANGELES CREST HIGHWAY IS NOT JUST A MEANS OF TRANSPORTATION; IT'S AN ATTRACTION IN ITSELF. THIS SCENIC BYWAY OFFERS STUNNING VIEWS OF THE SAN GABRIEL MOUNTAINS, ANGELES NATIONAL FOREST, AND THE MOJAVE DESERT.

MOUNT BADEN-POWELL

NAMED AFTER THE FOUNDER OF THE BOY SCOUTS OF AMERICA, MOUNT BADEN-POWELL OFFERS A CHALLENGING YET REWARDING HIKING EXPERIENCE. THE PACIFIC CREST TRAIL TRAVERSES THIS PEAK, PROVIDING HIKERS WITH PANORAMIC VIEWS OF THE SURROUNDING WILDERNESS. THE SUMMIT IS AT AN ELEVATION OF OVER 9,000 FEET AND OFFERS BREATHTAKING VIEWS OF THE HIGH DESERT AND BEYOND.



MOUNTAIN HIGH RESORT

LOCATED JUST A SHORT DRIVE FROM WRIGHTWOOD, MOUNTAIN HIGH RESORT OFFERS SKIING, SNOWBOARDING, AND SNOW TUBING DURING THE WINTER MONTHS. WITH SEVERAL CHAIRLIFTS AND TRAILS CATERING TO ALL SKILL LEVELS, IT'S A POPULAR DESTINATION FOR WINTER SPORTS ENTHUSIASTS. IN THE SUMMER, THE RESORT OFFERS ACTIVITIES LIKE MOUNTAIN BIKING AND SCENIC CHAIRLIFT RIDES.



JACKSON LAKE

LOCATED OFF STATE HIGHWAY 2, JACKSON LAKE IS A SERENE MOUNTAIN LAKE SURROUNDED BY PINE TREES AND OFFERING FISHING, PICNICKING, AND HIKING OPPORTUNITIES. IT'S A PEACEFUL SPOT TO RELAX AND ENJOY THE BEAUTY OF NATURE, WHETHER YOU'RE CASTING A LINE INTO THE WATER OR SIMPLY TAKING IN THE SCENIC VIEWS.

THESE PLACES OFFER A MIX OF OUTDOOR RECREATION, NATURAL BEAUTY, AND LOCAL CHARM, MAKING THEM MUST-VISIT DESTINATIONS IN THE WRIGHTWOOD AREA ALONG STATE HIGHWAY 2.

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ
FOUNDER
(818) 319-9191
LICENSE: CA 02012036
Blas@ikonpropertiesla.com



JORGE PADRON
REALTOR
(310) 340-2307
LICENSE: CA 01900262
Jorge@ikonpropertiesla.com