



7700 N. State Hwy 138

PINION HILLS, CA 92372

*±17 Acre
Development
Site For Sale*

CBRE

Property Highlights



Excellent HWY 138 frontage and access



Proximity to amenities like shops, healthcare facilities, new residential housing, etc.



Close Proximity to I-15 FWY



Potential for a wide variety of uses

Property Overview

Address

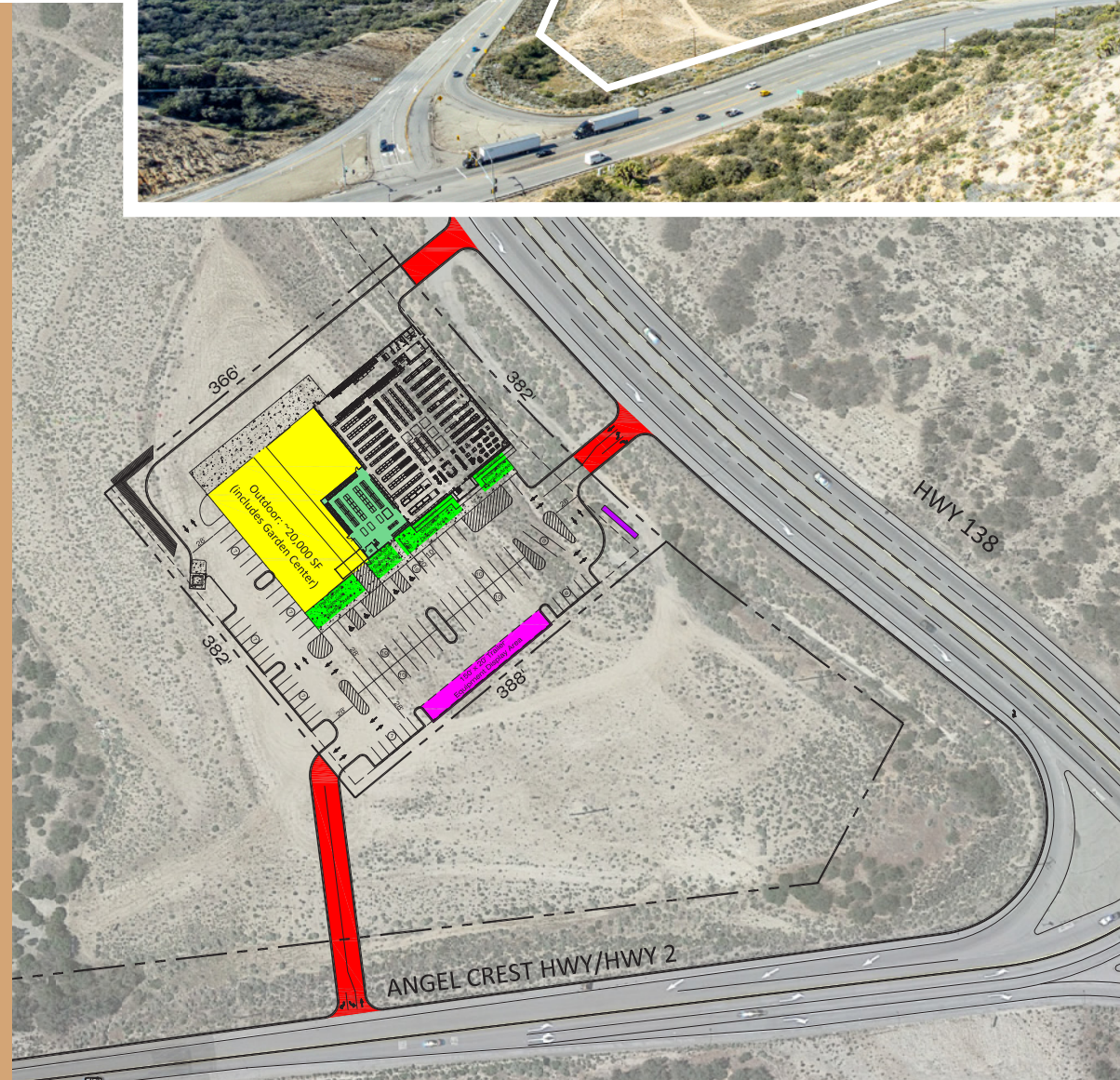
7700 N State Hwy 138,
Pinion Hills, CA 92372

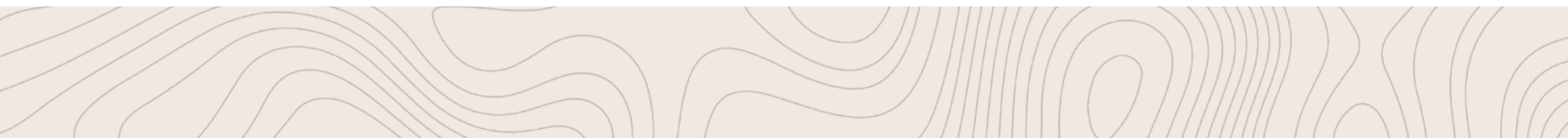
Market/Submarket

High Desert –
San Bernardino County

Acres

±17 AC





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TRAFFIC COUNTS - FIVE MINUTES

Street Name	Type	Traffic Count	Cross Street
State Hwy 138	Aadt	14,700	Wintergreen Rd
Angeles Crest Hwy	Aadt	6,500	Victorville St

CONTACTS

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DEMOGRAPHICS

	5 Minutes	10 Minutes	5 Minutes
Population	2,284	13,632	24,443
2023 Households - Current Year Estimate	817	5,123	8,692
2023 Average Household Income	\$94,349	\$95,507	\$94,319

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