

PRIME ±17.4 ACRE FLAT PARCEL

# FOR SALE/ LEASE

±17.4 ACRES

7700 N. STATE HWY 138  
PIÑON HILLS | CA

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS



- Lot Size: ±17.4 Acres

### SITE HIGHLIGHTS:



- Retail Development Opportunity
- 7 acres of Flat, Developable Land Strategic Corner Location at the Intersection of Hwy 138 and Hwy 2
- High Traffic Volume: Both Highways Carry Approximately 14,000 Cars Per Day
- Hwy 2 is the Main Access Route to the City of Wrightwood Mountain High Ski Resort, Marketed as Southern California's Closest Winter Resort and Extremely Busy during Ski Season

### IDEAL USES:



- Travel Center (Truck Stop)
- Community Shopping Center
- Fast Food Drive Thru

### SELLER FLEXIBILITY:

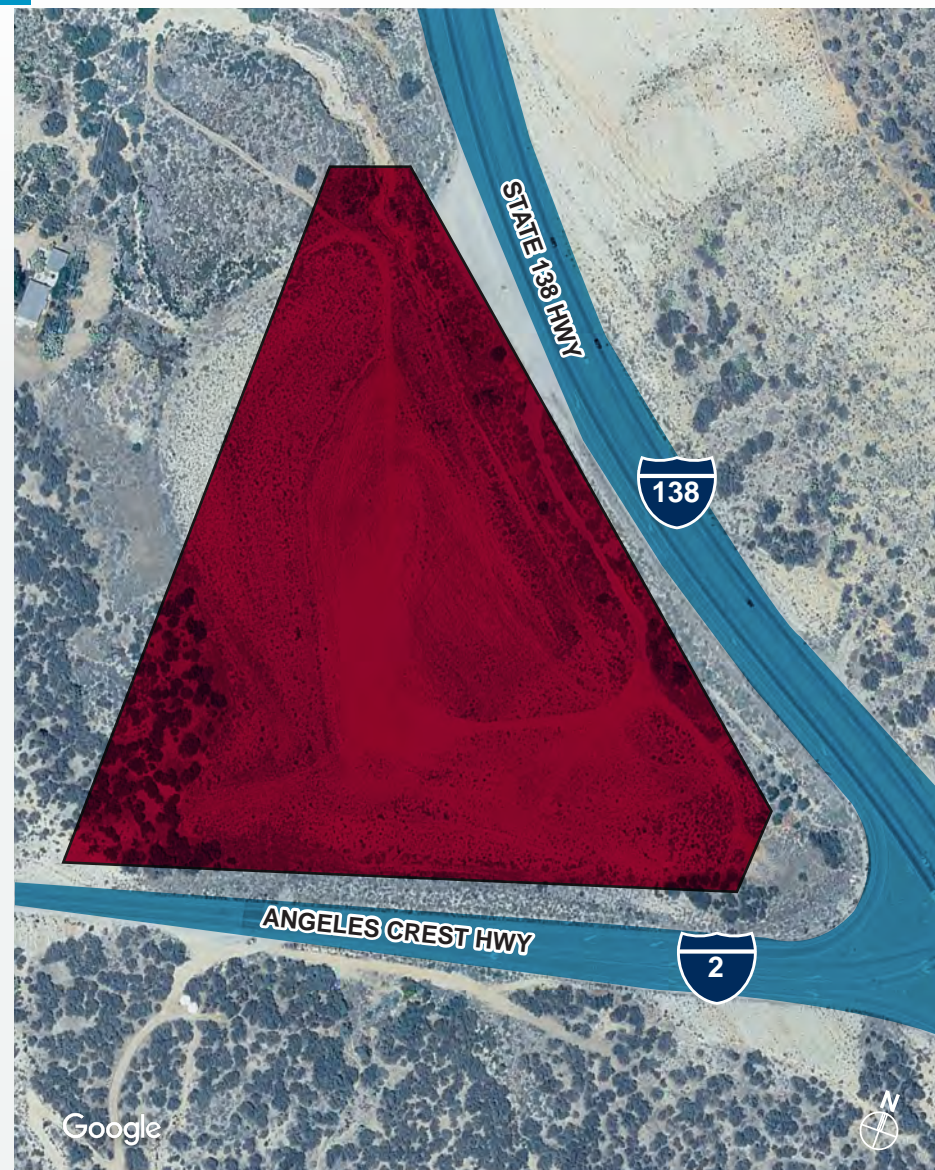


- Open to a Long Escrow
- Open to Subdividing the Property

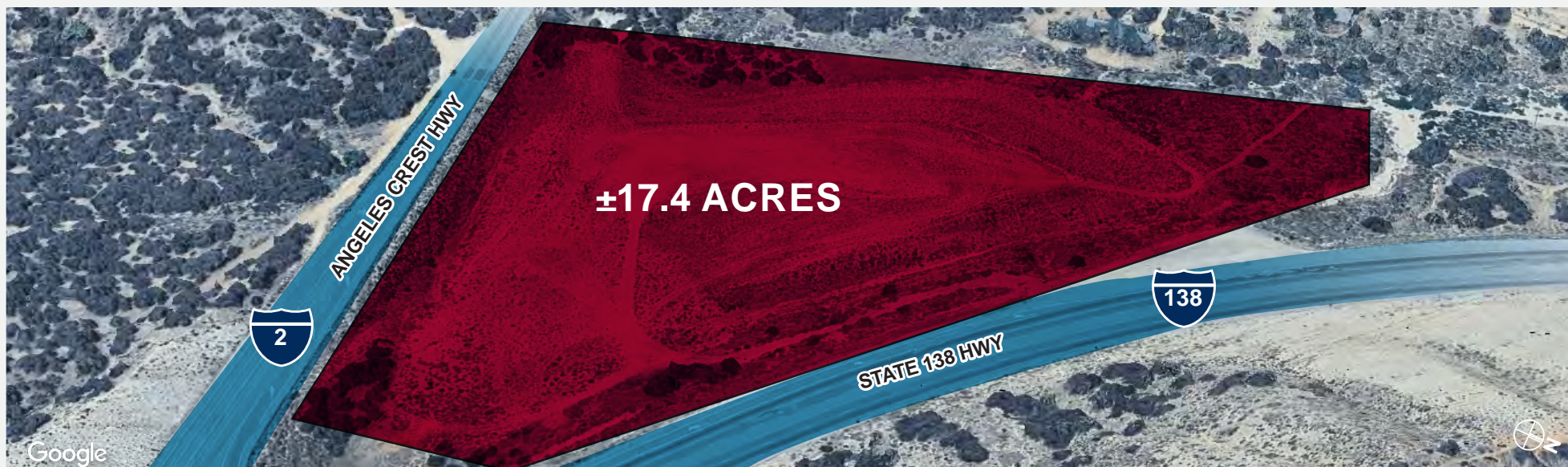


### ASKING PRICE/RATE:

- For Sale: \$7,000,000
- For Lease: TBD



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AERIAL

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Google



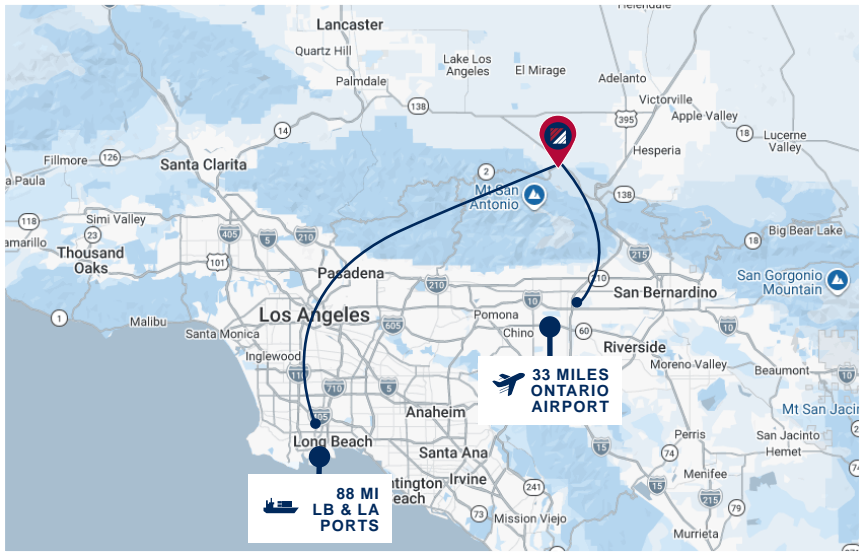
# LOCAL AMENITIES

Piñon Hills, CA offers a quiet high-desert setting just minutes from the San Gabriel Mountains, making it a natural gateway to the vibrant mountain community of Wrightwood and its renowned winter destination, the Mountain High Ski Resort. Wrightwood itself is known for its outdoor recreation and charming alpine atmosphere, and it is home to Mountain High, one of Southern California's most popular and historic ski resorts. Highway 2 (the Angeles Crest Highway) plays a key role in feeding visitors directly into Wrightwood and the Mountain High resort area, as the route connects the region with surrounding communities and provides primary access to the ski slopes. Mountain High proudly bills itself as Southern California's closest winter resort, located just 90 minutes from Los Angeles, and remains extremely popular and busy throughout the ski season thanks to its convenient access, multiple mountains, night skiing, and diverse terrain options.



# LOCATION

A prime 7-acre flat parcel located at the high-visibility intersection of State Highway 138 and State Highway 2 (Angeles Crest Highway). This location offers strong traffic flow and excellent potential for commercial development.



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	5,447	17,340	36,432
2024 Population	4,447	14,714	32,741
2029 Population Projection	4,325	14,441	32,544
2020 Households	2,035	6,466	12,057
2024 Households	1,661	5,499	10,742
2029 Household Projection	1,616	5,400	10,659
Total Specified Consumer Spending (\$)	\$67M	\$199.2M	\$418.1M
Avg Household Income	\$86,843	\$90,629	\$93,379
Median Household Income	\$70,398	\$67,950	\$70,778

