



EL DORADO STREET

CASSIA STREET

ADELANTO RD.



FOR MORE INFORMATION, CONTACT:

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**±18.66 ACRES FOR SALE**  
SEC ADELANTO ROAD & CASSIA ST.  
ADELANTO | CA

LIGHT  
MANUFACTURING 

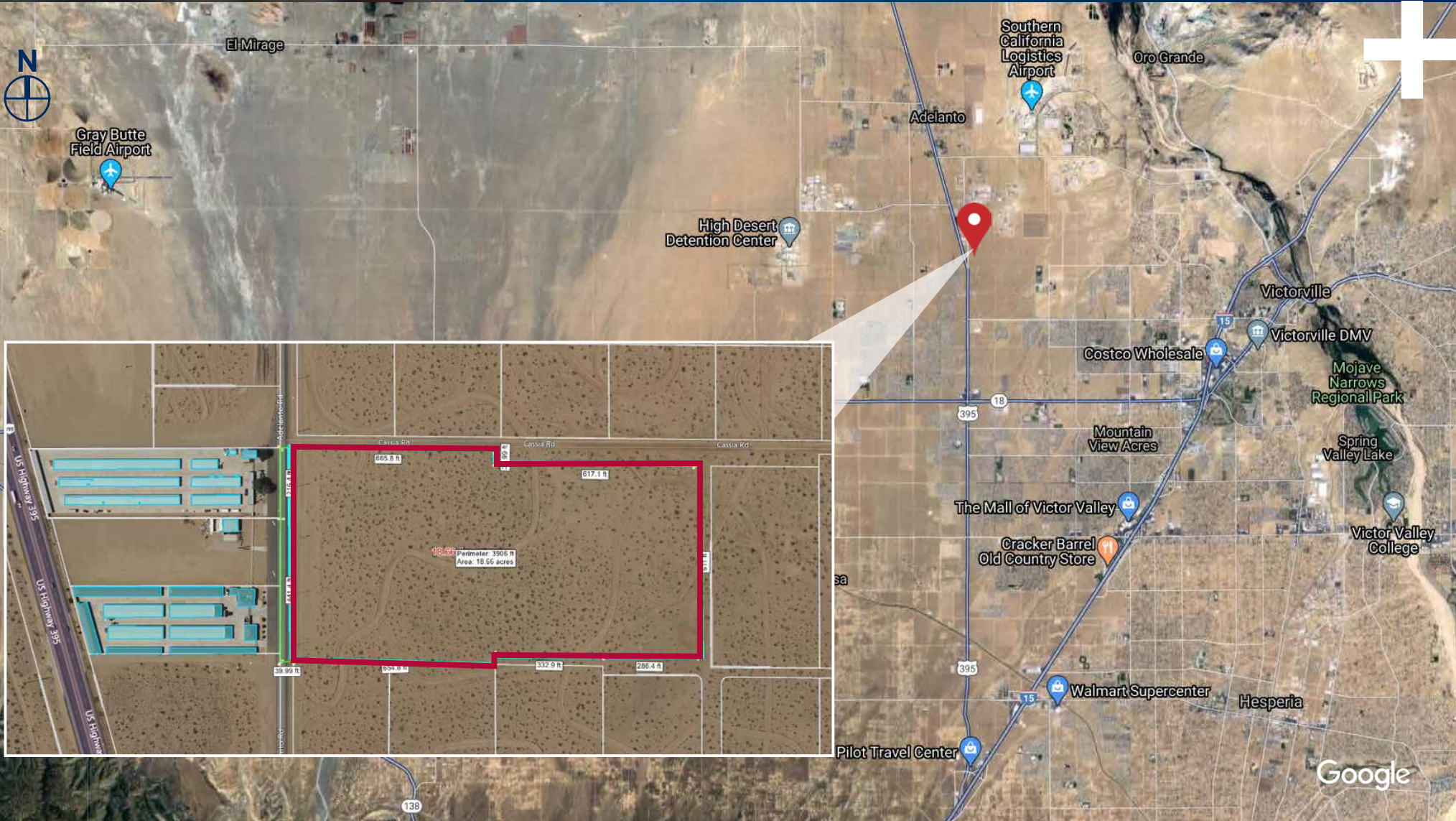
D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

Aerial


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# Adelanto

 **+4.19%**  
Pop. Growth  
(3 Miles)

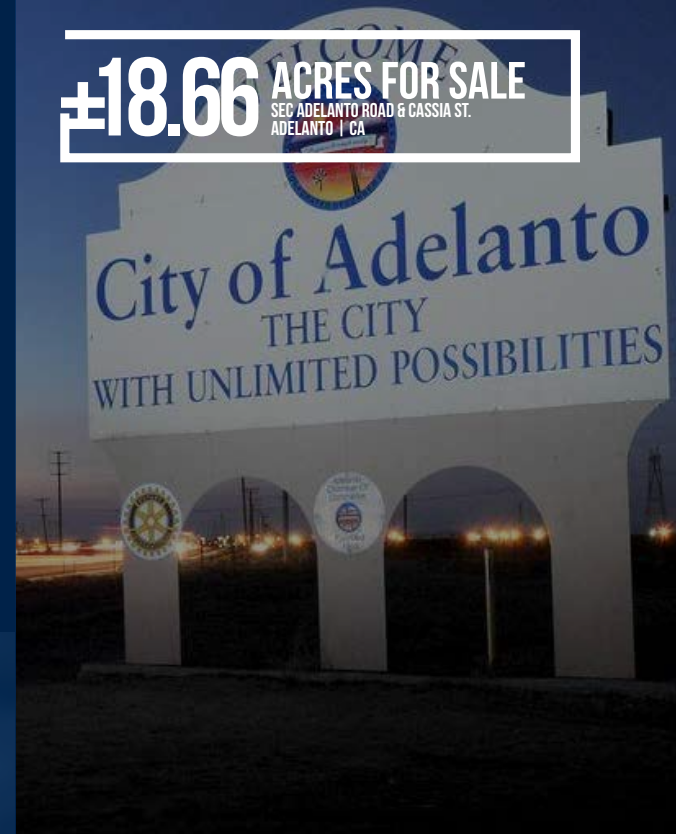
 **203,159**  
Pop. 2019  
(5 Miles)

 **+4.51%**  
HH Growth  
(3 Miles)

## Demographics

|                               | 1 Mile   | 3 Mile   | 5 Mile    |
|-------------------------------|----------|----------|-----------|
| 2019 Total Population:        | 31,540   | 69,957   | 203,159   |
| 2024 Population:              | 32,862   | 72,479   | 210,131   |
| Median Household Inc:         | \$32,938 | \$44,621 | \$48,303  |
| No. Daytime Employees:        | 256      | 515      | 5,444     |
| Total Consumer Spending 2019: | 175,674  | 435,859  | 1,450,961 |
| Total Consumer Spending 2024: | 199,511  | 494,318  | 1,640,592 |

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## PROPERTY HIGHLIGHTS

- ±18.66 Acres Land
- Zoned Light Manufacturing
- APN: 3128-271-01
- Located Southeast of the Mavericks League Stadium
- A Few Block South of the Southern California Logistics Airport
- Within Cannabis Related Uses Zone Which Was Expanded January 18, 2018
- Potential Uses Include Outside Storage, Recycling, Fleet Vehicle Storage, Distribution Industrial, Marijuana Cultivation, Retail, Restaurants, Health Clubs, Amusement Parks, Churches, Schools, Hotels, etc..
- Approximate Street Address: 16421 Adelanto Rd., Adelanto, CA 92301
- Adelanto Road Is Paved And All Utilities are Located Along The Western Side Of The Property

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