

# BUILD TO SUIT

UP TO 7,500 SQFT + PARKING

## 1.71 ACRE LOT

16880 SPORTSMAN CTR, ADELANTO, CA 92301

**BUILD ADJACENT TO EXISTING  
3,000 SQ.FT. DRIVE THRU RESTAURANT**



- Strategically placed directly adjacent to Maverick's Stadium
- Prominent highway signage from HWY 395

**Dennis Asbury** – Broker/Owner  
949.338.3002  
dennis@asburyteam.com  
CA License: 00513162

**Landon Asbury** – Broker/Realtor®  
949.298.7281  
landon@asburyteam.com  
CA License: 01703193

 **ASBURY TEAM**  
REAL ESTATE

# FEATURES

- 1.71 acre lot
- 15,900 average daily traffic
- Close to logistics airport

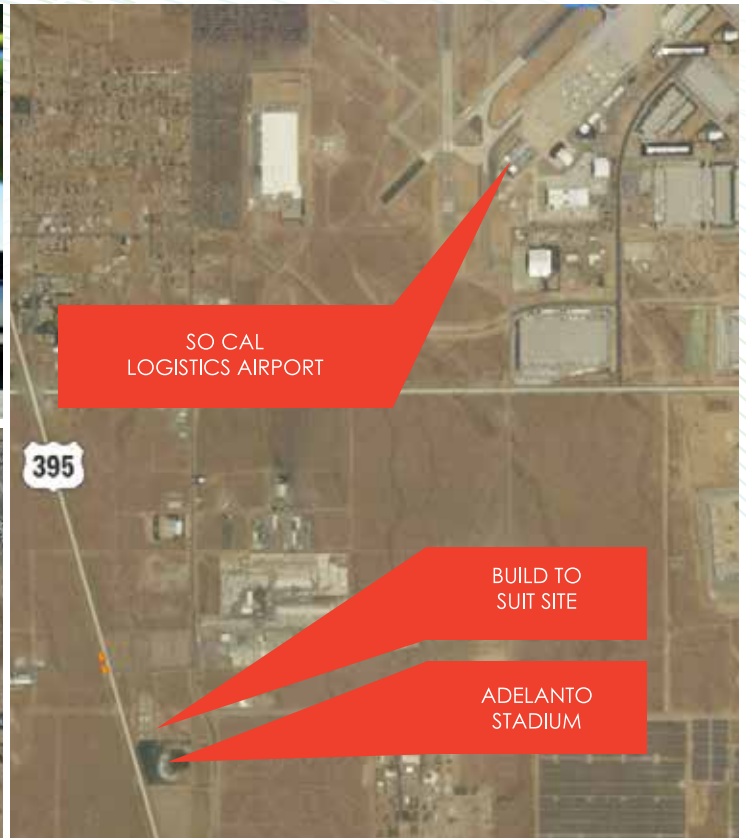
# DEMOGRAPHICS

## RESIDENTIAL

- 7800+ homes in Adelanto
- 3 miles: 10,000+ homes
- 5 miles: 25,000+ homes

## COMMERCIAL

- 2 miles: 165 businesses
- 5 miles: 849 businesses



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**NOTES**

1. See General Notes
2. All dimensions are in feet and inches.
3. All areas are approximate.
4. This plan is subject to final approval by the City of Adelanto.
5. All dimensions are approximate.
6. All dimensions are approximate.
7. All dimensions are approximate.

Project: 2022-000119  
Date: 12/22



**PROJECT SUMMARY**

Highway-Oriented Drive-Thru

Site: 0.71 ac  
 Square Footage: 2,215 sf\*  
 Footprint: 36' x 60'  
 Parking: 27 stalls  
 1 loading stall  
 Parking Ratio: 12.2 sp/1,000 sf

\*Based on drive-thru store prototype located at 1644 Blue Valley Road, Victorville.

**ADELANTO DRIVE-THRU**

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Prepared by:  
 Dennis Asbury  
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 dennis@asburyteam.com  
 CA License: 00513162

**OP+UM** CONCEPTUAL SITE PLAN  
 FOR COFFEE SHOP, JUICE BAR, OR RETAIL SITE



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