

EL DORADO STREET

CASSIA STREET

ADELANTO RD.



FOR MORE INFORMATION, CONTACT:

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**±18.69 ACRES FOR LEASE**  
SEC ADELANTO ROAD & CASSIA ST.  
ADELANTO | CA



**LIGHT  
MANUFACTURING**

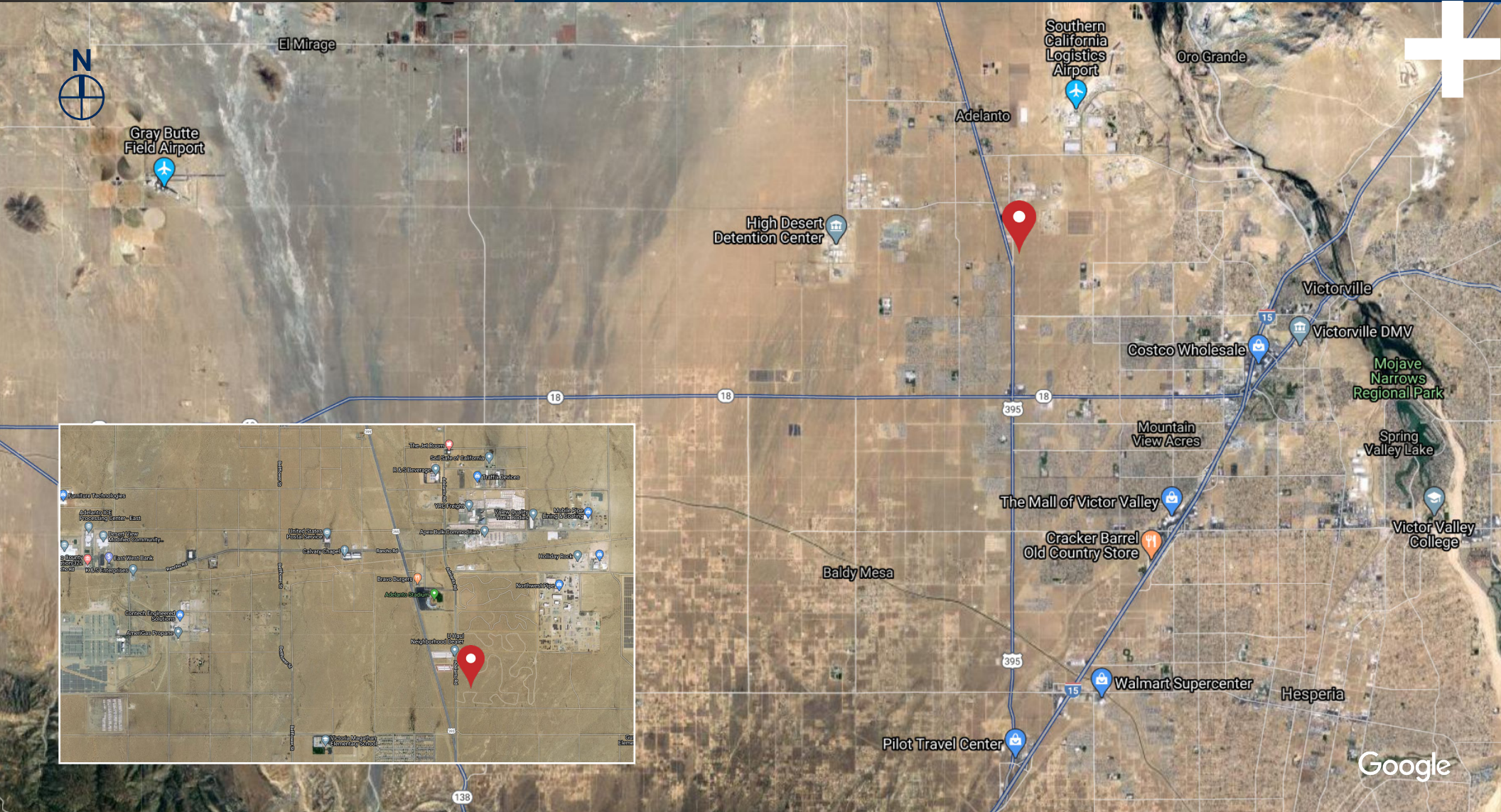
D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and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



Aerial

±18.69


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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# Adelanto

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

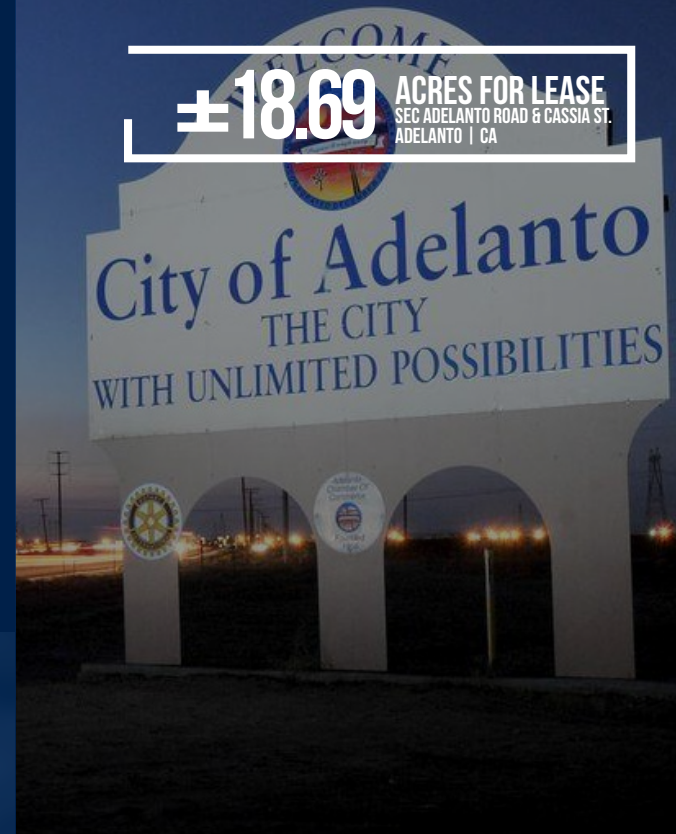
 **203,159**  
Pop. 2019  
(5 Miles)

 **+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

- ±18.69 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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