

# ADELANTO BUSINESS CENTER

9841 BARTLETT AVE  
ADELANTO, CA

PURCHASE PRICE: \$3,500,000 PER UNIT  
\$117/PSF



FOR SALE OR LEASE

FOR FURTHER PROJECT  
INFORMATION, PLEASE  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# Building Site Plan



## BUILDING SPECIFICATIONS

- 6 UNITS AVAILABLE : Each unit is ±29,950 SF
- Can be combined up to 89,850 SF of contiguous space
- CTU Construction
- ±900 SF Single Story Office
- 1 (14'x12) GL Door per unit (additional possible per unit)
- Possible DH Loading Position
- 28' Minimum Warehouse Clearance
- 24/7 Guard Gate Security
- Natural Gas - Southwest Gas Co.
- City Water
- LED Warehouse Lighting
- 2,500 Amp, 480v, Phase Power
- Solar Ready Roof Structure
- Floor Drains with Clarification Tank
- Zoning - LM (Light Manufacturing)
- 0.20/1500 SF Sprinkler (Possible ESFR Upgrade)



# Location Map



# KEY HIGHLIGHTS



**EACH UNIT EQUIPPED WITH 2,500 AMPS, 480V, 3 PHASE POWER**



**EXPANSION POTENTIAL IN PROJECT ORADJACENT LAND**



**ZONING: LM (LIGHT MANUFACTURING)**



**SOLAR READY ROOF STRUCTURE**



**2.2 MILES FROM U.S. HIGHWAY 395**

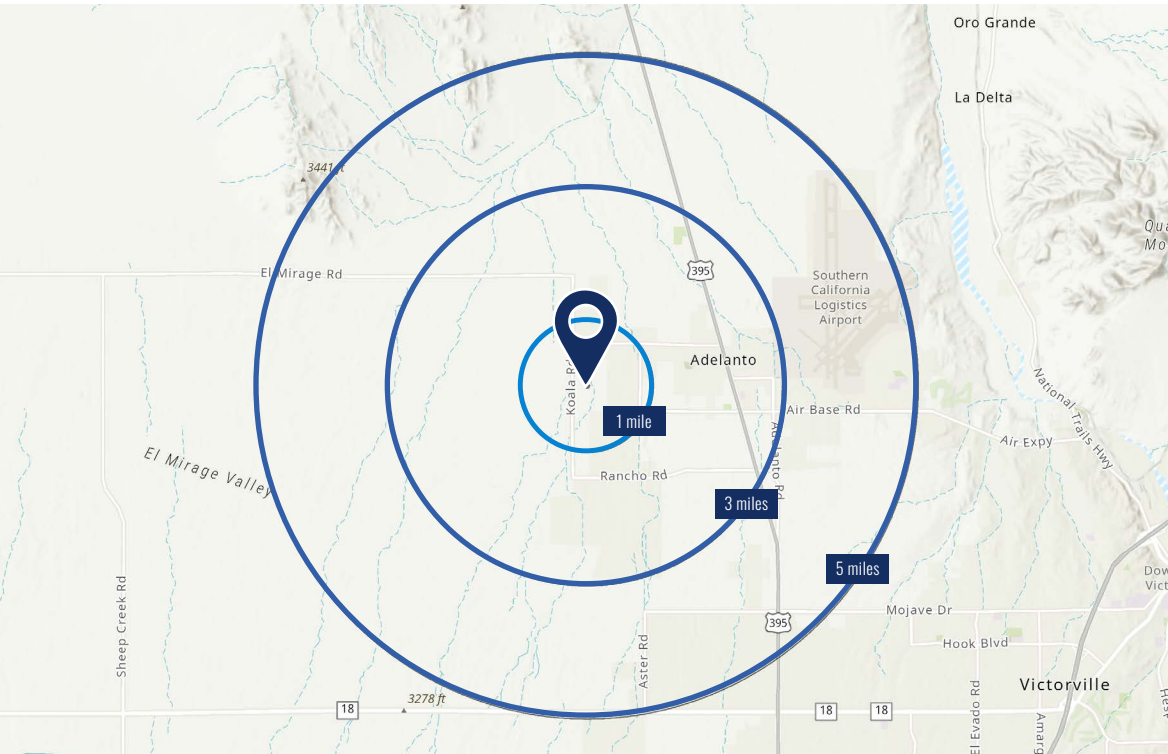


**UNITS CAN BE PURCHASED INDIVIDUALLY OR COMBINED**

# Corporate Neighbor's Map



# Demographics



| 2024 Summary                  | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 2,659    | 14,314   | 37,786   |
| Households                    | 697      | 3,423    | 9,254    |
| Families                      | 559      | 2,562    | 7,483    |
| Avg Household Size            | 3.81     | 3.78     | 3.86     |
| Owner Occupied Housing Units  | 422      | 1,240    | 5,488    |
| Renter Occupied Housing Units | 275      | 2,183    | 3,766    |
| Median Age                    | 31.0     | 29.9     | 30.0     |
| Median Household Income       | \$58,071 | \$45,591 | \$62,780 |
| Average Household Income      | \$71,378 | \$59,806 | \$79,640 |

| 2029 Summary                  | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 2,640    | 14,645   | 38,539   |
| Households                    | 701      | 3,543    | 9,572    |
| Families                      | 562      | 2,649    | 7,736    |
| Average Household Size        | 3.76     | 3.75     | 3.81     |
| Owner Occupied Housing Units  | 439      | 1,334    | 5,844    |
| Renter Occupied Housing Units | 262      | 2,208    | 3,728    |
| Median Age                    | 31.3     | 30.0     | 30.6     |
| Median Household Income       | \$74,597 | \$54,363 | \$75,606 |
| Average Household Income      | \$86,408 | \$69,886 | \$94,052 |

## BUSINESS



452

Total Businesses



6,492

Total Employees

## EMPLOYMENT

42%

White Collar

41%

Blue Collar

18%

Services

11.3%

Unemployment Rate

## INCOME



\$62,780

Median Household Income



\$20,042

Per Capita Income



\$111,696

Median Net Worth

| Driving Distance                  | Mi     |
|-----------------------------------|--------|
| SBD International Airport         | 46 mi  |
| Ontario International Airport     | 49 mi  |
| Long Beach                        | 101 mi |
| Los Angeles International Airport | 104 mi |
| Port of Los Angeles               | 105 mi |

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