



NWC – BARCELONA AVENUE / MONTEZUMA STREET

Montezuma Avenue, Adelanto, CA

SALE PRICE

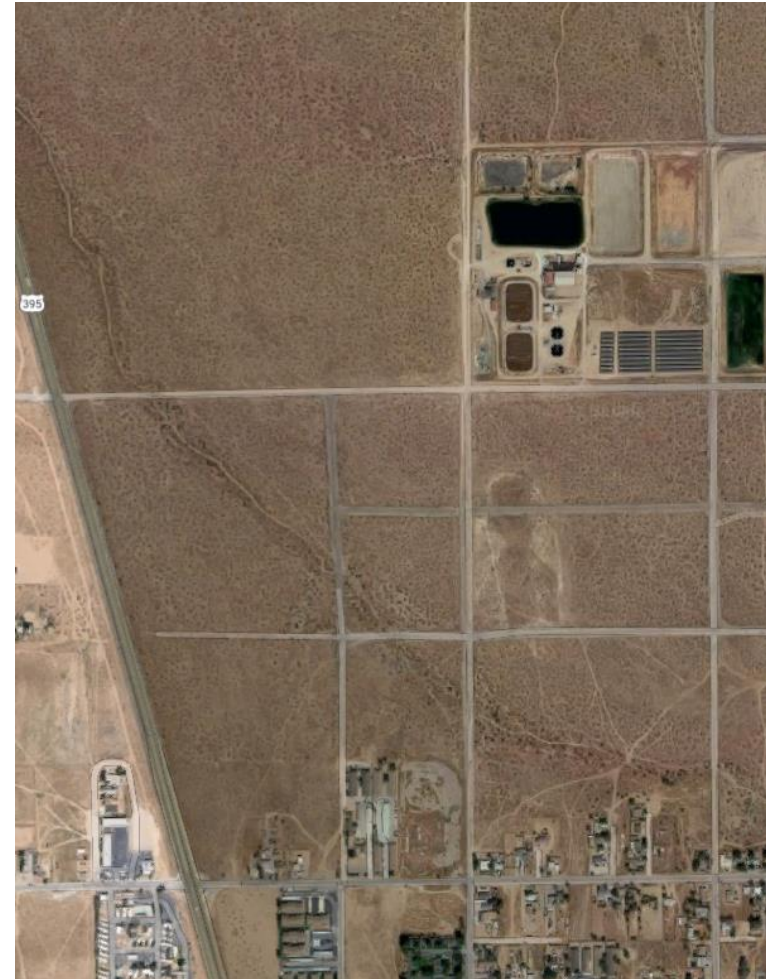
Sale Price	\$149,000
Price PSF Land	\$1.65
Price P/Acre Land	\$71,980
Lot Size (Acres/SF)	2.07 Acres / 90,169 SF
Zoning (City of Adelanto)	ADD - Airport Development District
APN	0459-053-07

SALE TERMS

Sale Terms	All Cash At Close
Financing	Owner May Carry Financing
Utilities	Water /Sewer In Close Proximity

CONTINGENCY / CLOSING TERMS

Recommended Contingency Period	21 Days
Recommended Closing Period	30 Days



New \$120,000 Price Reduction. Bring Offers. Prime Cannabis Cultivation/Industrial Use Development Zoned Site - 2.07 Acres. Located in Adelanto's No#1 Cannabis Development Priority Zone. Multiple Cannabis and Industrial Development Planned, Approved, and are in Development Surrounding the 2.07 Acre Site. Water, Sewer, and Electricity Utilities are Located a Short Distance North on Auburn Avenue. This 2.07-acre site has level topography and is Ready to Get Plans Approved, Start Grading, and Construct a Cultivation Building. We Have an Experienced Engineer who has Plans for This Exact Parcel Size Available.

The Recently Proposed "Travel Center" is located close by at the intersection of the 395 HWY and Auburn Avenue. It will bring an 11.81-acre project that includes a Gas Station & Convenience Store, 3,400 SF of Restaurant, 10,500 SF of Retail Space, 16,702 SF Super Market, an Automated Car Wash, a 68,054 SF, 3-story Hotel, 3 driveways with ingress and egress along Auburn Ave., Lots of additional parking to be included as well.

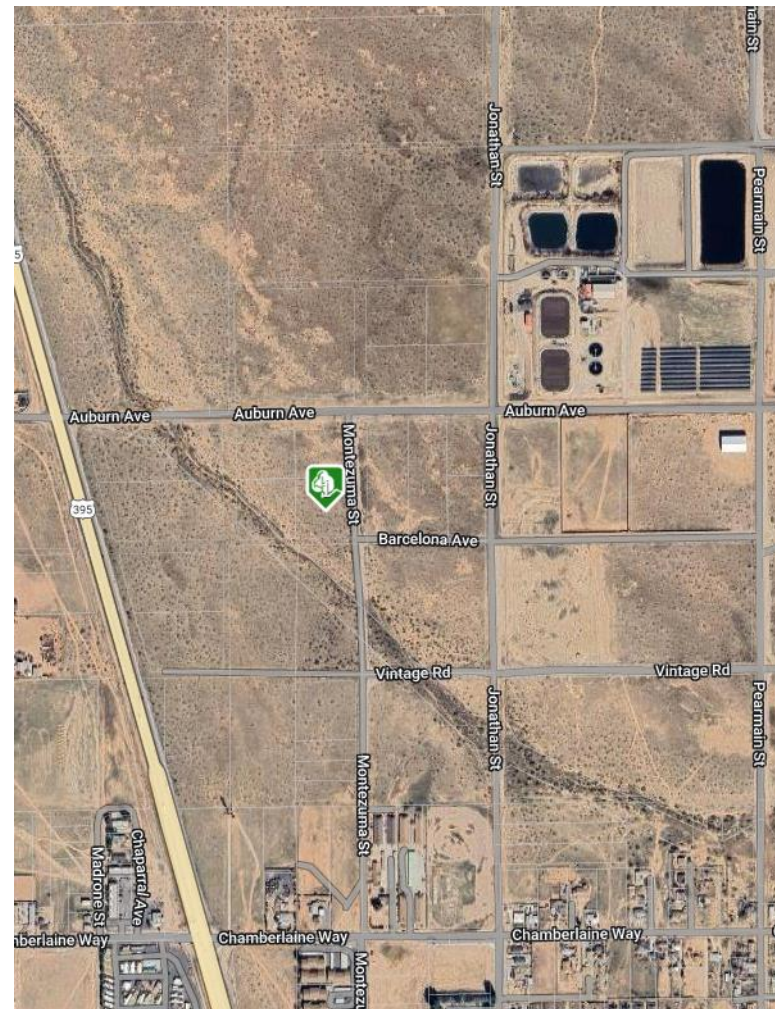
Property Highlights:

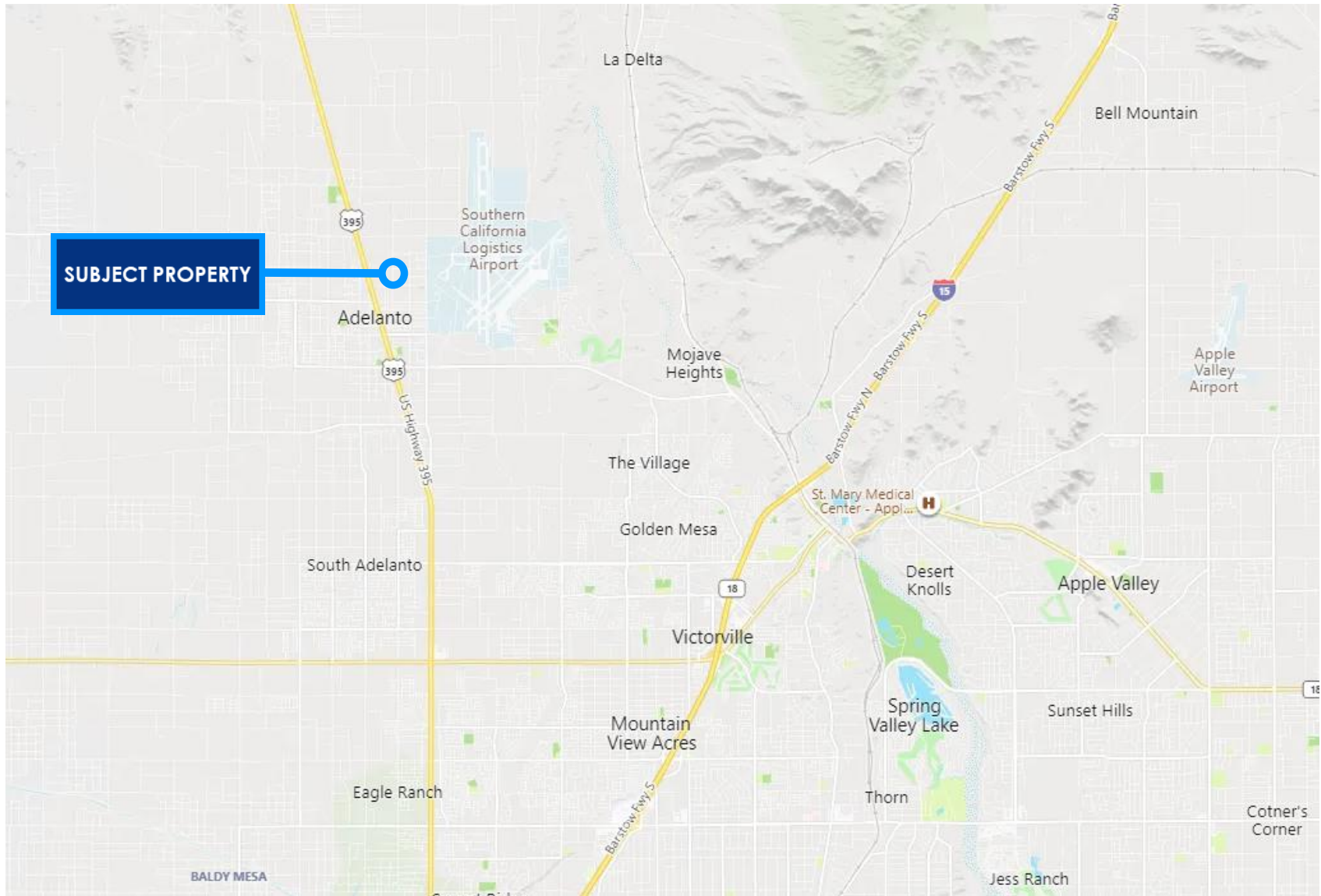
*Adelanto Cannabis/Industrial Use Zoned - High Priority Development Site - 2.07 Acre Lot - Level Topography

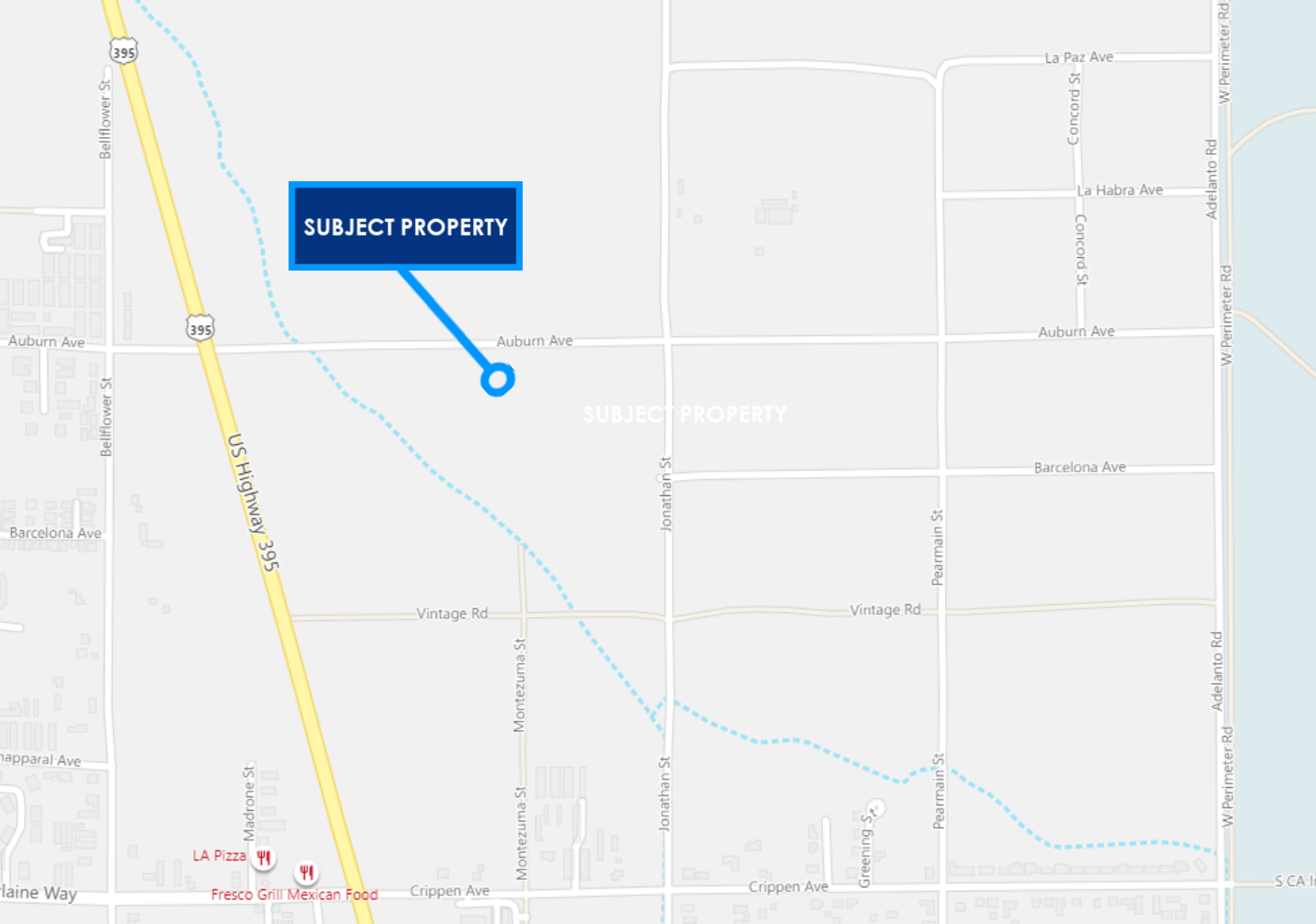
*Water/Sewer/Electricity Located a Short Distance North on Auburn Avenue

*Multiple Cannabis and Industrial Development Planned, Approved, and are in Development Surrounding the 2.07 Acre Site

*Close to the Southern California Logistics Airport - *Easy to Work With Pro Business City of Adelanto Planning Department & City Hall.













THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

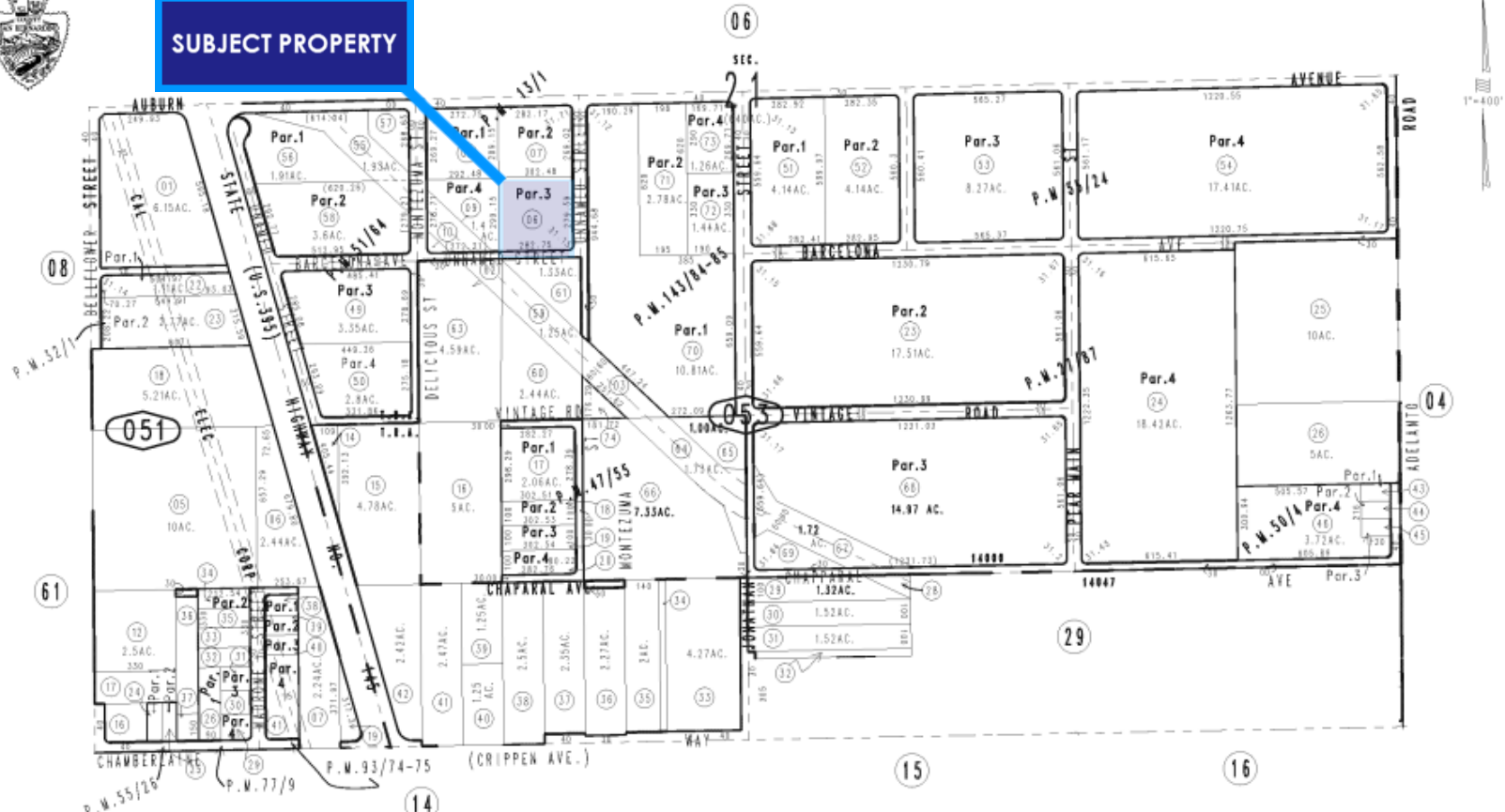
Ptn. South 1/2, Sec.21, T.6N.,R.5W., S.B.B.&M.

City of Adelanto
Tax Rate Area
14000 14047

0459-05



SUBJECT PROPERTY



Parcel Map No. 5652, P.M. 55/24
Parcel Map No. 4886, P.M. 51/64
Parcel Map No. 5302, P.M. 50/4
Parcel Map No. 4999, P.M. 47/55
Parcel Map No. 3400, P.M. 32/1
Ptn. Parcel Map No. 3088, P.M. 27/87
Parcel Map No. 1433, P.M. 13/1

Parcel Map No. 12381, P.M. 143/84-85
Parcel Map No. 9028, P.M. 93/74-75
Parcel Map No. 7675, P.M. 77/9
Parcel Map No. 5876, P.M. 55/26

Assessor's Map
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San Bernardino County

REVISED
06/21/15 RM
08/18/18 RM

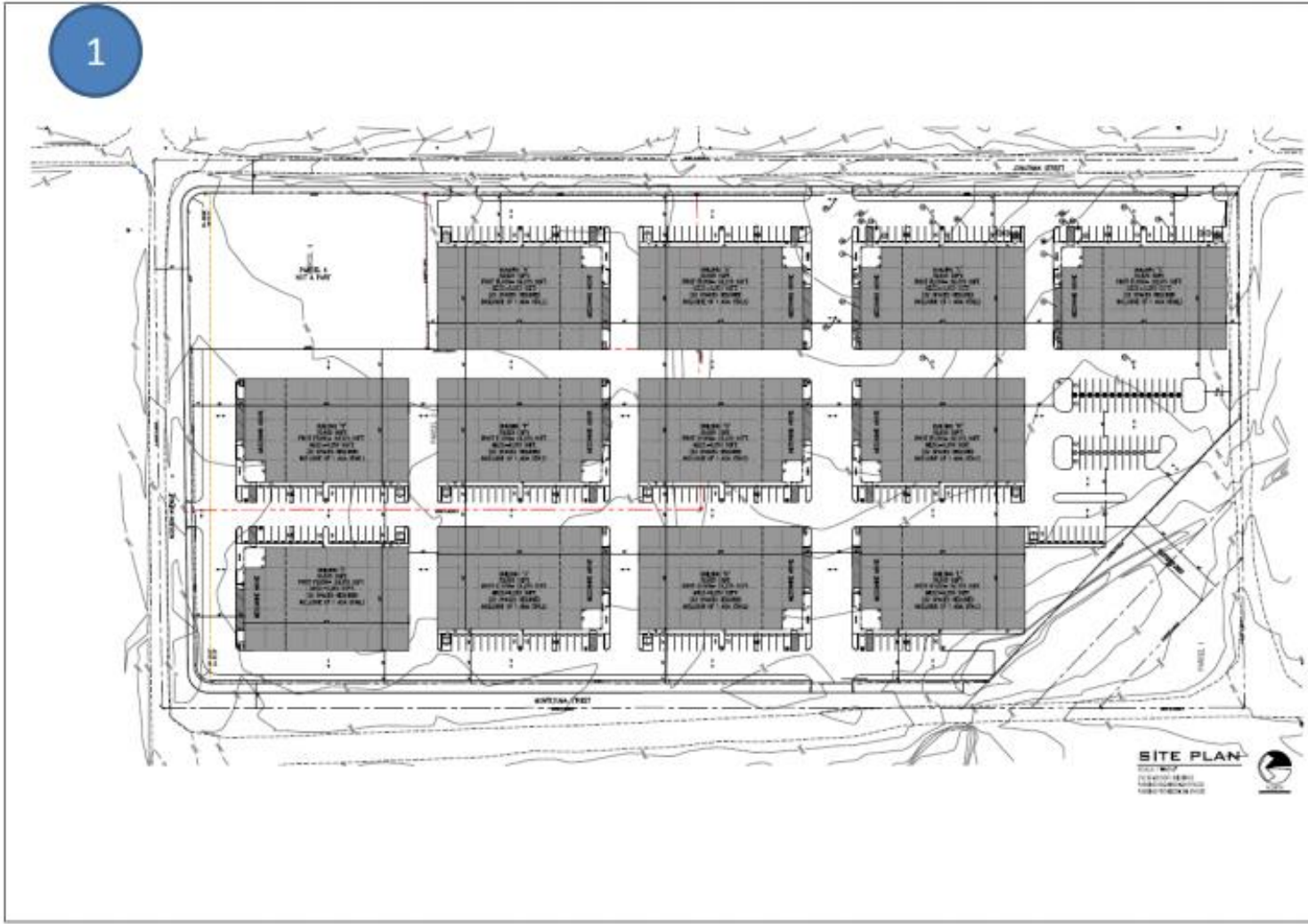
November 2003

Sewer



Water





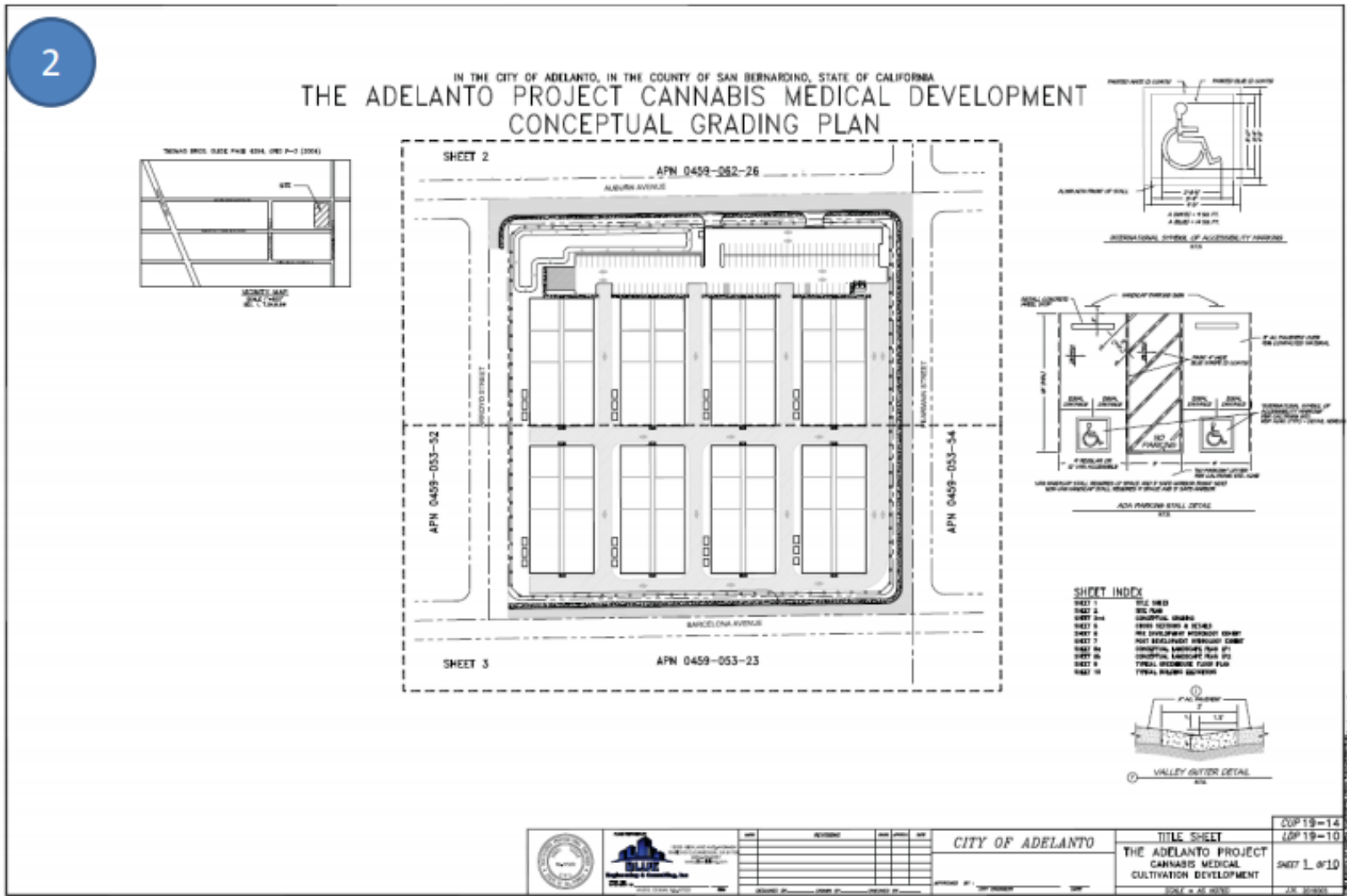
PONTIUS
ARCHITECTURE
1100 N. 1ST ST.
ADELANTO, CA 93524
(509) 241-1111

MOORE HUI AND PARTNERS
ARCHITECTS
1000 N. 1ST ST.
ADELANTO, CA 93524
(509) 241-1111

SITE PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/10/11

A1.0

2





3

two industrial buildings: one of 162,298 square feet on a newly created 8.79 acre parcel referred to herein as Parcel #1 and one of 155,484 square feet on a newly created 8.71 acre parcel referred to herein as Parcel #2 to be used for manufacturing and warehousing located on the northwest corner of Pearmain Street and Vintage Road in the City of Adelanto (APN: 0459-053-23)

**CITY OF ADELANTO
NOTICE OF PUBLIC HEARING**

In accordance with the Governor's Executive Order N-25-20, Planning Commission Members may use teleconferencing to participate in meetings.

NOTICE IS HEREBY GIVEN that a public hearing for the following project will be held in the City Council Chambers at, 11600 Air Expressway, Adelanto, California 92301, on **Wednesday November 18, 2020 at 7:00 p.m. to allow for social distancing and are closed to public attendance.** Only Planning Commission members and essential staff are allowed to be physically present, and will be seated the recommended distance from each other. Public participation is solely via call-in or via written correspondence. **TO PARTICIPATE, please call, email, or send mail to the contact info provided below.**

Tentative Parcel Map 26272 & Location and Development Plan 20-05 – Proposal to subdivide a 17.50-acre parcel into two (2) lots located within the Airport Development District (ADD) zoning district, and to construct two industrial buildings: one of 162,298 square feet on a newly created 8.79 acre parcel referred to herein as Parcel #1 and one of 155,484 square feet on a newly created 8.71 acre parcel referred to herein as Parcel #2 to be used for manufacturing and warehousing located on the northwest corner of Pearmain Street and Vintage Road in the City of Adelanto (APN: 0459-053-23). See Vicinity Map.



An Initial Study (IS) was prepared for the project in accordance with the City's guidelines, which implements the California Environmental Quality Act (CEQA). The IS was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the IS, staff concluded that the project's potential significant impacts could be avoided or mitigated to a point where there are clearly no significant effects on the environment through mitigation measures, revisions to the site design, conditions of approval and the application of the City's zoning ordinance standards and criteria and that there is no substantial evidence in light of the whole record that the project, as revised may have a significant effect on the environment. As such, a Mitigated Negative Declaration (MND) was prepared with a Mitigation Monitoring and Reporting Program (MMRP) that will be implemented for the proposed project.

Pursuant to §15703 (a) of CEQA, the IS/ MND was circulated for a 20-day period between October 26, 2020, through November 14, 2020 to Responsible Agencies, and interested parties for review and comment and no new effects were identified as of the publication of this notice. During the draft IS/MND review period, the Draft IS/MND was available for public review at the Development Services public counter & the Planning

Division website of the proposed.

On March 12, 2020, Governor Newsom issued Executive Order N-25-20, relating to the convening of public meetings in light of the COVID-19 pandemic. At this time, Adelanto is continuing to hold Planning Commission meetings in order to conduct essential business. However, as suggested by the Center for Disease Control, we are temporarily requiring the public to use one of the following alternatives for participating:

- All of our meetings are streamed live at: https://adelanto.granicus.com/ViewPublisher.php?view_id=1 and are also available for playback after the meeting.

- To Participate and Call in for public comments:**

Please call +1-415-655-0001 US Toll along with Access code: 146 581 6297
- Should you wish to speak on the item push '3, you will be placed in the que.
***Please Note – This process will be a learning curve for all, please be patient.**

- Submit written comments:**

We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the City Council prior to the meeting. Send emails to NAllen@ci.adelanto.ca.us; written correspondence may be sent to Nyeka Allen, 11600 Air Expressway Adelanto CA 92301.

The proposed project application plans and environmental documents may be reviewed by appointment during regular business hours at the Adelanto City Hall, as City Hall is closed to the public except by appointment. The Planning Division, located at 11600 Air Expressway, Adelanto, California 92301. Further information or to make an appointment to review information concerning this matter, please contact the Planning Division at (760) 246-2300 Ext.11142.

CONFIDENTIALITY & DISCLAIMER NOTICE

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Burts & Associates and should not be made available to any other person or entity without the written consent of Burts & Associates. This Offering Memorandum has been prepared to provide summary information to prospective purchasers and is not a substitution for a thorough due diligence investigation.

Burts & Associates has obtained the information herein from sources we deem to be reliable, but the information has not been verified. Burts & Associates has not conducted any investigation regarding the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Potential buyers must verify all of the information and conduct their own investigation of the property by seeking the expertise on matters including but not limited to financials, tax, accounting, legal issues, regulatory, financial outlook, engineering, physical condition, proforma or projected financial performance, all of which are not a guarantee by broker.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for the property. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.



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