

FOR SALE

± 48,410 SF NET-LEASED INDUSTRIAL INVESTMENT • CAP RATE 6.36% | \$8,400,000

9486 Holly Road | Adelanto, CA 92301

OPPORTUNITY ZONE



Steven Thompson
(760) 684.8065
CalDRE #01963261



COLDWELL BANKER
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9486 Holly Road | Adelanto, CA 92301

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PROPERTY OVERVIEW

- Address: 9486 Holly Road, Adelanto, CA 92301
- Zoning: Manufacturing/Industrial (MI)
- Price: \$8,400,000
- Price Per Sq. Ft.: \$173.52
- Stories/Levels: 1
- Building Size: 35,900 SF & 12,510 SF
- Total Square Feet: 48,410 SF
- Year Built: 1997 (Fully Renovated in 2022)
- Lot Size: 4.66 AC (202,989 SF)
- Power: 800 Amps
- Parking: 137 Spaces | 2.10/1,000 SF
- Construction Type: Steel Frame with modern upgrades
- Sprinklered: Yes
- Ceiling Heights: 20'-24' (Main), 21' (Rear Building)
- HVAC: ±12 ten-ton & ±8 five-ton units

PROPERTY DESCRIPTION

9486 Holly Road is a fully improved ±48,410 SF industrial facility situated on ±4.66 acres in the City of Adelanto, within the High Desert region of San Bernardino County. The property consists of two buildings, including a fully renovated ±35,900 SF main building and a ±12,510 SF second building.

The main and rear buildings feature upgraded office and production areas, dock-high and ground-level loading, heavy HVAC and refrigeration systems, and robust utility infrastructure. The property currently has 800 amps of 3-phase power, with approved capacity for up to 4,000 amps-ideal for manufacturing, distribution, or cannabis-related operations. The property is well-positioned in the rapidly developing High Desert region, offering affordability, infrastructure, and business-friendly policies that appeal to logistics, industrial, and cannabis sector investors. Additional improvements include full site grading, a city-compliant stormwater retention system, and concrete paving. Fully Fenced and sprinklered and provides secure access and ample functionality with significant capital upgrades and a flexible layout, this property is well suited for specialized industrial users.

SITE IMPROVEMENTS

- Fully paved, storm retention system, upgraded power available Marketing Highlights
- Fully improved industrial cannabis campus in Adelanto's legal cannabis zone
- Turnkey cannabis manufacturing and processing setup
- Extensive power infrastructure suitable for intensive processing use
- Paved yard, dock-high & ground-level doors, interior loading dock
- Suitable for cannabis-related or general industrial users
- Formerly leased to cannabis operator; currently vacant and available for owner-user

EXECUTIVE SUMMARY

- Price: \$8,400,000
- Cap Rate: 6.36%
- Lease Term: 5 Years
- Tenant: Earth Made Nutritions Inc.
- Structure: NNN
- Option: 5-Year Extension (2.5% increases)

INVESTMENT HIGHLIGHTS

- New 5-year lease with annual increases
- Strong tenant (2nd location)
- NNN structure (passive investment)
- High rent coverage (~20x+)
- Growing industry (health & supplements)
- Cap rate growth to ~8% by Year 10

YEAR	ANNUAL RENT (NOI)	CAP RATE
1	\$534,446.00	6.32%
2	\$547,808.00	6.52%
3	\$561,503.00	6.68%
4	\$575,540.00	6.85%
5	\$589,929.00	7.02%
6	\$604,677.23	7.19%
7	\$619,794.16	7.37%
8	\$635,289.01	7.56%
9	\$651,171.23	7.75%
10	\$667,450.52	7.95%



ZONING DESCRIPTION

Under Adelanto's Chapter 17.30 (Business and Manufacturing Districts), the Light Manufacturing (LM) district—often referred to as I-L—is crafted to support light industrial and manufacturing activities that require separation from residential, retail, and office zones. The I-L zoning allows uses that are clean and quiet in nature, such as: Fabrication, Assembly, Processing of materials (typically already processed), Warehousing, Low-impact manufacturing. Uses within this zone are expected not to generate objectionable noise, odor, dust, vibration, glare, heat, or industrial waste that might impact adjacent properties.

The I-L district is positioned to accommodate primarily indoor, low-intensity industrial operations that align with the character and expectations of the evolving High Desert industrial environment. The site in question—zoned I-L—is well suited for industrial purposes such as logistics, manufacturing, light assembly, or cannabis cultivation, provided all local cannabis-specific overlay rules are followed.

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OPPORTUNITY ZONE ADVANTAGES

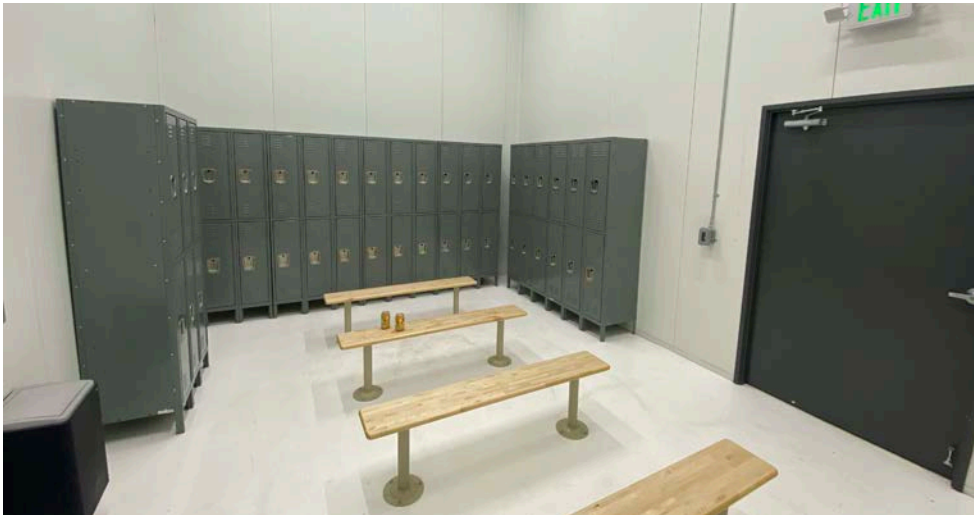
- **Defer Taxes** – Postpone paying capital gains taxes until 2026 by reinvesting into this property.
- **Tax-Free Growth** – Hold your investment for 10+ years and pay no federal capital gains tax on appreciation.
- **Build Wealth Smarter** – Combine real estate ownership with long-term tax savings for maximum return.

Located in a federally designated Opportunity Zone — this Adelanto property offers unique tax advantages that make your investment dollars work harder.

PROPERTY PHOTOS

±48,410 SF INDUSTRIAL FACILITY

9486 Holly Road | Adelanto, CA 92301

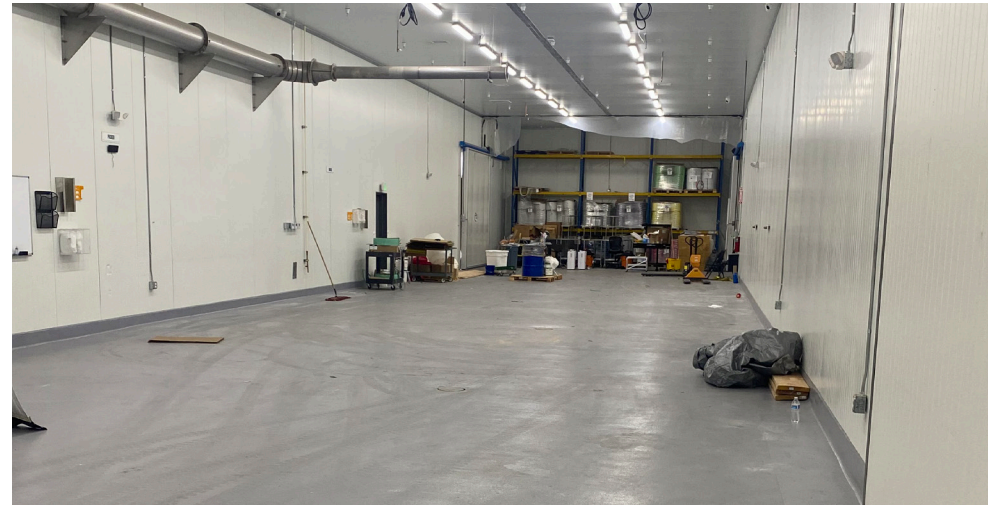


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EXTERIOR PROPERTY PHOTOS

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AERIAL PHOTOS

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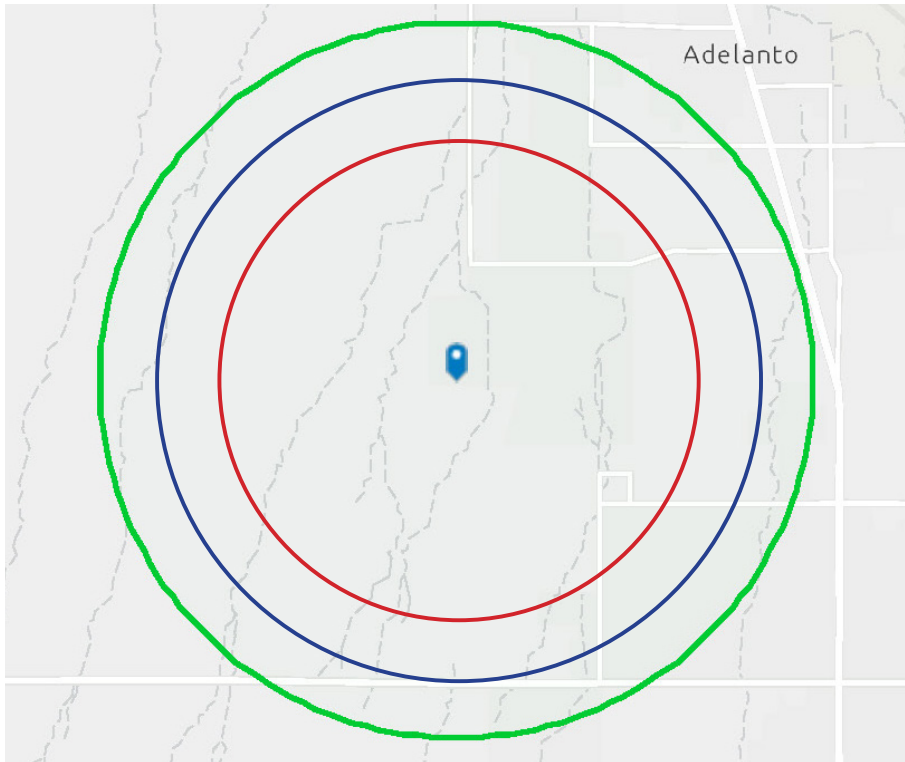
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DEMOGRAPHICS

10 MILE RADIUS

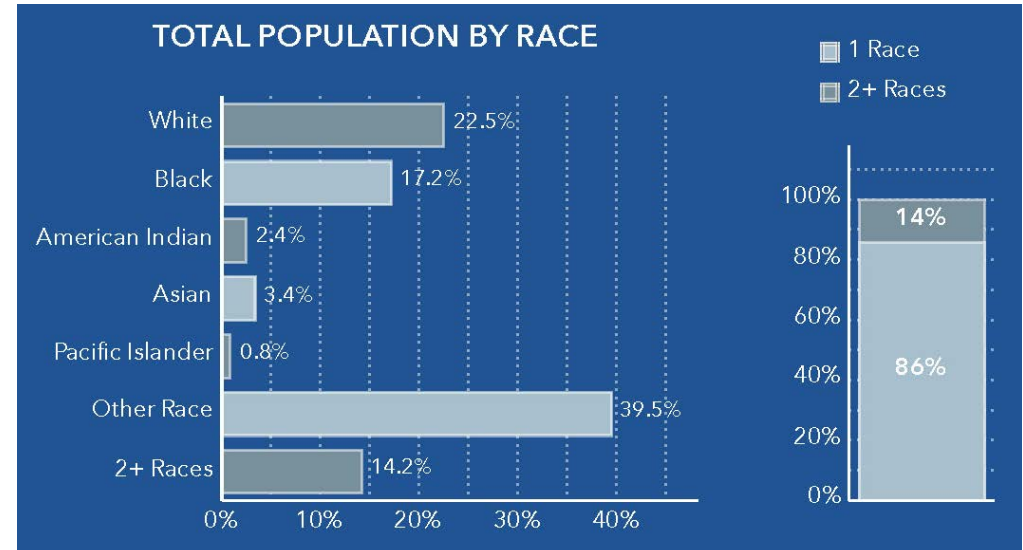
±48,410 SF INDUSTRIAL FACILITY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,282	21,536	50,534

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11	4,723	12,299
# of Persons Per HH	1.00	4.09	3.91



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	6,507	15,029
1 Race	5,452	13,027
White	1,444	3,401
Black	1,206	2,493
American Indian/Alaska Native	171	353
Asian	83	644
Pacific Islander	70	103
Some Other Race	2,477	6,033
2 or More Races	1,054	2,002

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DEMOGRAPHICS

10 MILE RADIUS

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KEY FACTS

21,536
Total Population

4,855
Housing Units

761.9
Population
Density

4.09
Average
Household Size

4,723
Total Households

86.0
Diversity Index

2010-2020 ANNUAL GROWTH RATE



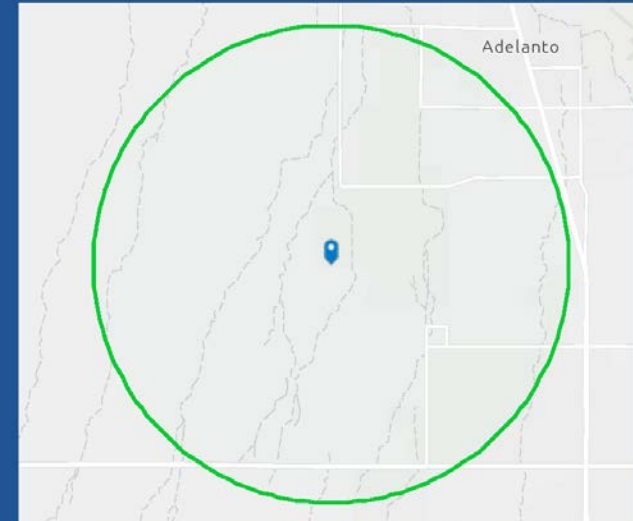
2.01%
Population



1.72%
Households



4.95%
Group Quarters



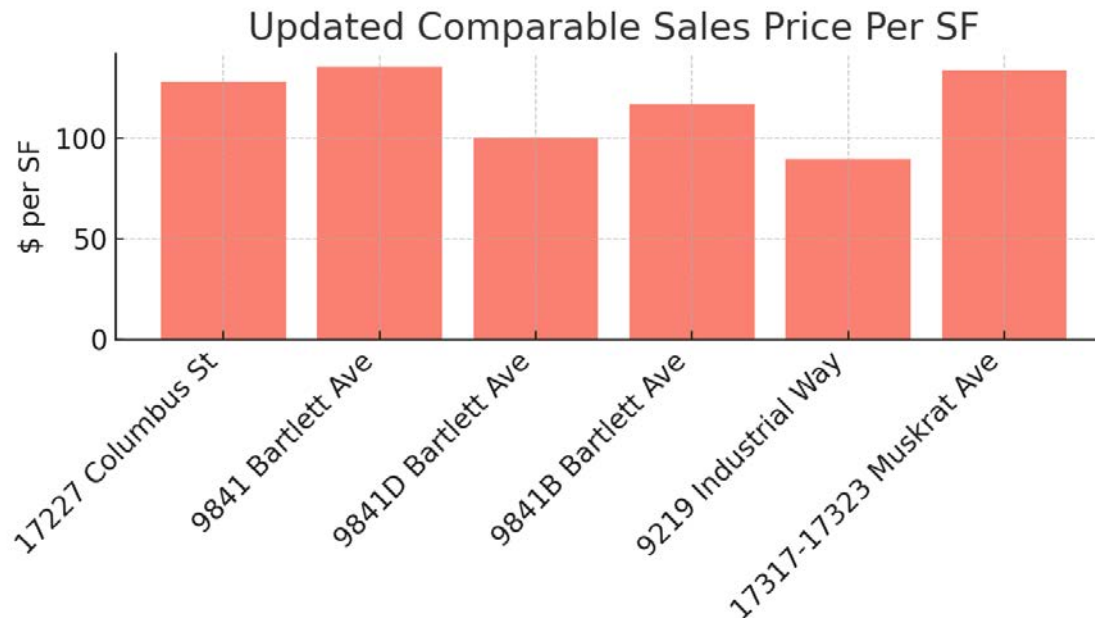
Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

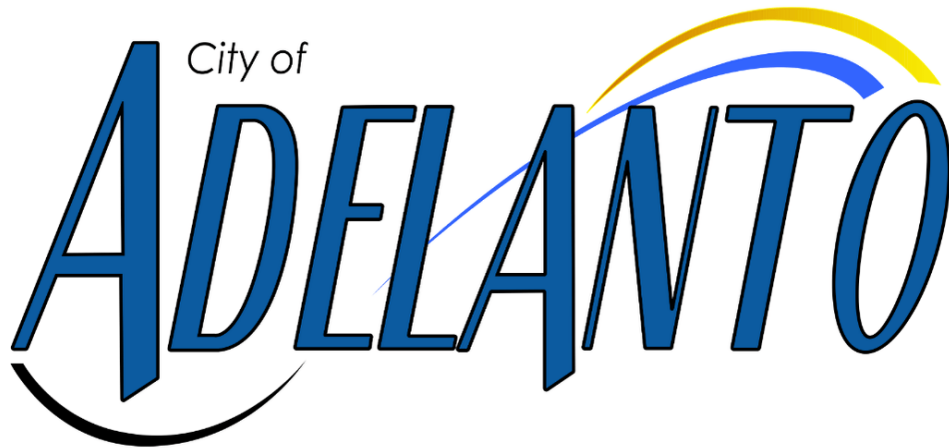
SALES COMPARABLES

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Address	Sale Date	Size (SF)	Sale Price	\$/SF
17227 Columbus St	12/18/2023	31,250	\$4,000,000	\$128.00
9841 Bartlett Ave	10/18/2023	29,925	\$4,050,000	\$135.34
9841D Bartlett Ave	6/18/2024	119,800	\$12,000,000	\$100.17
9841B Bartlett Ave	8/29/2024	29,925	\$3,500,000	\$116.96
9219 Industrial Way	4/8/2025	29,050	\$2,600,000	\$89.50
17317-17323 Muskrat Ave	6/5/2025	29,925	\$4,000,000	\$133.67





Adelanto, located in San Bernardino County, California, is a growing city in the Victor Valley area of the Mojave Desert, just 9 miles northwest of Victorville. Founded in 1915, Adelanto's name, meaning "progress" in Spanish, reflects its history as a planned community. Originally known for its fruit orchards, the city has evolved and grown over the years, attracting new residents and businesses.

Today, Adelanto boasts a thriving community with a population of 38,046 as of the 2020 census. The city has experienced significant growth in housing and industrial development, making it an attractive location for those seeking affordable living in Southern California. Its proximity to major highways, including Interstate 15, offers easy access to surrounding cities and employment centers. The city's appeal extends to its cultural and recreational offerings. The Adelanto Branch Library, established in 1921, serves as a hub for education and community events. El Mirage Dry Lake, nearby, is a popular location for filming and outdoor activities. Adelanto Stadium has also been home to local sports teams, adding to the city's vibrant atmosphere.

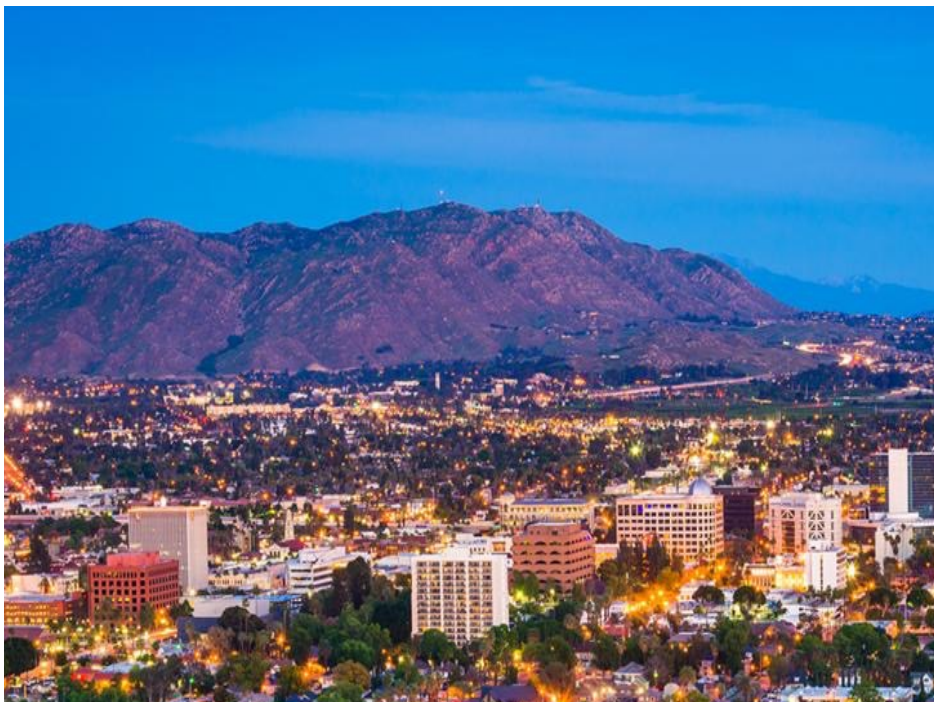
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Education is a priority in Adelanto, with schools part of the Victor Valley Union High School District and the Adelanto Elementary School District, providing excellent options for students.

With its growing population, affordable housing, and increasing opportunities for both business and recreation, Adelanto is becoming a key destination in the Victor Valley. Whether you're looking for a place to settle down or expand your business, Adelanto offers the perfect combination of small-town charm and modern development.





INLAND EMPIRE

The Inland Empire is a region located in Southern California, encompassing the counties of Riverside and San Bernardino. It is known for its diverse landscapes, affordable housing, economic growth, and proximity to major metropolitan areas.

Geographically, the Inland Empire is situated east of the Los Angeles metropolitan area and north of San Diego. It covers a vast area of approximately

27,000 square miles and is bordered by the San Bernardino Mountains to the north and the Santa Ana Mountains to the south. The region's natural beauty is highlighted by picturesque desert landscapes, rolling hills, and scenic mountain ranges.

Population-wise, the Inland Empire has experienced significant growth over the years, becoming one of the fastest-growing regions in California. Its lower cost of living compared to coastal areas has attracted individuals and families seeking more affordable housing options. As a result, the population has expanded, creating a diverse and multicultural community.

The Inland Empire has a robust economy with a variety of industries contributing to its growth. Historically, the region was known for agriculture and mining, but it has transformed into a more diversified economy. Key sectors include logistics and distribution, manufacturing, healthcare, education, retail, and construction. The region's accessibility to major transportation networks, including several interstate highways, rail lines, and nearby airports, has made it a logistics and distribution hub for goods movement throughout Southern California.

One of the defining features of the Inland Empire's commercial landscape is its industrial sector. The region is home to numerous warehouses, fulfillment centers, and manufacturing facilities. Major companies, including those in e-commerce and logistics, have established a significant presence, taking advantage of the area's transportation infrastructure and lower operating costs.

As of 2024 there is approximately ____sf of industrial space in the Inland Empire. Over the last 10 years it has increase about ____sf per year.



The Inland Empire also offers a range of recreational and cultural amenities. Outdoor enthusiasts can explore hiking trails in the San Bernardino Mountains or enjoy water activities in the nearby Lake Arrowhead and Big Bear Lake.

The region hosts various annual events, festivals, and fairs, showcasing its vibrant arts, music, and cultural scene. Additionally, there are several shopping centers, entertainment venues, and dining options throughout the area.

Challenges facing the Inland Empire include traffic congestion, as many residents commute to neighboring job centers, such as Los Angeles and Orange County. This has resulted in ongoing efforts to improve transportation infrastructure and expand job opportunities within the region. Environmental

concerns, including water availability in the arid climate, also pose challenges for sustainable growth.

Overall, the Inland Empire offers a combination of affordable living, economic opportunities, and natural beauty. Its strategic location, diverse economy, and growing population make it an attractive destination for residents and businesses alike.

SAN BERNARDINO COUNTY

San Bernardino County is the largest county in the United States by land area, located in the southern part of the state of California. It is part of the Inland Empire region and is known for its diverse landscapes, economic opportunities, and a rich history. San Bernardino County is bordered by the counties of Riverside to the east, Inyo and Kern to the north, Los Angeles and Orange to the west, and Clark County, Nevada, to the north east.

It covers a vast area of approximately 20,105 square miles, encompassing a wide range of topography. The county features stunning natural attractions, including the San Bernardino Mountains to the north, the Mojave Desert to the east, and the San Gabriel Mountains to the south.

The county's population has steadily grown over the years, with a diverse community representing various cultural backgrounds. The county seat and largest city is San Bernardino, which serves as a regional economic and cultural center. Other significant cities within the county include Fontana, Ontario, Rancho Cucamonga, and Victorville.



San Bernardino County boasts a diverse and robust economy, with a range of industries contributing to its growth. The logistics and distribution sector play a vital role due to the county's strategic location and transportation infrastructure, including major interstate highways, rail lines, and several airports. The county is a crucial hub for goods movement, serving as a gateway for international trade through the ports of Los Angeles and Long Beach.

The healthcare and education sectors are also prominent in San Bernardino County. The region is home to several hospitals, medical centers, and research institutions, providing quality healthcare services. In terms of education, the county is served by several school districts, community colleges, and universities, including California State University, San Bernardino.

Tourism is another significant aspect of San Bernardino County's economy. The region offers a variety of recreational opportunities, such as hiking, camping, skiing, and water sports. Popular attractions include Joshua Tree National Park, Big

Bear Lake, Lake Arrowhead, and the historic Route 66. The county also hosts various events and festivals throughout the year, attracting visitors from near and far.

San Bernardino County faces challenges typical of a large and diverse region. Traffic congestion, particularly during peak commuting hours, is a concern, as many residents commute to neighboring counties for work. The county also grapples with environmental issues, including water scarcity and wildfire risk in the arid and mountainous areas.

In summary, San Bernardino County's expansive landscapes, thriving industries, and recreational offerings make it an attractive place to live, work, and visit within Southern California.



San Bernardino County, California, is rapidly emerging as a key logistics hub due to significant industrial expansion in the High Desert region, which includes Victorville, Hesperia, Apple Valley, and Adelanto. This area has experienced an 8.8% population increase since 2020, reaching 607,000 residents, paralleling a surge in industrial development, particularly warehouses. Over the past four years, 4.5 million square feet of new industrial space has been constructed, including two major deals of 1 million square feet each in late 2023.

A crucial factor in this growth is the local labor market, which provides a substantial workforce. Many workers currently commute long distances for logistics jobs, making the establishment of warehouses closer to residential areas attractive. This trend has already attracted companies like Maersk, which signed a lease for 1.2 million square feet in Hesperia.

The High Desert's availability of large, affordable land parcels and lower operational costs compared to other regions make it appealing for industrial developers. In late 2023, Hesperia and Victorville each saw significant leasing activity, further solidifying the region's logistics potential.

Major retailers such as Home Depot and Amazon are expanding their footprints, and Goodyear is set to open a 1.3-million-square-foot facility in Victorville in early 2025. Additionally, BNSF Railway's acquisition of 1,500 acres in Barstow for a new intermodal facility signals ongoing growth.

The economic outlook for San Bernardino County is strong, bolstered by its strategic location near major urban centers and robust transportation infrastructure. Beyond logistics, the county is also targeting growth in green energy, healthcare technology, and light manufacturing. Its appealing climate and quality of life continue to attract families and professionals from across Southern California.

With abundant land, a growing population, and a strategic position, San Bernardino County is poised to become a pivotal player in the U.S. logistics sector and a significant economic hub in the Southwest.



brightline
west

Connecting Las Vegas and Southern California

Brightline stations in Las Vegas, Apple Valley, and Rancho Cucamonga

- Connecting to LA directly via Metrolink
- Local service planned for Hesperia

Brightline track will run within I-15

- Building in I-15 median and existing transportation corridors
- Leveraging existing and proven high-speed rail technology
- Capable of making trip between Rancho and Vegas in ~2 hours



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