

for lease



ADELANTO MARKETPLACE

12100 PALMDALE ROAD | ADELANTO, CA 92301



EXCLUSIVE BROKERS



CUSHMAN &
WAKEFIELD





±89,407 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Stater Bros. Anchored Shopping Center
- Signalized intersection of US Highway 395 and Palmdale Road which receives strong daily traffic counts
- Two 60 ft tall monument signs on both thoroughfares provide excellent visibility for the tenant
- Located across from The Crossroads at 395, a 250,000 SF shopping center anchored by WalMart Supercenter, Dollar Tree, McDonalds, AutoZone & more
- 2nd generation restaurant space available - ±2,700 SF former Rubios Mexican Grill

TRAFFIC COUNTS

- Palmdale Rd: 14,678 ADT
- US Hwy 395: 25,054 ADT

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Pop (2025)	45,954	141,179	223,361
AHH Income	\$109,065	\$102,645	\$95,009
Daytime Pop.	4,936	25,336	44,939

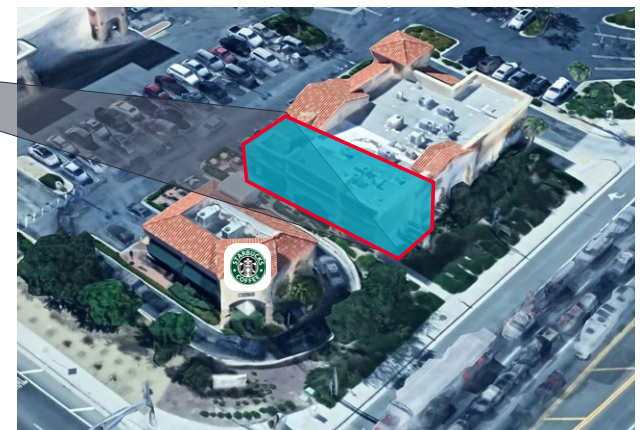
TENANTS IN THE AREA



AVAILABILITIES



SUITE	TENANT	SQ. FT.
3-A	Subway	1,200
3-B	Young Dimsum	1,200
3-C/D	AVAILABLE (2nd gen restaurant)	2,700
A-1	AVAILABLE	1,200
A-2	Harmony Nails and Spa	1,200
A-3	Dippin Donuts	1,200
A-4	Fresh Wok	900
A-5	Fred Loya Insurance	900
A-6	Little Ceasars Pizza	1,500
B-1	Alta Vista Innovation High School	6,900
B-7	Baskin Robbins	1,200
B-8	Zuniga Flowers	1,200
B-9/10	Buena Vista Optometry	2,400
Major A	Stater Bros.	-
Major B	CVS	-
Pad 1	US Bank	3,543
Pad 2	Starbucks	1,700
Pad 5	Del Taco	2,300

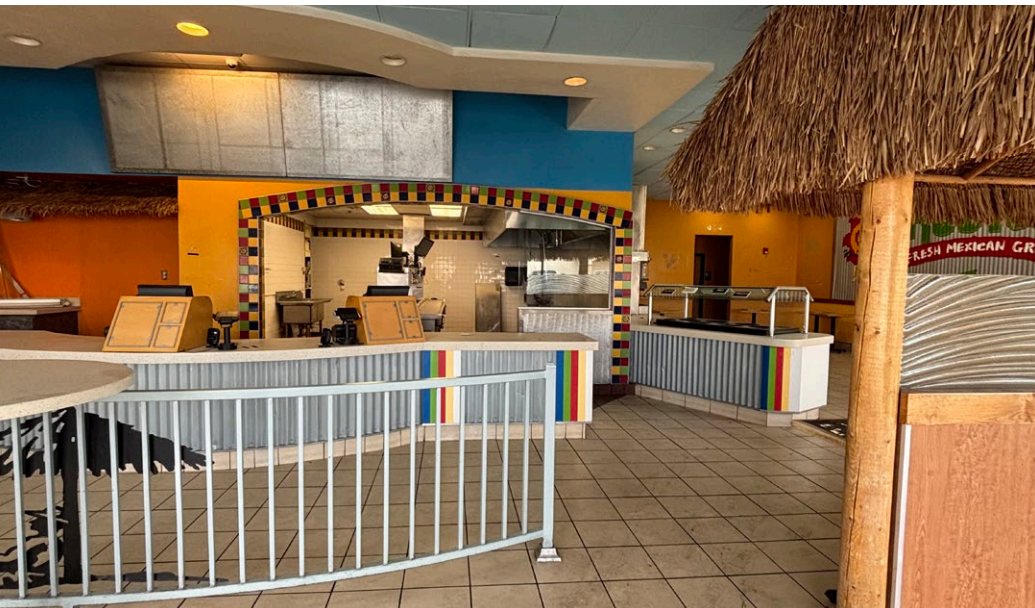


Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SUITE 3C-D | 2ND GEN RESTAURANT

2nd Generation Restaurant with Large Outdoor Patio Space Available

- ±2,700 SF Former Rubio's Mexican Grill
- Existing grease interceptor
- Private in-suite restroom
- Asking Monthly Rent - \$3.25/sf + NNN
- [LINK FOR MORE PHOTOS](#)
- [LINK FOR VIDEO](#)



SUITE A-1

Suite Highlights:

- ±1,200 SF suite for lease
- Available Now!
- Private in-suite restroom
- Asking Monthly Rent - \$2.50/sf + NNN



MARKET AERIAL



DEMOGRAPHICS

3Mile

5Mile

Demographic and Income Profile

12100 Palmdale Rd, Adelanto, California, 92301 3

12100 Palmdale Rd, Adelanto, California, 92301

Ring: 3 mile radius

Latitude: 34.50704, Longitude: -117.40159



Summary	Census 2010	Census 2020	2025	2030		
Population	62,044	74,057	78,954	81,083		
Households	16,360	18,933	20,443	21,285		
Families	14,174	-	17,314	18,016		
Average Household Size	3.78	3.88	3.82	3.77		
Owner Occupied Housing Units	12,067	-	14,587	15,501		
Renter Occupied Housing Units	4,293	-	5,856	5,784		
Median Age	27.2	-	31.3	32.5		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.53%	0.07%	0.30%			
Households	0.81%	0.33%	0.49%			
Families	0.80%	0.32%	0.44%			
Owner HHs	1.22%	0.49%	0.66%			
Median Household Income	2.23%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	828	4.1%	779	3.7%		
\$15,000 - \$24,999	842	4.1%	685	3.2%		
\$25,000 - \$34,999	988	4.8%	838	3.9%		
\$35,000 - \$49,999	2,076	10.2%	1,803	8.5%		
\$50,000 - \$74,999	3,804	18.6%	3,602	16.9%		
\$75,000 - \$99,999	3,413	16.7%	3,437	16.1%		
\$100,000 - \$149,999	4,153	20.3%	4,612	21.7%		
\$150,000 - \$199,999	2,128	10.4%	2,619	12.3%		
\$200,000+	2,210	10.8%	2,910	13.7%		
Median Household Income	\$85,390		\$95,345			
Average Household Income	\$109,065		\$120,919			
Per Capita Income	\$28,020		\$31,446			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,654	9.1%	5,425	6.9%	5,647	7.0%
5 - 9	6,240	10.1%	5,528	7.0%	5,469	6.7%
10 - 14	6,830	11.0%	6,582	8.3%	5,442	6.7%
15 - 19	6,357	10.2%	7,116	9.0%	6,023	7.4%
20 - 24	4,125	6.6%	6,723	8.5%	6,645	8.2%
25 - 34	8,921	14.4%	12,296	15.6%	14,745	18.2%
35 - 44	8,995	14.5%	10,393	13.2%	10,801	13.3%
45 - 54	7,050	11.4%	9,317	11.8%	9,299	11.5%
55 - 64	4,360	7.0%	7,662	9.7%	7,726	9.5%
65 - 74	2,209	3.6%	5,120	6.5%	5,724	7.1%
75 - 84	1,028	1.7%	2,195	2.8%	2,869	3.5%
85+	275	0.4%	596	0.8%	691	0.9%

Demographic and Income Profile

12100 Palmdale Rd, Adelanto, California, 92301 3

12100 Palmdale Rd, Adelanto, California, 92301

Ring: 5 mile radius

Latitude: 34.50704, Longitude: -117.40159



Summary	Census 2010	Census 2020	2025	2030		
Population	113,019	134,503	141,179	144,197		
Households	30,069	34,631	36,967	38,235		
Families	24,911	-	30,109	31,136		
Average Household Size	3.59	3.70	3.64	3.60		
Owner Occupied Housing Units	20,372	-	24,297	25,724		
Renter Occupied Housing Units	9,697	-	12,670	12,511		
Median Age	29.1	-	32.3	33.2		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.42%	0.07%	0.30%			
Households	0.68%	0.33%	0.49%			
Families	0.67%	0.32%	0.44%			
Owner HHs	1.15%	0.49%	0.66%			
Median Household Income	2.10%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	2,249	6.1%	2,095	5.5%		
\$15,000 - \$24,999	2,144	5.8%	1,811	4.7%		
\$25,000 - \$34,999	2,326	6.3%	2,009	5.3%		
\$35,000 - \$49,999	3,778	10.2%	3,373	8.8%		
\$50,000 - \$74,999	6,372	17.2%	6,015	15.7%		
\$75,000 - \$99,999	5,903	16.0%	5,984	15.7%		
\$100,000 - \$149,999	7,074	19.1%	7,890	20.6%		
\$150,000 - \$199,999	3,672	9.9%	4,527	11.8%		
\$200,000+	3,449	9.3%	4,532	11.9%		
Median Household Income	\$80,378		\$89,170			
Average Household Income	\$102,645		\$113,775			
Per Capita Income	\$27,072		\$30,412			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,696	8.6%	9,581	6.8%	9,907	6.9%
5 - 9	10,235	9.1%	9,727	6.9%	9,547	6.6%
10 - 14	11,022	9.8%	11,110	7.9%	9,530	6.6%
15 - 19	10,756	9.5%	11,905	8.4%	10,321	7.2%
20 - 24	8,075	7.1%	11,458	8.1%	11,592	8.0%
25 - 34	16,986	15.0%	22,624	16.0%	25,465	17.7%
35 - 44	16,292	14.4%	19,664	13.9%	20,592	14.3%
45 - 54	13,653	12.1%	16,377	11.6%	16,541	11.5%
55 - 64	8,649	7.7%	13,562	9.6%	13,379	9.3%
65 - 74	4,622	4.1%	9,599	6.8%	10,469	7.3%
75 - 84	2,359	2.1%	4,368	3.1%	5,456	3.8%
85+	676	0.6%	1,205	0.9%	1,398	1.0%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

DEMOGRAPHICS

7 Mile

Demographic and Income Profile

12100 Palmdale Rd, Adelanto, California, 92301 3

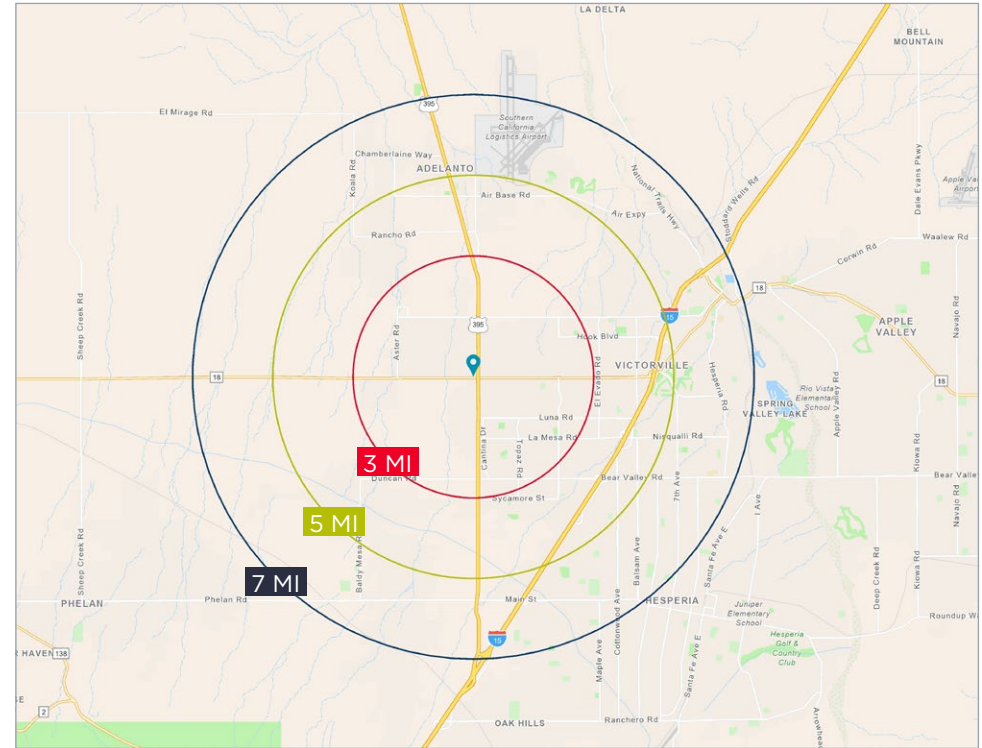
12100 Palmdale Rd, Adelanto, California, 92301

Ring: 7 mile radius

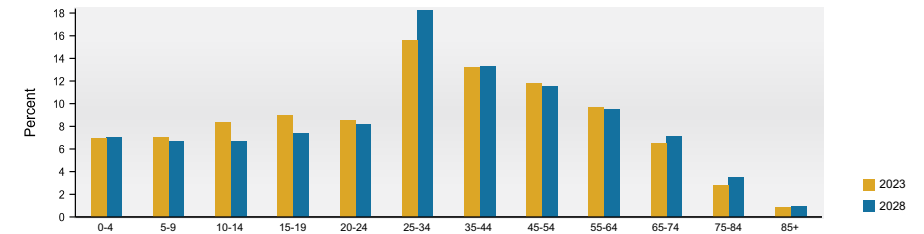
Latitude: 34.50704, Longitude: -117.40159



Summary	Census 2010	Census 2020	2025	2030		
Population	186,715	215,297	223,361	227,889		
Households	51,170	58,000	61,269	63,363		
Families	41,399	-	48,511	50,164		
Average Household Size	3.52	3.59	3.53	3.48		
Owner Occupied Housing Units	32,231	-	37,631	39,874		
Renter Occupied Housing Units	18,939	-	23,638	23,488		
Median Age	28.9	-	32.4	33.2		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.40%	0.07%	0.30%			
Households	0.67%	0.33%	0.49%			
Families	0.67%	0.32%	0.44%			
Owner HHS	1.16%	0.49%	0.66%			
Median Household Income	1.92%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	4,882	8.0%	4,570	7.2%		
\$15,000 - \$24,999	4,267	7.0%	3,601	5.7%		
\$25,000 - \$34,999	4,673	7.6%	4,125	6.5%		
\$35,000 - \$49,999	6,185	10.1%	5,656	8.9%		
\$50,000 - \$74,999	10,052	16.4%	9,596	15.1%		
\$75,000 - \$99,999	9,634	15.7%	9,879	15.6%		
\$100,000 - \$149,999	11,358	18.5%	12,762	20.1%		
\$150,000 - \$199,999	5,619	9.2%	7,034	11.1%		
\$200,000+	4,597	7.5%	6,139	9.7%		
Median Household Income	\$76,094		\$83,665			
Average Household Income	\$95,009		\$105,449			
Per Capita Income	\$26,255		\$29,540			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,710	8.9%	15,648	7.0%	16,144	7.1%
5 - 9	16,794	9.0%	15,779	7.1%	15,404	6.8%
10 - 14	17,870	9.6%	17,826	8.0%	15,402	6.8%
15 - 19	17,649	9.5%	18,861	8.4%	16,666	7.3%
20 - 24	13,703	7.3%	17,814	8.0%	18,323	8.0%
25 - 34	27,328	14.6%	34,740	15.6%	38,379	16.8%
35 - 44	25,618	13.7%	30,330	13.6%	31,881	14.0%
45 - 54	22,600	12.1%	25,363	11.4%	25,870	11.4%
55 - 64	14,646	7.8%	21,612	9.7%	21,040	9.2%
65 - 74	8,062	4.3%	15,942	7.1%	17,234	7.6%
75 - 84	4,398	2.4%	7,422	3.3%	9,142	4.0%
85+	1,337	0.7%	2,026	0.9%	2,406	1.1%



Population by Age | 3 Mile Radius



© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

ADELANTO MARKETPLACE

12100 PALMDALE ROAD | ADELANTO, CA 92301

Chad Iafrate

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

Nash Johnson

+1 760 431 3831

nash.johnson@cushwake.com

LIC #02188083

Scott Forest

+1 951 491 6300

s.forest@westmarcre.com

LIC #01396577



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com