

FOR SALE ±1.13 AC TO 6.7 AC OF LAND

SWC Hwy  & Seneca Rd, Adelanto, CA

SITE

±1.13 Acres to 6.7 Acres



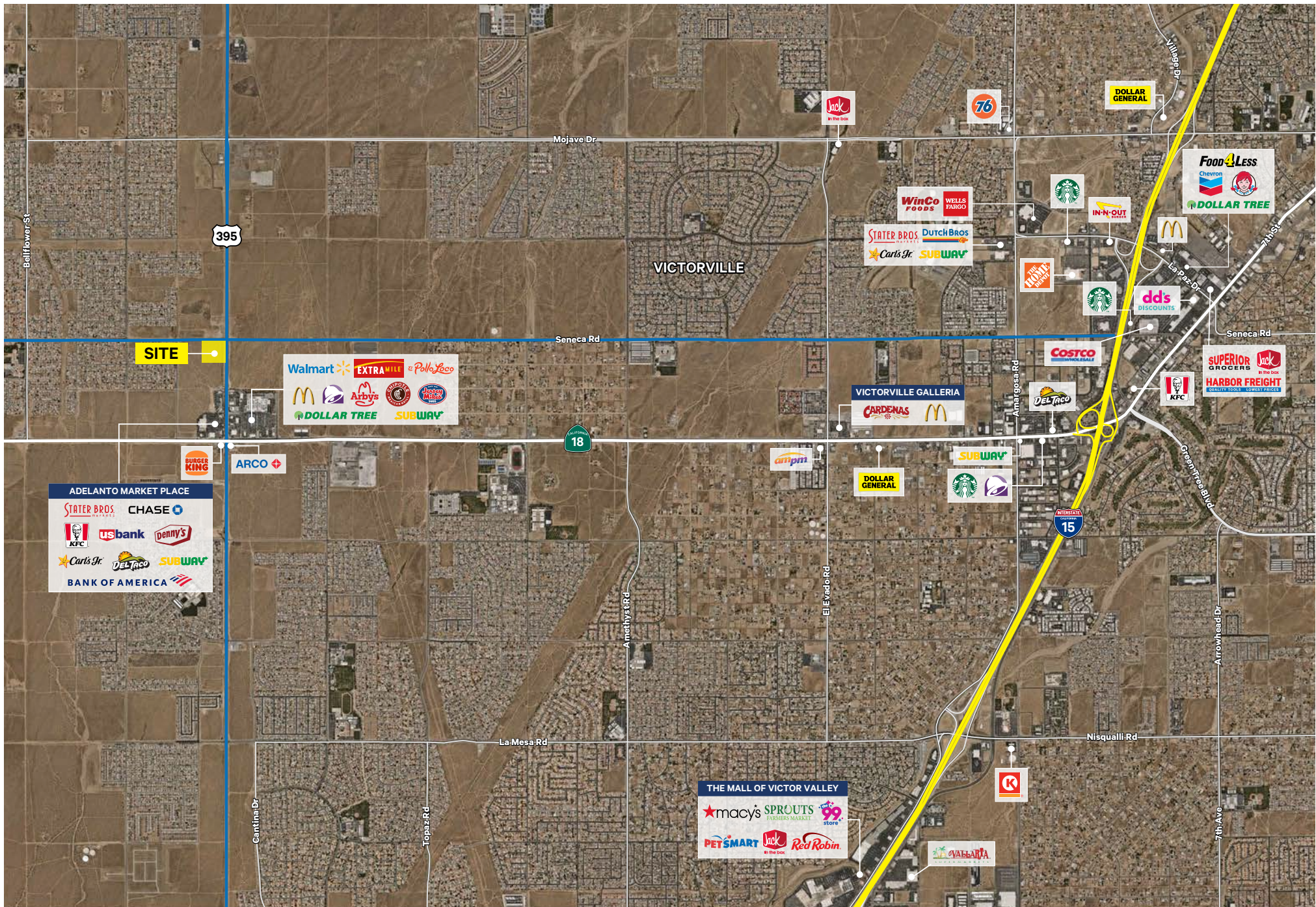
ADELANTO MARKET PLACE



HIGHWAY 395 36,000 CPD

PALMDALE RD 23,800 CPD

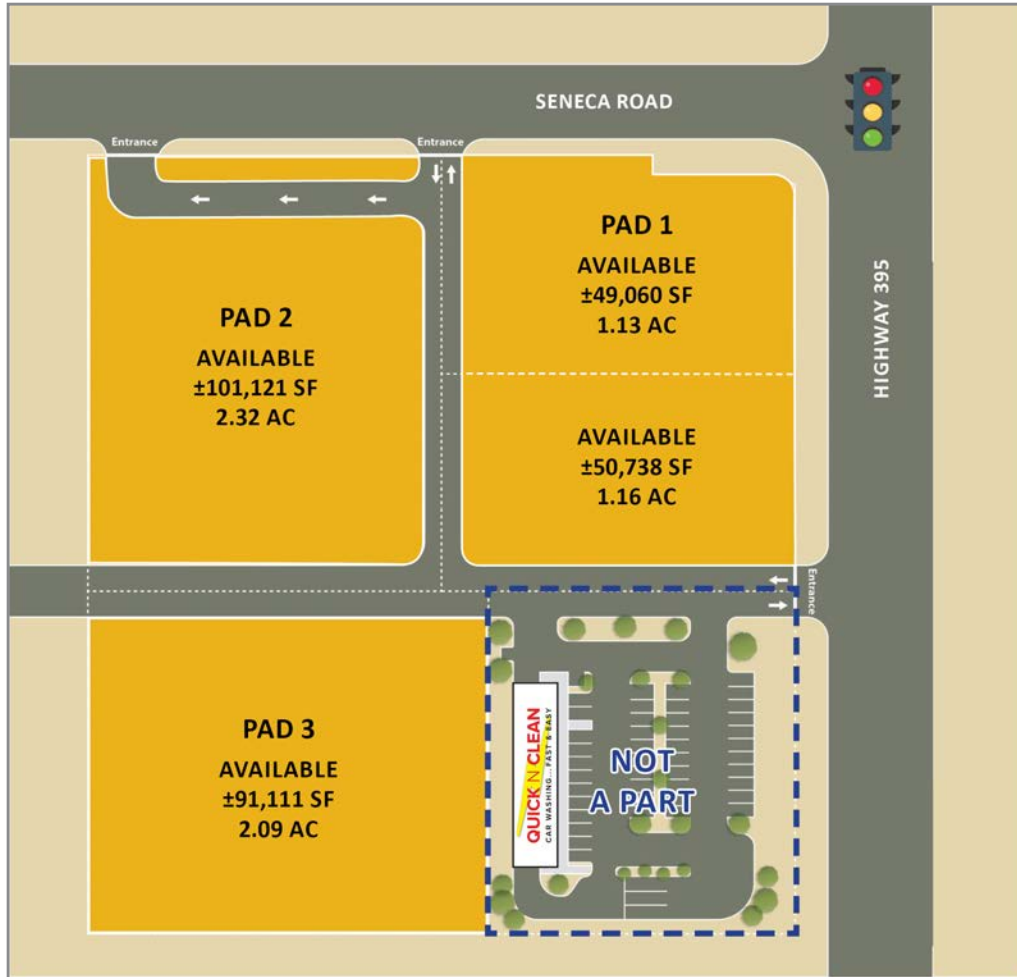
RETAIL MAP



AERIAL MAP



SITE PLAN & PARCEL MAP



PROPERTY HIGHLIGHTS



Signalized corner site from ±1.13 acres to ±6.7 acres, able to accommodate gas stations and fast food pads.



Adjacent to two anchored shopping centers, a busy Walmart Supercenter and a Stater Bros. anchored community center.



Opportunity for strong visibility along U.S. Hwy 395 with over ±36,000 cars per day.

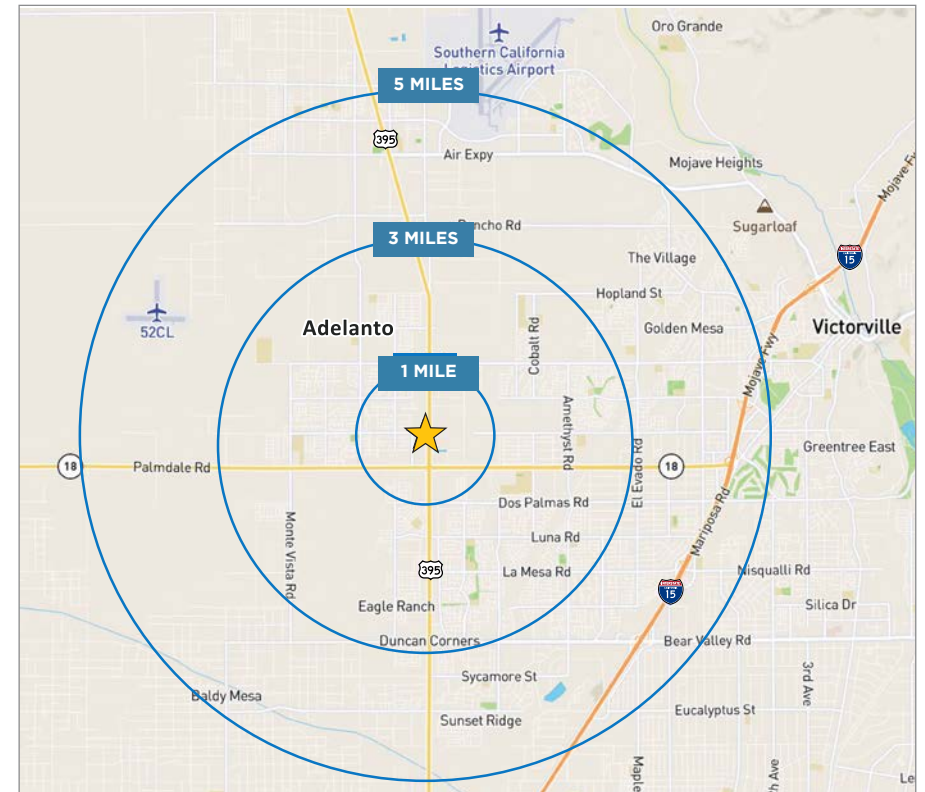


Industrial/Commercial development continuing expansion north along the Hwy 395 Corridor.



Considerable residential growth forecast over the next 5 -10 years in Victorville and Adelanto.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	9,085	73,100	144,921
2024 Daytime Population	7,261	52,742	121,489
2024 Average Household Income	\$95,695	\$104,175	\$96,087





Seneca Road

SITE
±1.13 Acres to 6.7 Acres

US-395 36,000 CPD

ADELANTO MARKET PLACE

STATER BROS. markets CHASE

KFC usbank penny's

Carl's Jr. DEL TACO SUBWAY

BANK OF AMERICA

Walmart EXTRA MILE El Pollo Loco

McDonald's Arby's CHIPOTLE MEXICAN BURGERS Jersey Mike's

DOLLAR TREE SUBWAY

Palmdale Road 23,800 CPD

395

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