

Muskrat Ave.
North South

El Mirage Rd
(Paved)
East West

LAND FOR SALE

EL MIRAGE ROAD

ADELANTO, CA 92301

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

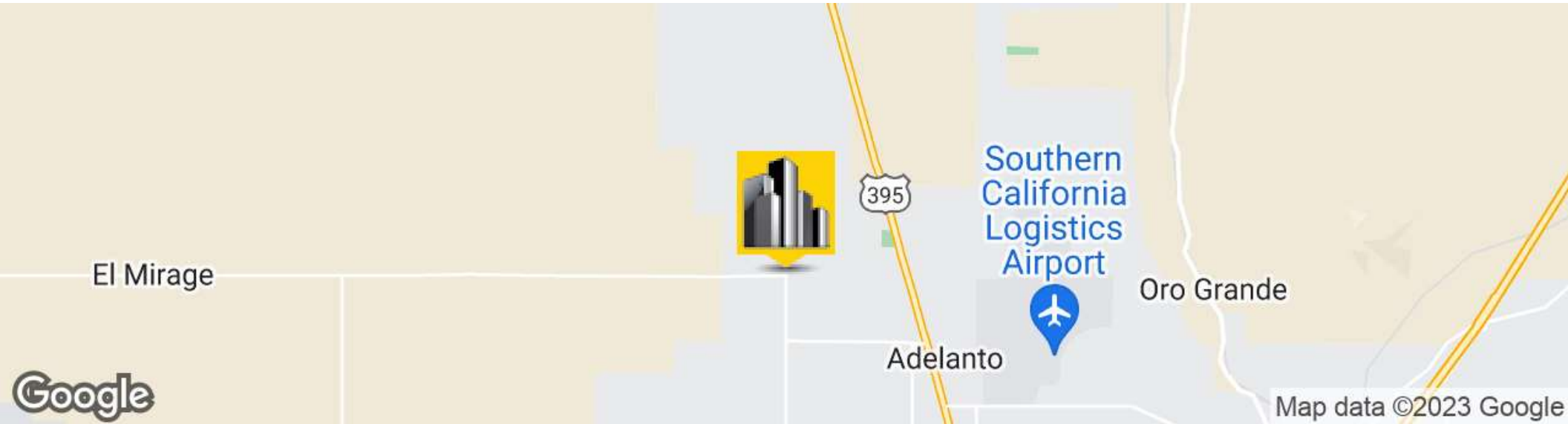
Presented By:

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ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	18.16 Acres
Price / Acre:	\$11,013

PROPERTY OVERVIEW

Two (2) parcels of flat raw land totaling approx. 18.16 acres, zoned 2.5 units/acre, the westerly solar site is in the same zone, 635 feet on El Mirage Rd. and approximately 1,240 feet north on Muskrat Ave. Utilities nearby. Buyer to verify.

LOCATION OVERVIEW

Located on the North West Corner of El Mirage Road (paved road) and Muskrat Avenue approx. 1.7 Miles from Highway 395. Only 3 miles from the Southern California Logistics Airport

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	328	3,933	33,709
Total Population	1,004	15,793	123,488
Average HH Income	\$44,780	\$44,798	\$66,390

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