

FOR SALE

Apple Valley/Adelanto
Profile Sale 59 Acres



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Victor Valley Station

The Victor Valley Station will be located on a 300-acre property southeast of the Dale Evans Parkway and I-15 interchange in Apple Valley. The station may serve as the future hub for connecting to the High Desert Corridor and California High-Speed Rail systems.



Property Summary



PROPERTY DESCRIPTION

4 Parcels | ±59.39 Acres | ±2,587,029 SF | Total Asking Price: \$9,239,338

- Mesa Linda Rd – Adelanto, CA 92301 Lot Size: ±186,001 SF (±4.27 Acres)
- Dale Evans Pkwy – Apple Valley, CA 92307 Lot Size: ±204,732 SF (±4.7 Acres)
- Quarry Rd – Apple Valley, CA 92307 Lot Size: ±1,608,236 SF (±36.92 Acres)
- Johnson Rd – Apple Valley, CA 92307 Lot Size: ±588,060 SF (±13.5 Acres)

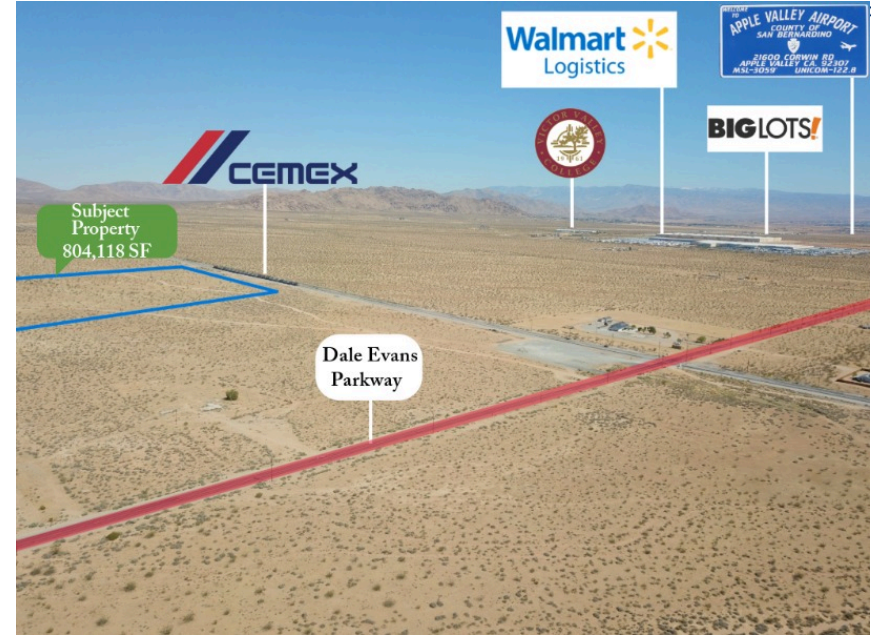
We are proud to present a 4-property portfolio totaling ±59.39 acres (±2.59 million SF) across Adelanto and Apple Valley. Priced at \$9,239,338, this portfolio includes a mix of industrial and office-zoned land ideal for logistics, warehousing, manufacturing, or professional office development.

OFFERING SUMMARY

Sale Price: \$9,239,338
 Lot Size: 2,587,029 SF (59.39 Acres)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	13	29
Total Population	10	38	83
Average HH Income	\$156,841	\$156,841	\$153,132

QUARRY RD, APPLE VALLEY, CA 92307



PROPERTY DESCRIPTION

APNs: 0463-071-15-0000 & 0463-071-21-0000

Lot Size: ±1,608,236 SF (±36.92 AC)

Pricing:

- Total Price: \$5,628,826
- Price/SF: \$3.50

Zoning: Specific Plan – Permits Industrial/Warehouse Uses

Strategically located in Apple Valley, this ±36.92-acre industrial-zoned land offers excellent development potential for warehouse or logistics use. The site sits within a Specific Plan area that allows for a variety of industrial applications. Just minutes from the City of Victorville and the future Brightline High-Speed Rail station, this location offers strong access to major transportation corridors and is well-positioned for logistics, distribution, or manufacturing facilities.

OFFERING SUMMARY

Sale Price:	\$5,628,826
Lot Size:	1,608,236 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	13	29
Total Population	10	38	83
Average HH Income	\$156,841	\$156,841	\$153,132

QUARRY RD, APPLE VALLEY, CA 92307



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APNs: (0463-071-15) & (0463-071-21)

Lot Size: ±1,608,236 SF (±36.92 AC)

- Total Price: \$5,628,826
 - Price/SF: \$3.50
- Zoning: Specific Plan – Permits Industrial/Warehouse Uses

LOCATION DESCRIPTION

QUARRY RD, APPLE VALLEY, CA 92307Q

APN: 0463-071-15 & 0463-071-21

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Aerial Map



Victor Valley Station

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Johnson Rd – Apple Valley, CA 92307



PROPERTY DESCRIPTION

APNs: 0463-501-10-0000 & 0463-501-04-0000
 Lot Size: ±588,060 SF (±13.5 Acres)
 Zoning: Specific Plan (SP) – Permits Industrial and Warehouse Uses

This ±13.5-acre land offering consists of two contiguous parcels totaling ±588,060 square feet in Apple Valley’s growing industrial corridor. Zoned under the Specific Plan (SP), the property allows for a range of industrial and warehouse uses, making it an excellent candidate for logistics, manufacturing, or distribution development.

Located near major High Desert routes with convenient access to Interstate 15 and Highway 18, this site is well-positioned to serve regional and Southern California markets. The flat topography and rectangular configuration provide an efficient footprint for industrial users or developers.

Highlights:

- Total Lot Size: ±13.5 Acres (±588,060 SF)

OFFERING SUMMARY

Sale Price: \$2,058,210
 Lot Size: 588,060 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	1	9
Total Population	2	4	27
Average HH Income	\$109,092	\$109,092	\$139,041

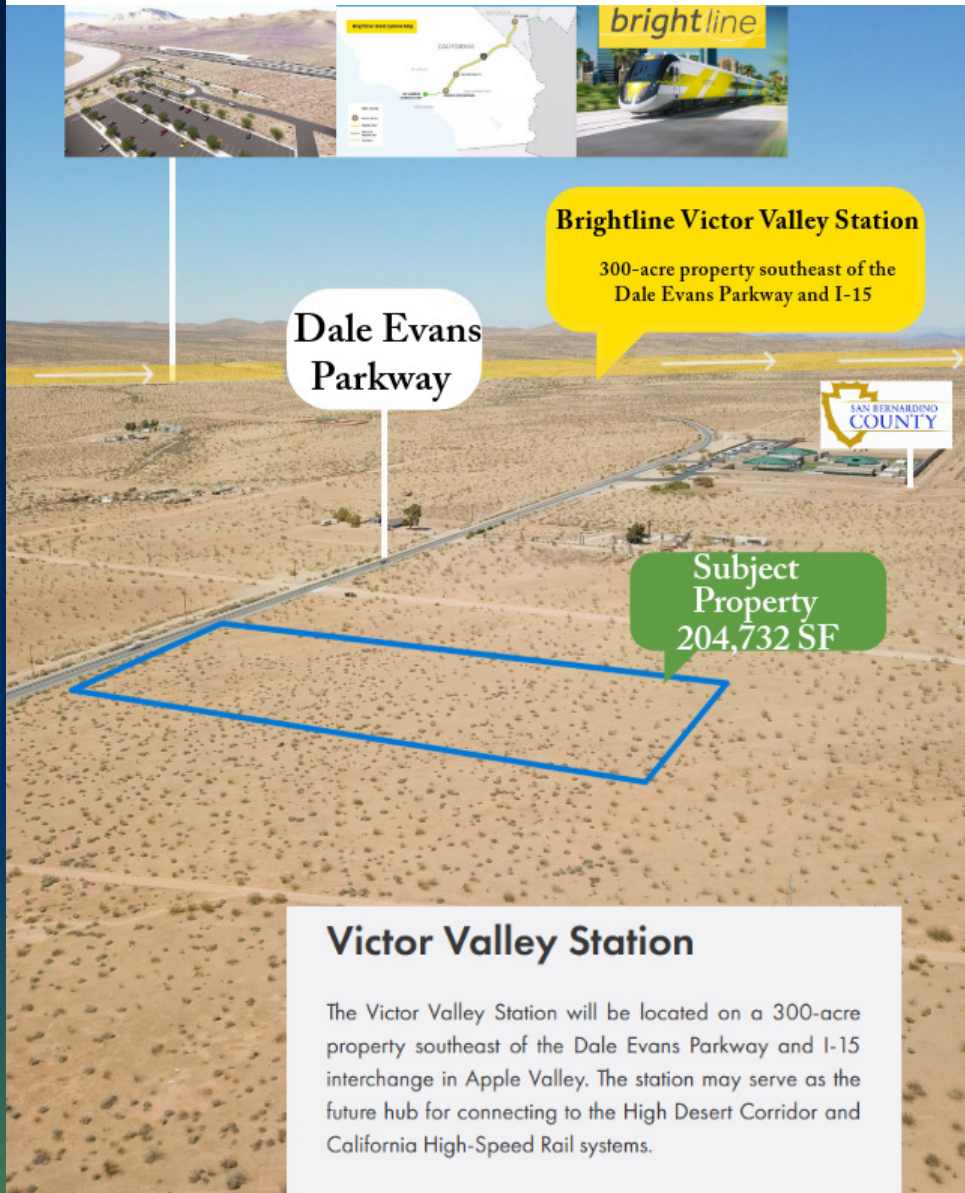
Johnson Rd – Apple Valley, CA 92307



Location Map



Dale Evans Pkwy – Apple Valley, CA 92307



PROPERTY DESCRIPTION

Dale Evans Pkwy – Apple Valley, CA 92307 Lot Size: ±204,732 SF (4.7 AC)

Zoning: Office Professional (O-P)

Strategically located near the future Brightline Victor Valley Station, this ±4.7-acre parcel sits just southeast of the Dale Evans Parkway and I-15 interchange—part of a 300-acre site designated as a future hub for the High Desert Corridor and California High-Speed Rail systems. This major infrastructure project is set to bring significant regional connectivity, traffic, and long-term economic growth to the area.

LOCATION DESCRIPTION

Dale Evans Pkwy – Apple Valley, CA 92307

Lot Size: ±204,732 SF (4.7 AC)

Zoning: Office Professional (O-P)

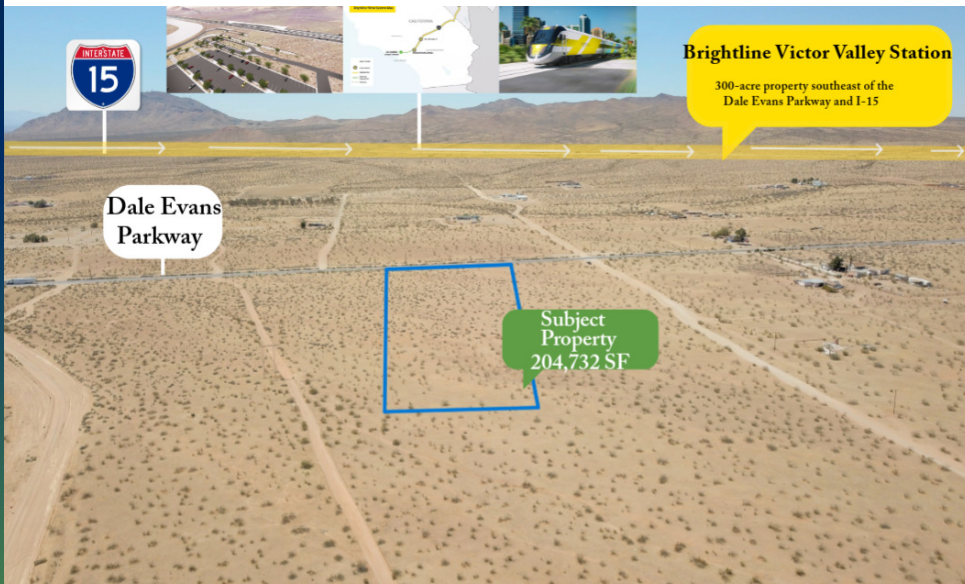
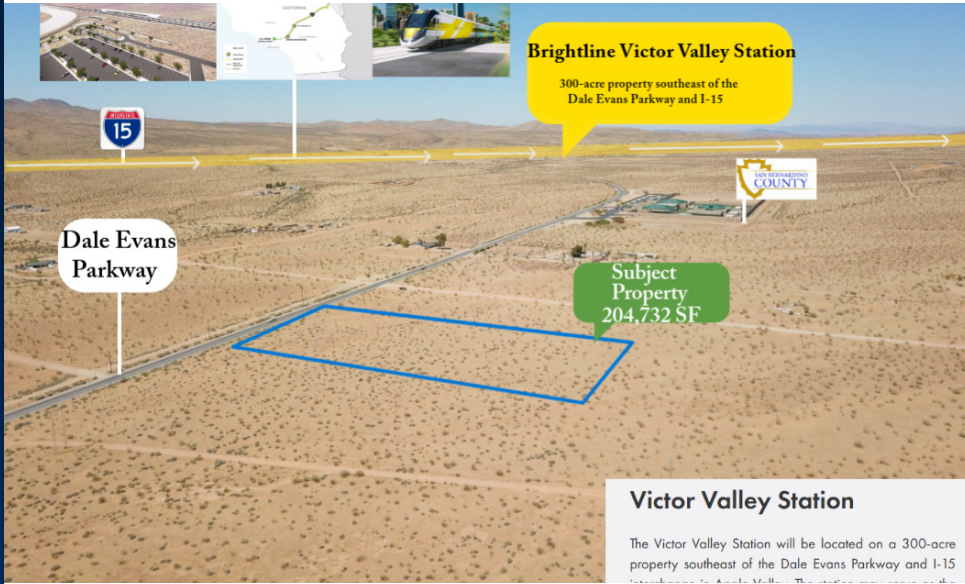
The parcel itself offers excellent visibility and access along Dale Evans Parkway in one of the High Desert's fastest-growing commercial corridors. Zoned Office Professional (O-P), the site allows for a variety of uses including medical and administrative offices, as well as low-intensity industrial applications such as warehousing, distribution, and flex-space (subject to Town approval).

Just minutes from Interstate 15 and Highway 18, the location provides outstanding regional access. The lot is flat, rectangular, and utility-adjacent—ideal for developers or owner-users looking to capitalize on Apple Valley's expanding commercial and industrial landscape.

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Dale Evans Pkwy – Apple Valley, CA 92307



Aerial Map





BRIGHTLINE WEST

Welcome Aboard!

Brightline West will connect Las Vegas and Southern California with the first true high-speed passenger rail system in the nation. This 218-mile, all-electric high-speed rail service will feature three full-service stations: the Las Vegas station and the Victor Valley and Rancho Cucamonga stations in Southern California.

Brightline West will be America's first true high-speed rail system linking two of America's most iconic destinations: Las Vegas and Southern California. The \$12 billion project will lay the foundation for a new high-speed rail industry and establish the blueprint for how to connect city pairs that are too short to fly and too far to drive.

Brightline West officially broke ground in April 2024!





4-Year Construction (2028 opening)
3 Full-Service Stations

[Visit Website](#)

FAST FACTS



~2 hrs

travel time from Las Vegas to Southern California.



2x

faster than the normal drive time.



200 mph

top speeds.

American Made

10,000+ union jobs during construction and 1,000 permanent operations and maintenance jobs.

Faster

Significantly reduced travel time versus car and air travel.

Greener

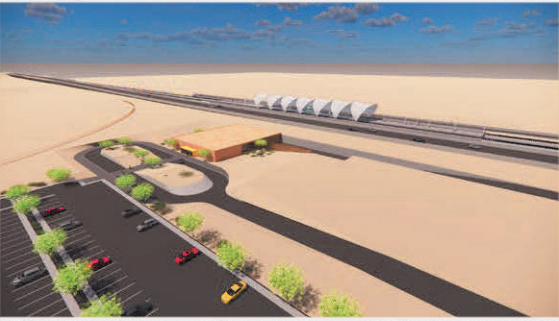
Reduction in 400,000+ metric tons of CO₂ each year.

1st true high-speed rail system in the United States.

BROKE GROUND APRIL 2024



VICTOR VALLEY STATION



Mesa Linda Rd – Adelanto, CA 92301



Mesa Linda Rd – Adelanto, CA 92301



PROPERTY DESCRIPTION

Industrial Land – Mesa Linda Rd, Adelanto, CA 92301

APNs: 0459-461-06 & 0459-461-05

Lot Size: ±186,001 SF (±4.27 Acres)

Zoning: Manufacturing Industrial (M-I)

Asking Price: \$837,000

Price/SF: \$4.50

Located on Mesa Linda Road in the City of Adelanto, this ±4.27-acre industrial land opportunity consists of two contiguous parcels totaling ±186,001 SF. Zoned Manufacturing Industrial (M-I), the site supports a wide variety of industrial uses including warehousing, distribution, outdoor storage, and light manufacturing—subject to city approval.

This flat and accessible site is ideally positioned within a growing industrial corridor, offering great potential for developers, contractors, or owner-users. Utilities are available nearby, and the size of the lot allows for flexible site planning

OFFERING SUMMARY

Sale Price:	\$837,000
Lot Size:	186,001 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	3	49
Total Population	4	8	274
Average HH Income	\$55,476	\$55,476	\$194,537