20-acres of Prime Real Estate in Adelanto, CA

Entrance rendering

Ready-to-build turnkey and affordable commercial and retail facilities for cannabis-related operations including cultivation, manufacturing, distribution, transportation. Approved for 10 new building totaling 324,610 sf on a 20-acre site located on the southwest corner of Daisy Road and Air Expressway within the City of Adelanto, County of San Bernardino. APN 0459-113-03. Asking $3,750,000

Adopted Mitigated Negative Declaration (MND), Approved Location and Development Plan (LDP 18-15) and Conditional Use Permit (CUP 18-17). Resolution #19-25. Current approval good to 12/18/2021.

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STERN S REALTY

Adelanto, California, has become one of the first cities in California to approve industrial cultivation.

Adelanto City Hall

The city of Adelanto was founded in 1915 by Earl Richardson, an innovator who is best known for inventing the toaster and an electric iron. The community of Adelanto is one of four Incorporated cities within the Victor Valley area, which has combined estimated population of 390,000.

As California moves toward issuing permits for large-scale medical marijuana cultivation like Adelanto have sought to establish themselves as destinations for growers. The city of Adelanto was among first in California to approve industrial cultivation.
The permitted use of Medical Marijuana Cultivation allows use in (MI-Manufacturing / Industrial, LM- Light Manufacturing & ADD - Airport Development District) , specified industrial zones recently increased to about 2,000 Acres. Improved properties and vacant land in the designated area have been selling quickly boosting the city's economy.

Approximately 4 Million Sq. Ft. of industrial buildings are already in construction for this use, making Adelanto a blossoming industrial growth center.

The surge in industrial development will create more jobs and the City of Adelanto has requested that half of new employees be Adelanto residents. This will ultimately drive more people to relocate to the city thus increasing demand for new homes and ancillary services.

Adelanto has seen the job market increase by 2.3% over the last year. Future job growth over the next ten years is predicted to be 33.5%, which is higher than the US average

As Mayor Richard Kerr puts it, the city of Adelanto will be the "*Silicon Valley of medical marijuana*."
The market opportunity for Cannabis in California is expected to reach $6.6 billion by 2025. The expanding cannabis industry requires extensive real estate to meet the growing needs of the market for cannabis products and related services. The demand for cannabis-friendly commercial real estate continues to increase with California's successful legalization efforts.

Current Development Projects Nearby:
The Adelanto Lewis Retail Center is a 12.5-acre retail shopping center project located on the corner of Highway 35 and Mojave Drive.
The Adelanto City Center is a 19-acre Mixed Use project consisting of retail, medical uses, office space, a diagnoses clinic/urgent care facility, assisted living facilities, apartments, a Sheriff station, a 50-room hotel, City Hall, a senior center, an events center, and a library.
The **proposed commercial center** at the Southwest corner of Cactus Road and Highway 395 is planned to include a service station, a car-wash, retail space, a restaurant with a drive-through, and a Tesla Charging station.

World Class Facilities

Gated Front rendering

Eight Warehouse buildings total 297,678 sf and 6 are 44,260 sf divided in 2 units each of 22,130 sf and 2 buildings are 12,658 divided into 2 units each of 6,239 sf, all building have 625-779 sf office space each. Ceiling height 20' at center. Total Warehouse parking 420 spaces.

Two retail buildings total 26,878 sf and are 14,806 and 12,072 each. Total Retail parking 77 spaces.

Retail Corer rendering

Property Overview

Property total sf	20	871,850	sf	Retail Building #1	12,072		sf
Total Retail sf		26,932	sf	Retail Building #2	14,806	26,878	sf
Total Warehouse Mfg.		297,678	sf	Warehouse Building #3	44,260		sf
Security Booth		40	sf	Warehouse Building #4	44,260		sf
Paved Area		338,582	sf	Warehouse Building #5	44,260		sf
Concrete Area		18,700	sf	Warehouse Building #6	12,658		sf
Landscape Area		88,455	sf	Warehouse Building #7	44,260		sf
Setbacks		14,991	sf	Warehouse Building #8	44,260		sf
Parking Spots	497			Warehouse Building #9	44,260		sf
				Warehouse Building #10	12,658	290,876	sf
Building Space by sf							
Retail Building #1 Gross sf		12,072	sf	Retail Building #2 Gross sf		14,806	sf
Retail Building 1 Net sf	11,658			Retail Building 2 Net sf	14,474		
Area 1 - General Merchandise	1,462			Area 1 - General Merchandise	1,462		
Area 2 - Office	1,474			Area 2 - Office	1,474		
Area 3 - Office	1,474			Area 3 - Office	1,474		
Area 4 - Office	1,474			Area 4 - Office	1,474		
Area 5 - Office	1,462			Area 5 - Office	1,462		
Area 6 - Restaurant	4,312			Area 6 - Restaurant	3,564		
				Area 7 - Bank	3,564		
Warehouse Building #3		44,260	sf	Warehouse Building #4		44,260	sf
Manufacturing 1	22,130			Manufacturing 1	22,130		
Office 1	625			Office 1	625		
Rest Room 1	86			Rest Room 1	86		
Manufacturing 2	22,130			Manufacturing 2	22,130		
Office 2	625			Office 2	625		
Rest Room 2	86			Rest Room 2	86		
Warehouse Building #5		44,260	sf	Warehouse Building #6		12,658	sf
Manufacturing 1	22,130			Manufacturing 1	6,329		
Office 1	625			Office 1	779		
Rest Room 1	86			Rest Room 1	86		
Manufacturing 2	22,130			Manufacturing 2	6,239		
Office 2	625			Office 2	779		
Rest Room 2	86			Rest Room 2	86		
Warehouse Building #7		44,260	sf	Warehouse Building #8		44,260	sf
Manufacturing 1	22,130			Manufacturing 1	22,130		
Office 1	625			Office 1	625		
Rest Room 1	86			Rest Room 1	86		
Manufacturing 2	22,130			Manufacturing 2	22,130		
Office 2	625			Office 2	625		
Rest Room 2	86			Rest Room 2	86		
Warehouse Building #9		44,260	sf	Warehouse Building #10		12,658	sf
Manufacturing 1	22,130			Manufacturing 1	6,329		
Office 1	625			Office 1	779		
Rest Room 1	86			Rest Room 1	86		
Manufacturing 2	22,130			Manufacturing 2	6,239		
Office 2	625			Office 2	779		
Rest Room 2	86			Rest Room 2	86		

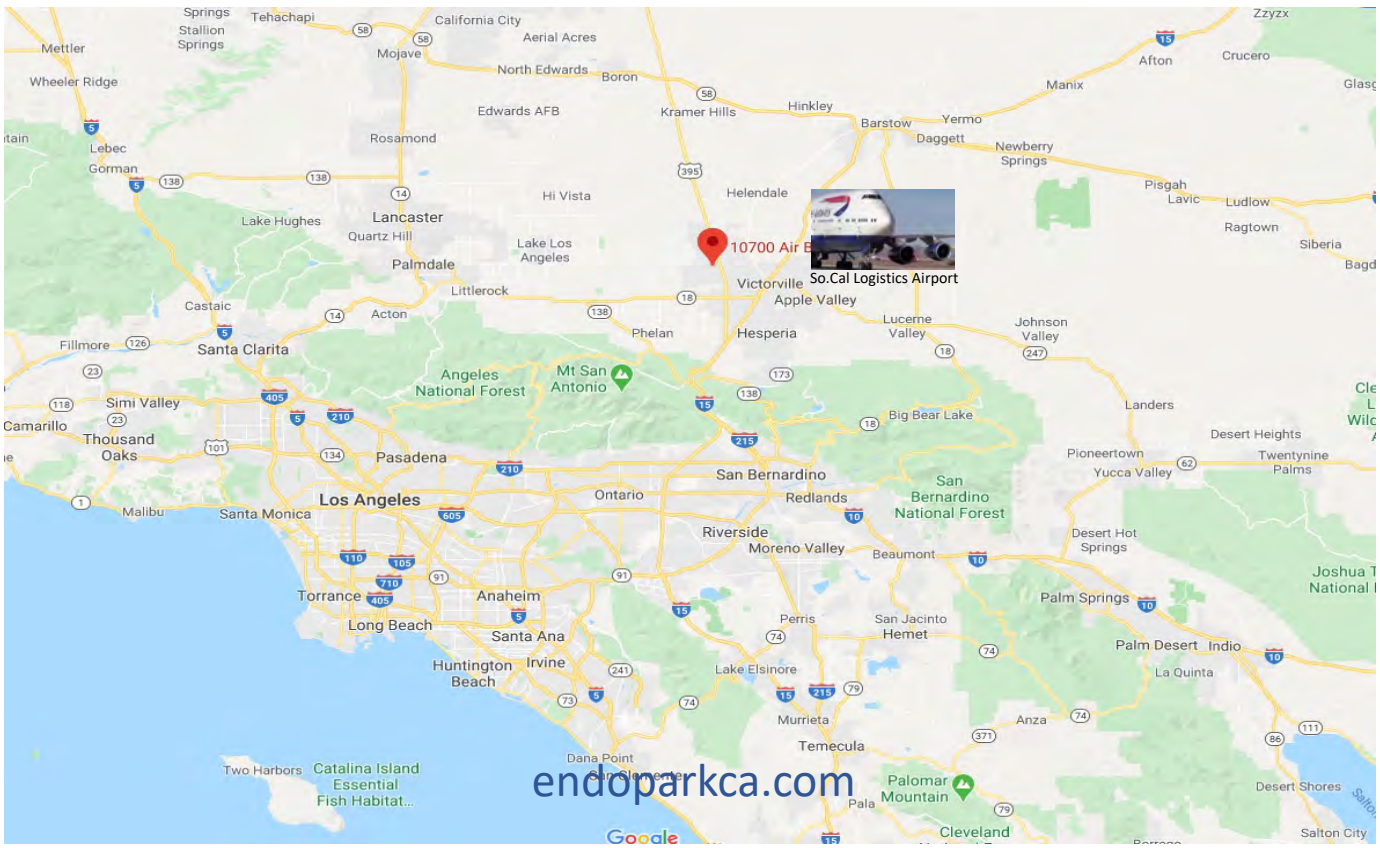
Retail Corer rendering

Current Property View

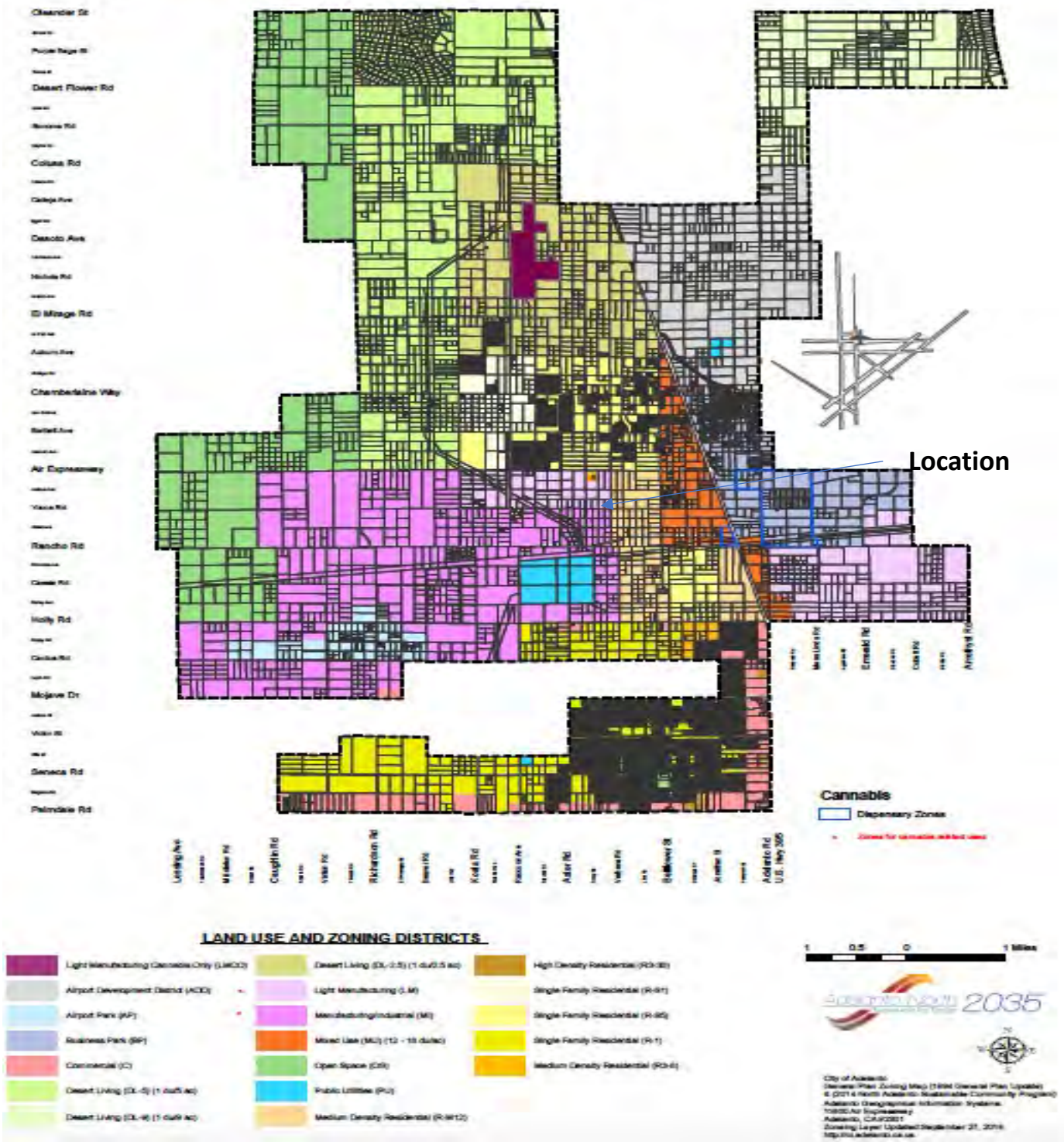
4 miles to So.Cal Logistics Airport

Estimated Pro-Forma		APN# 0459-113-03
Land Cost	$ 3,750,000	
Estimated Building Costs		Est. Built Value
Warehouse Phase 1	$ 5,753,800	$ 14,789,922
Warehouse Phase 2	$ 5,311,200	$ 14,789,922
Retail Phase 2	$ 1,612,680	$ 4,490,776
Warehouse Phase 3	$ 6,830,160	$ 19,019,719
Totals	$ 19,507,840	$ 53,090,338
Est. Pro-Forma Lease		Est. annual lease
Retail 26,878 sf * $3 per sf yr		$ 967,608
Warehouse 290876 sf * $3.25 per sf yr .27psf		$ 11,344,164
Totals		$ 12,311,772
Est. annual Expenses		
Landscaping	$ 123,118	
Building Maintenance/Cleaning	$ 184,677	
Common Area Utilities	$ 110,806	
Property tax	$ 234,094	
Internet/phone/cable	$ 24,624	
Professional fees	$ 61,559	
Insurance	$ 49,247	
Vacancy 5%	$ 615,589	
	$ (1,403,712)	
CAP RATE (Estimated)	46.90%	
GRM	328.3	

Estimated numbers buyer to do their own investigations



General Plan Land Use & Zoning Map



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