

for lease



ADELANTO MARKETPLACE

12100 PALMDALE ROAD | ADELANTO, CA 92301



EXCLUSIVE BROKERS

 CUSHMAN & WAKEFIELD

 **WESTMAR**
COMMERCIAL REAL ESTATE



±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

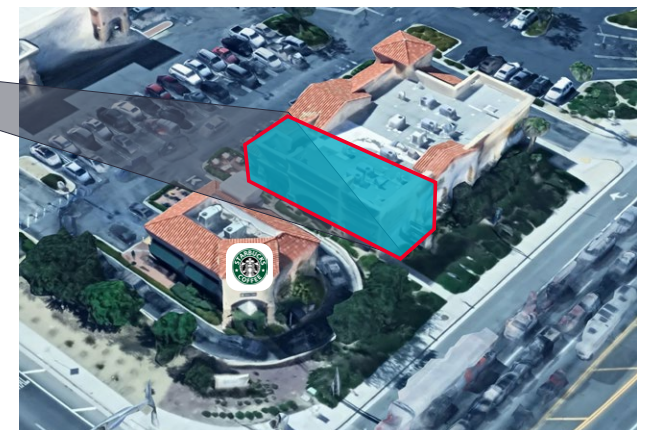


Adelanto Marketplace

AVAILABILITIES



SUITE	TENANT	SQ. FT.
3-A	Subway	1,200
3-B	Young Dimsum	1,200
3-C/D	AVAILABLE	2,700
A-1	Liberty Tax Service	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	AVAILABLE	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

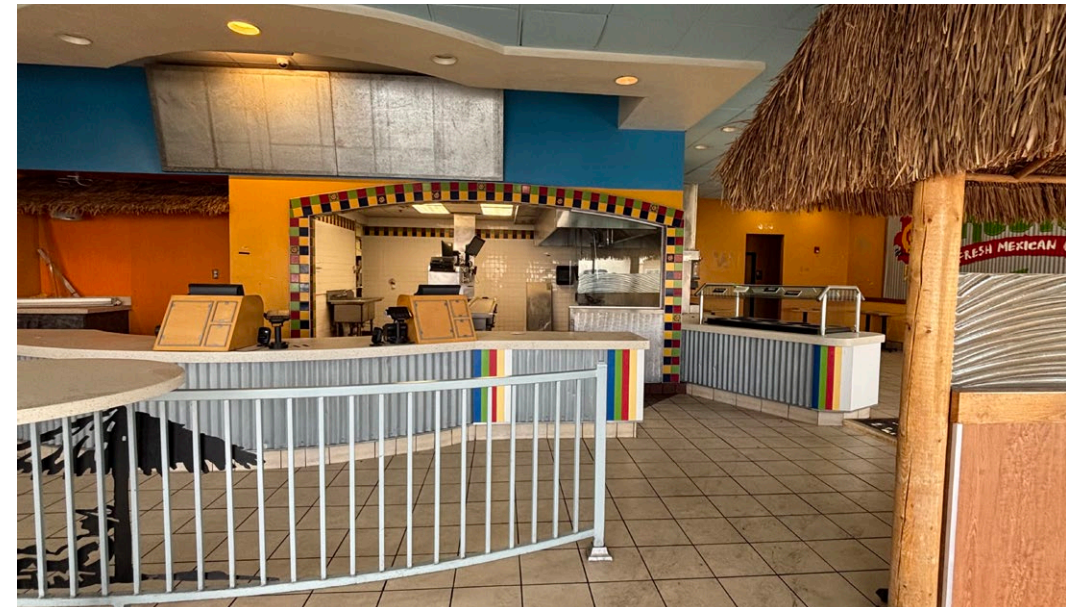


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SUITE 3C-D | 2ND GEN RESTAURANT

SUITE HIGHLIGHT - 2,700 SF | Available Now

- Existing grease interceptor
- Private in-suite restroom
- Excellent visibility
- Asking Monthly Rent - \$3.25/sf + NNN
- [LINK FOR MORE PHOTOS](#)
- [LINK FOR VIDEO](#)



MARKET AERIAL



DEMOGRAPHICS

3Mile

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%

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5Mile

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	
Census 2010			2025		2030	
Population by Age	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%

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DEMOGRAPHICS

7 Mile

Demographic and Income Profile

12100 Palmdale Rd, Adelanto, California, 92301 3

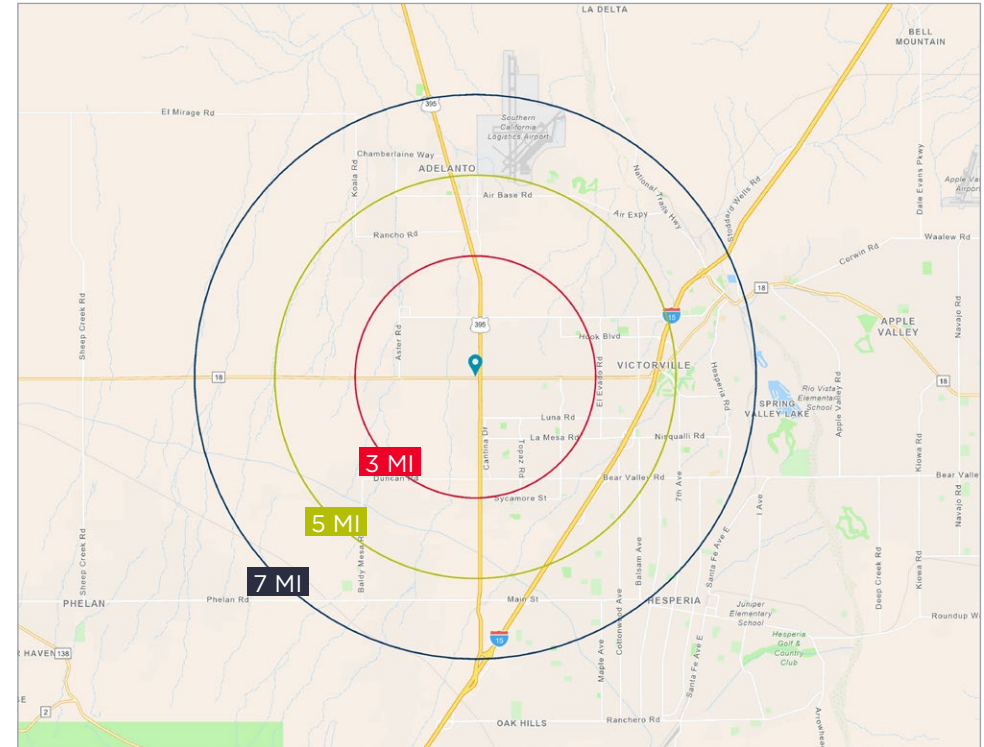
12100 Palmdale Rd, Adelanto, California, 92301

Ring: 7 mile radius

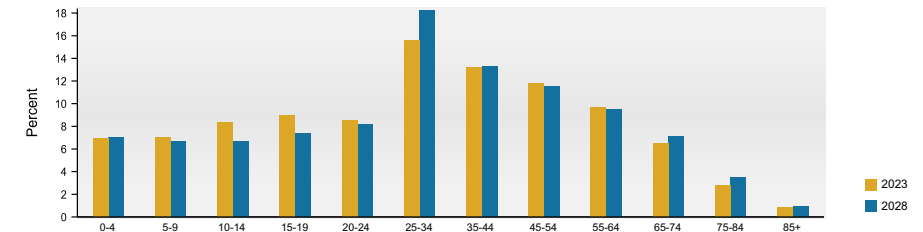
Latitude: 34.50704, Longitude: -117.40159



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		
	Census 2010	2025		2030		
Population by Age	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



ADELANTO MARKETPLACE

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