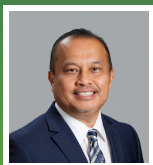


MESA LINDA RD
ADELANTO, CA 92301

For Sale



Henry Liu, CCIM
MANAGING DIRECTOR |
PRINCIPAL
626.705.3509
henry.liu@sperrycga.com
CalDRE #01104611



Property Summary



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.

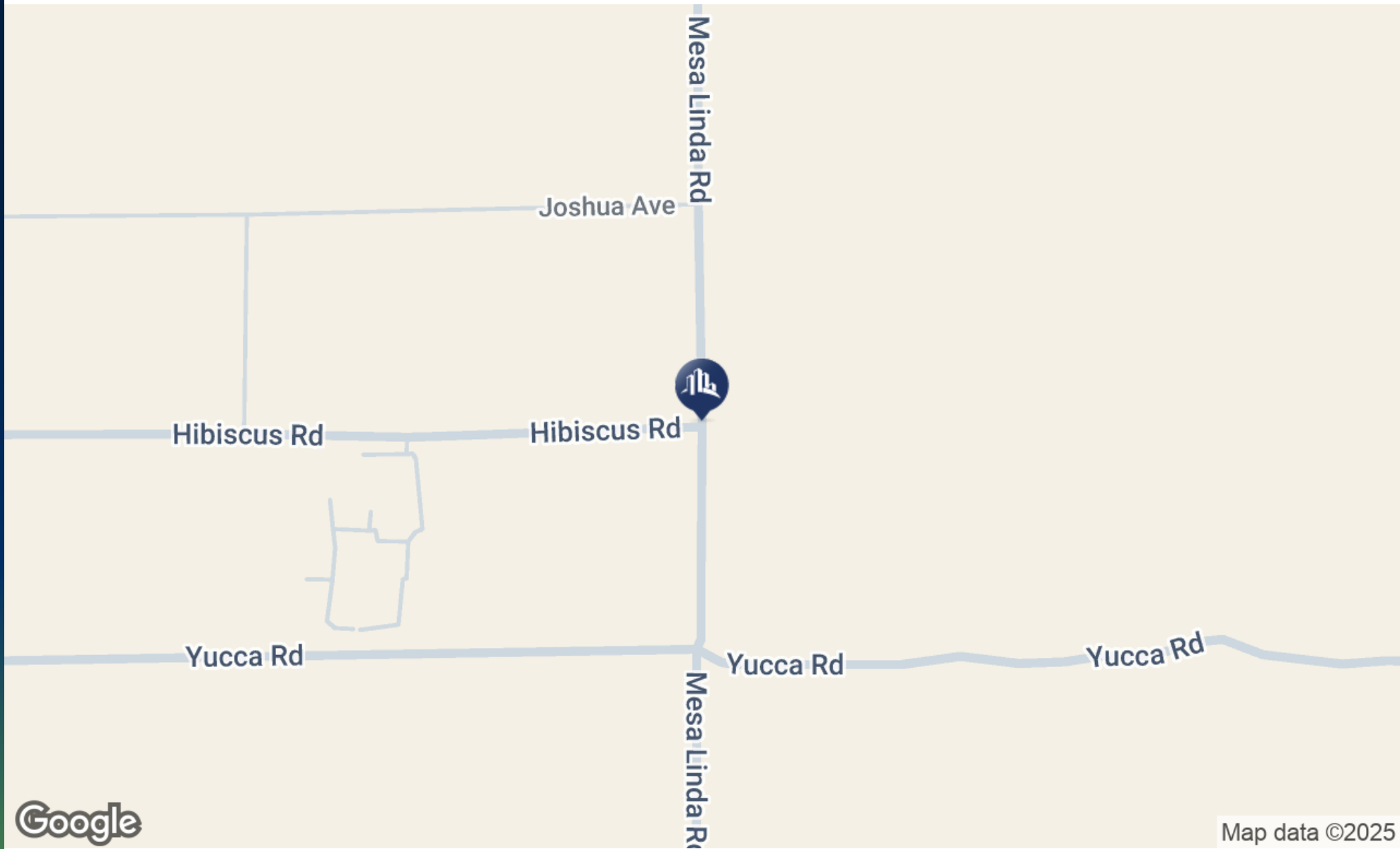
This flat and accessible site is ideally positioned within a growing industrial corridor, offering great potential for developers, contractors, or owner-users. Utilities are available nearby, and the size of the lot allows for flexible site planning

OFFERING SUMMARY

Sale Price:	\$837,000
Lot Size:	1,736,070 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

Location Map



Additional Photos



Complete Highlights



PROPERTY HIGHLIGHTS

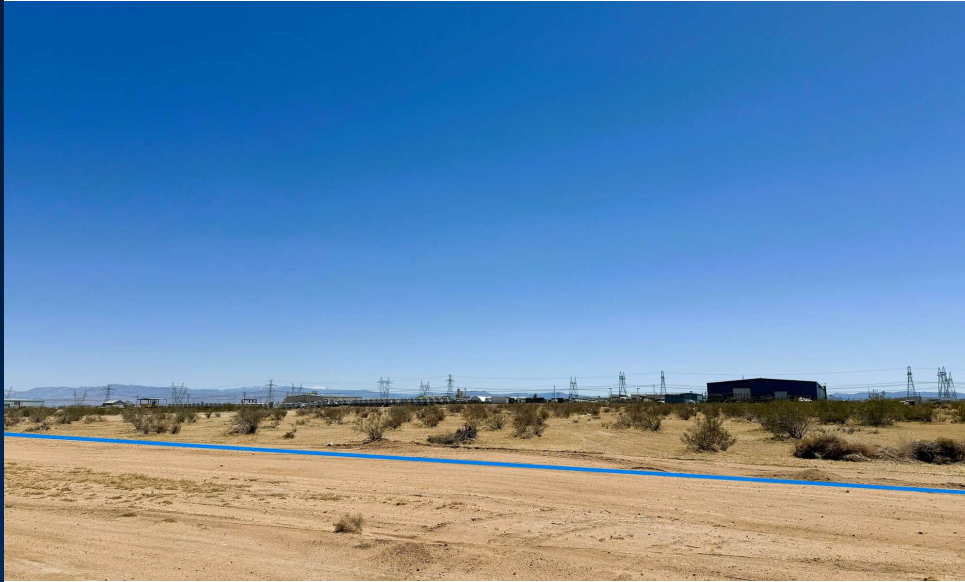
INDUSTRIAL LAND –
MESA LINDA RD ADELANTO, CA 92301

APNS: 0459-461-06 & 0459-461-05

LOT SIZE: $\pm 186,001$ SF (± 4.27 ACRES)

ZONING: MANUFACTURING INDUSTRIAL (M-I)

ASKING PRICE: \$837,000
PRICE/SF: \$4.50



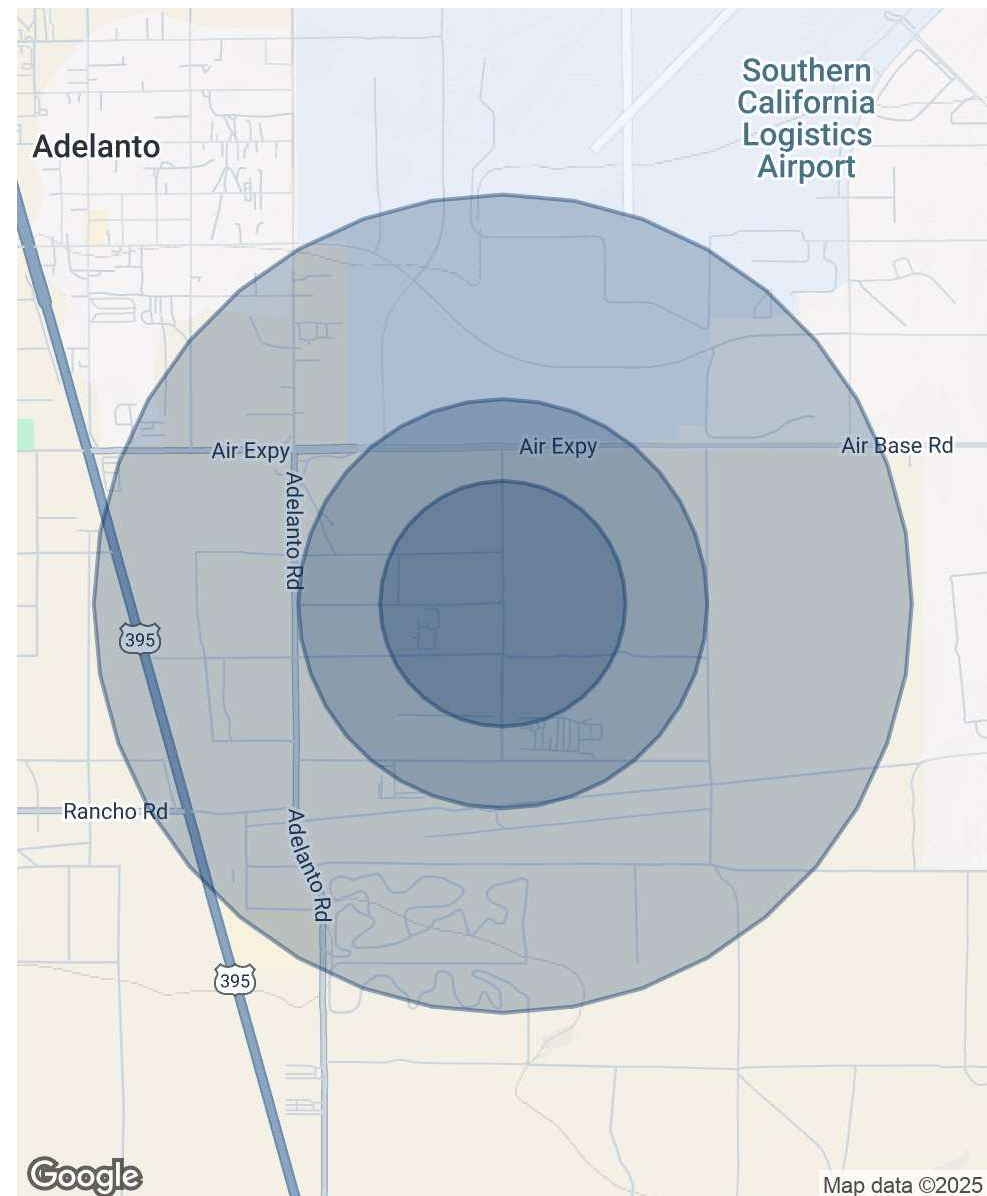
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	8	274
Average Age	34	34	36
Average Age (Male)	33	33	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	3	49
# of Persons per HH	4	2.7	5.6
Average HH Income	\$55,476	\$55,476	\$194,537
Average House Value	\$191,864	\$191,864	\$127,994

Demographics data derived from AlphaMap



Map data ©2025