

FOR SALE

Apple Valley/Adelanto
Profile Sale 59 Acres



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CEMEX

Subject
Property
804,118 SF

BIG LOTS!



Walmart
Logistics

WELCOME
TO
APPLE VALLEY AIRPORT
COUNTY OF
SAN BERNARDINO
SPERRY
21500 CORWIN RD
APRIL 2019
MSL-3059 UNICOM-122.8

Zoned SP
(Specific Plan)

SECTION 1

PROPERTY INFORMATION

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

Property Description



PROPERTY DESCRIPTION

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

Lot Size: $\pm 1,608,236$ SF (± 36.92 AC)

Pricing:

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

Zoning: Specific Plan – Permits Industrial/Warehouse Uses

LOCATION DESCRIPTION

QUARRY RD, APPLE VALLEY, CA 92307

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

Lot Size: $\pm 1,608,236$ SF (± 36.92 AC)

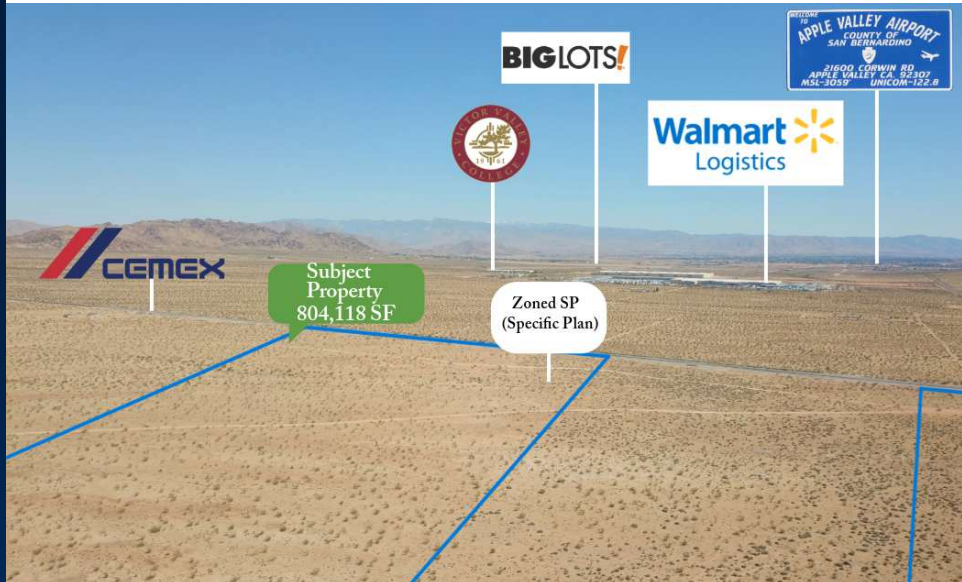
Pricing:

- 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.

Complete Highlights



QUARRY RD, APPLE VALLEY, CA 92307

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

LOT SIZE: $\pm 1,608,236$ SF (± 36.92 AC)

PRICING: • TOTAL PRICE: \$5,628,826

PRICE/SF: \$3.50



Additional Photos

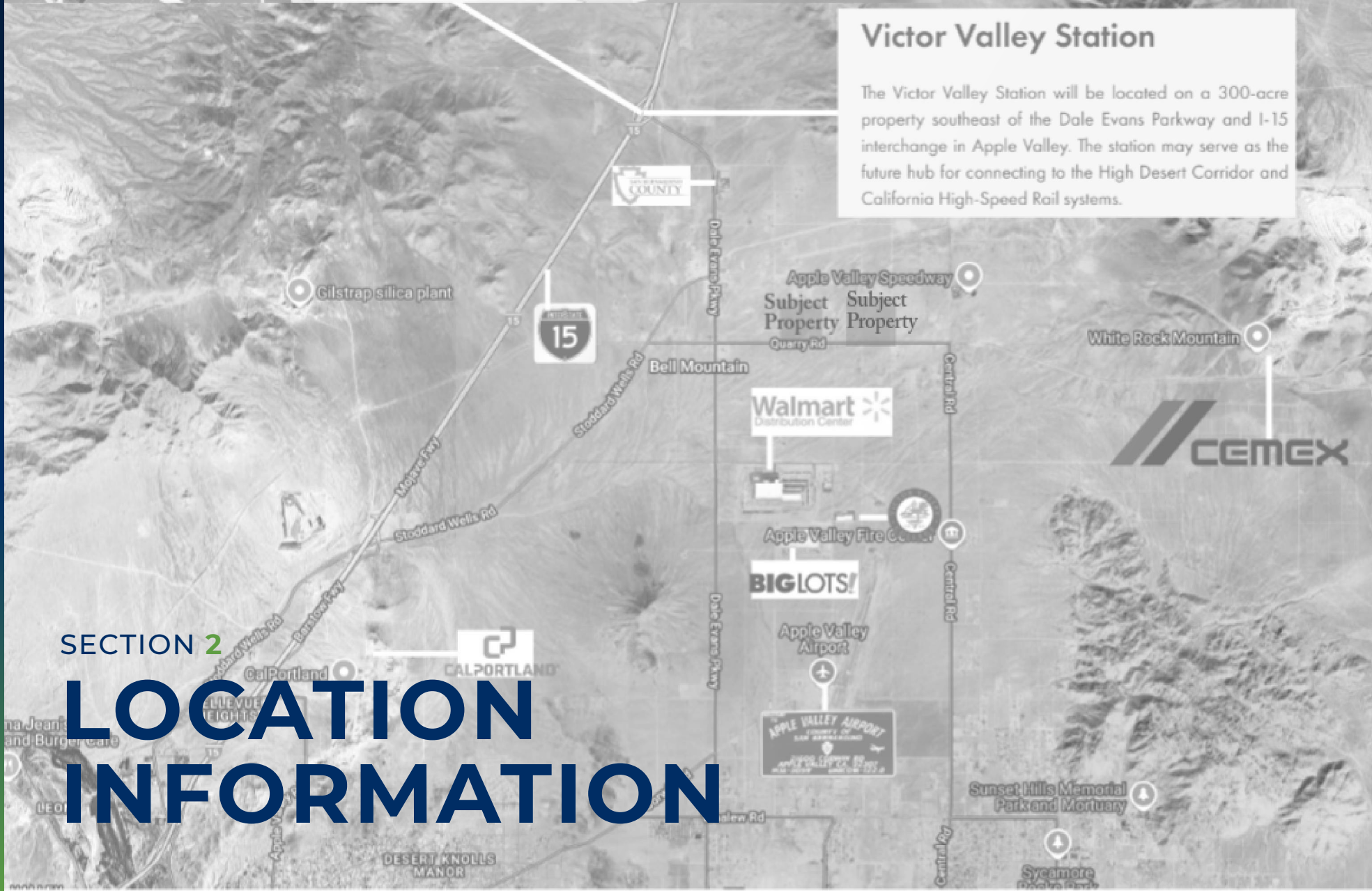


Victor Valley Station

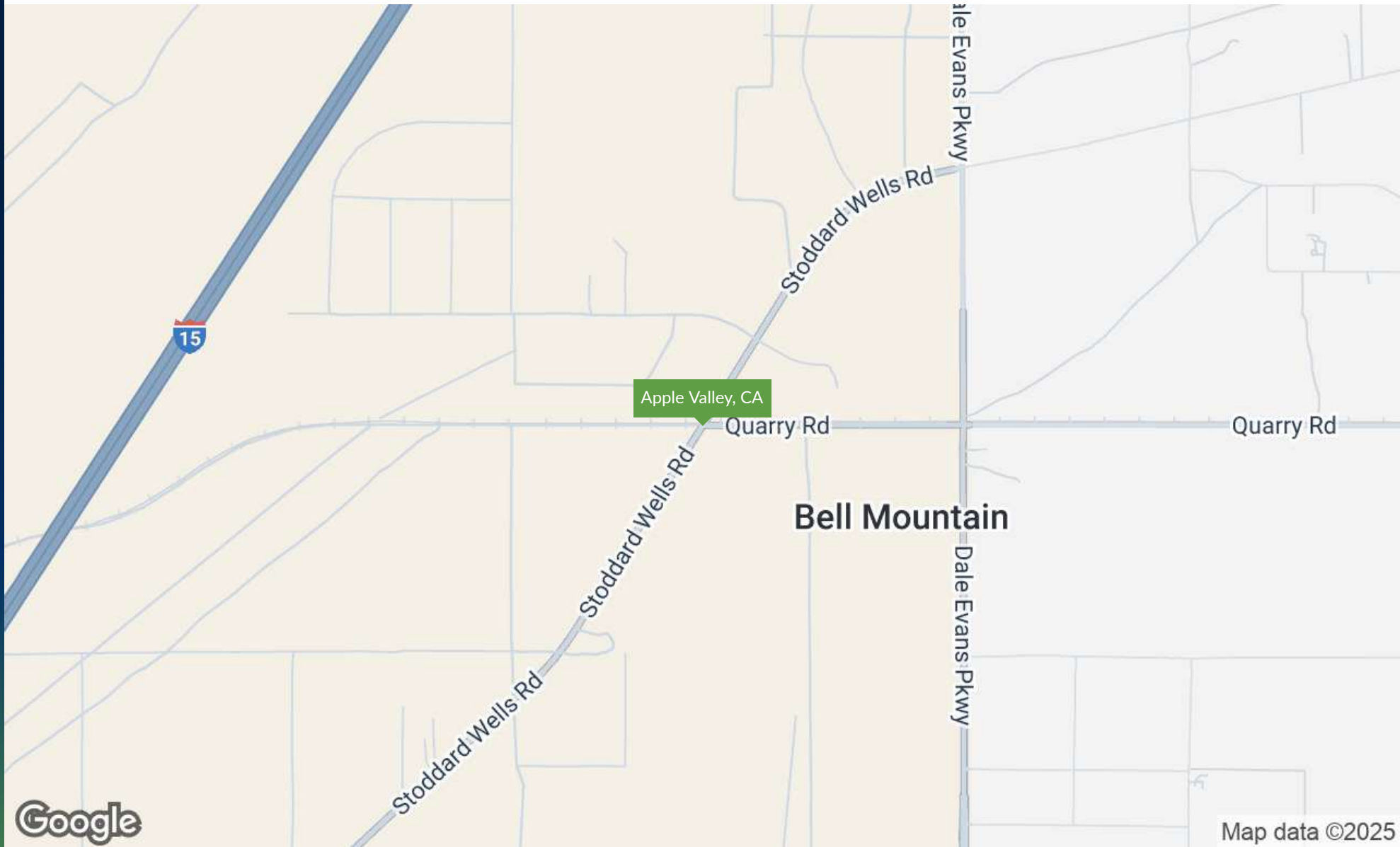
The Victor Valley Station will be located on a 300-acre property southeast of the Dale Evans Parkway and I-15 interchange in Apple Valley. The station may serve as the future hub for connecting to the High Desert Corridor and California High-Speed Rail systems.

SECTION 2

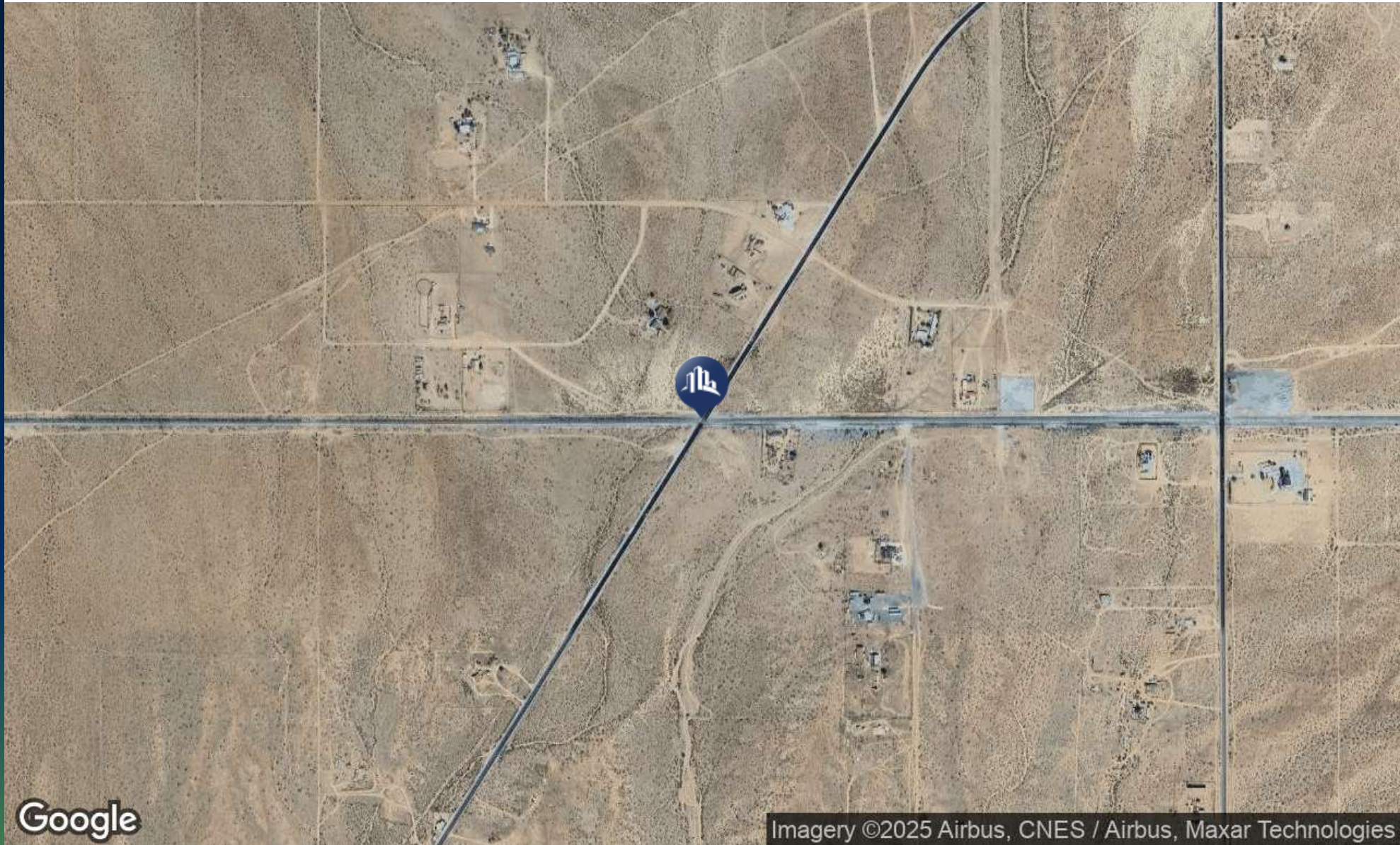
LOCATION INFORMATION



Regional Map

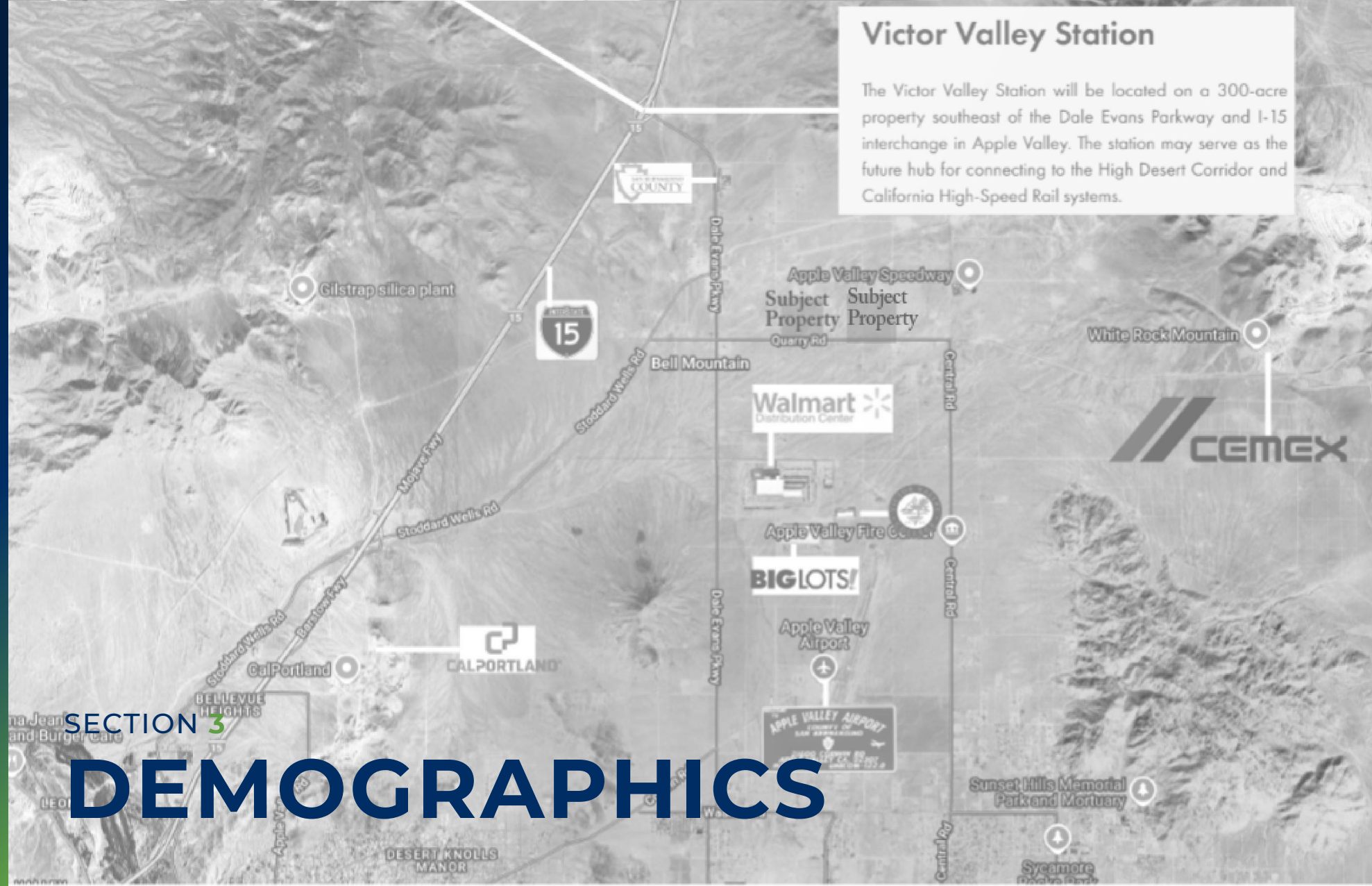


Aerial Map



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.



SECTION 3

DEMOGRAPHICS

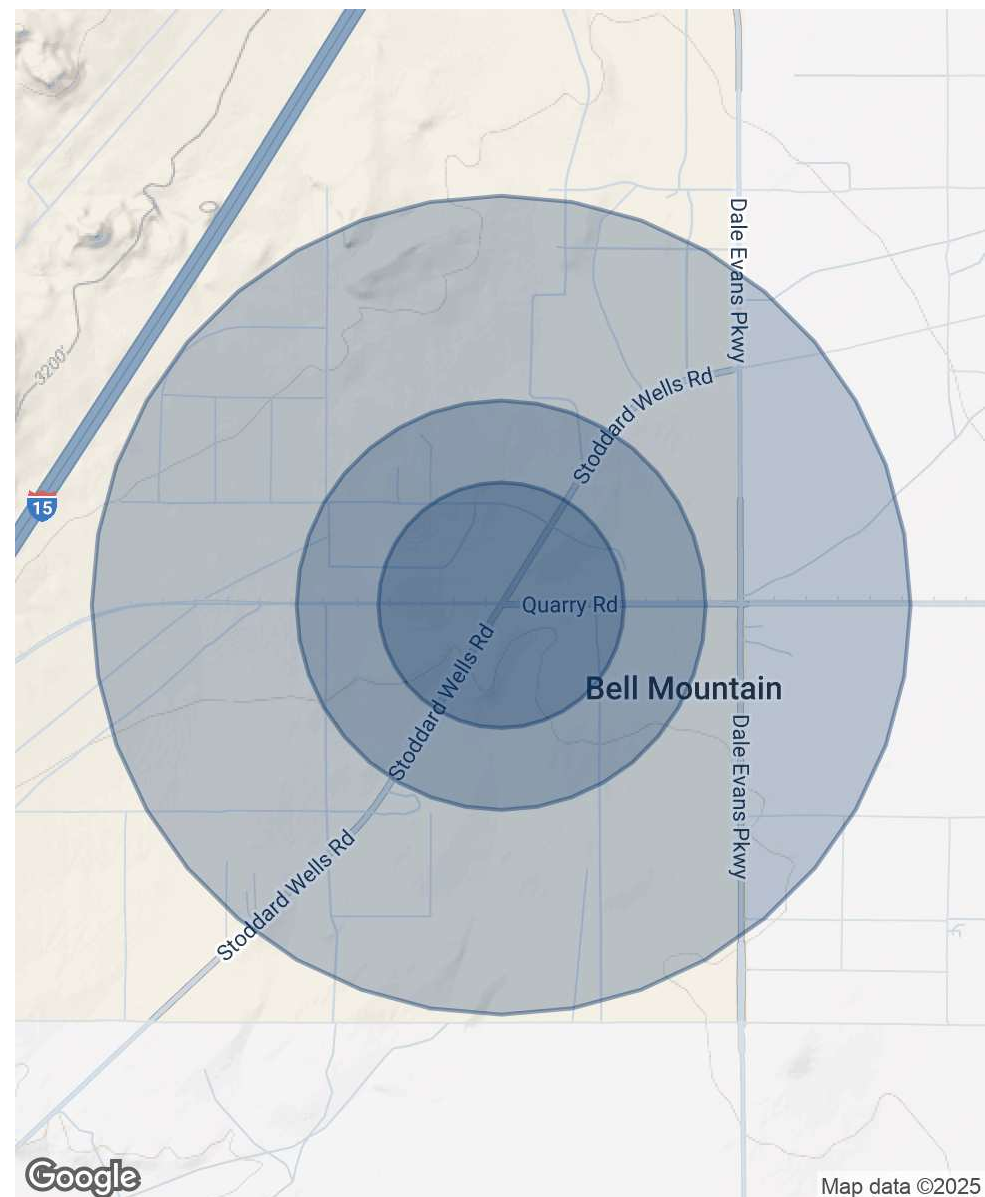
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10	38	83
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	13	29
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$156,841	\$156,841	\$153,132
Average House Value	\$886,329	\$886,329	\$870,965

Demographics data derived from AlphaMap



Map data ©2025