

INDUSTRIAL LAND FOR SALE

Adelanto, CA 92301

Colusa Road

139 MW Solar Project
Goldman Sachs Renewable
Power Group

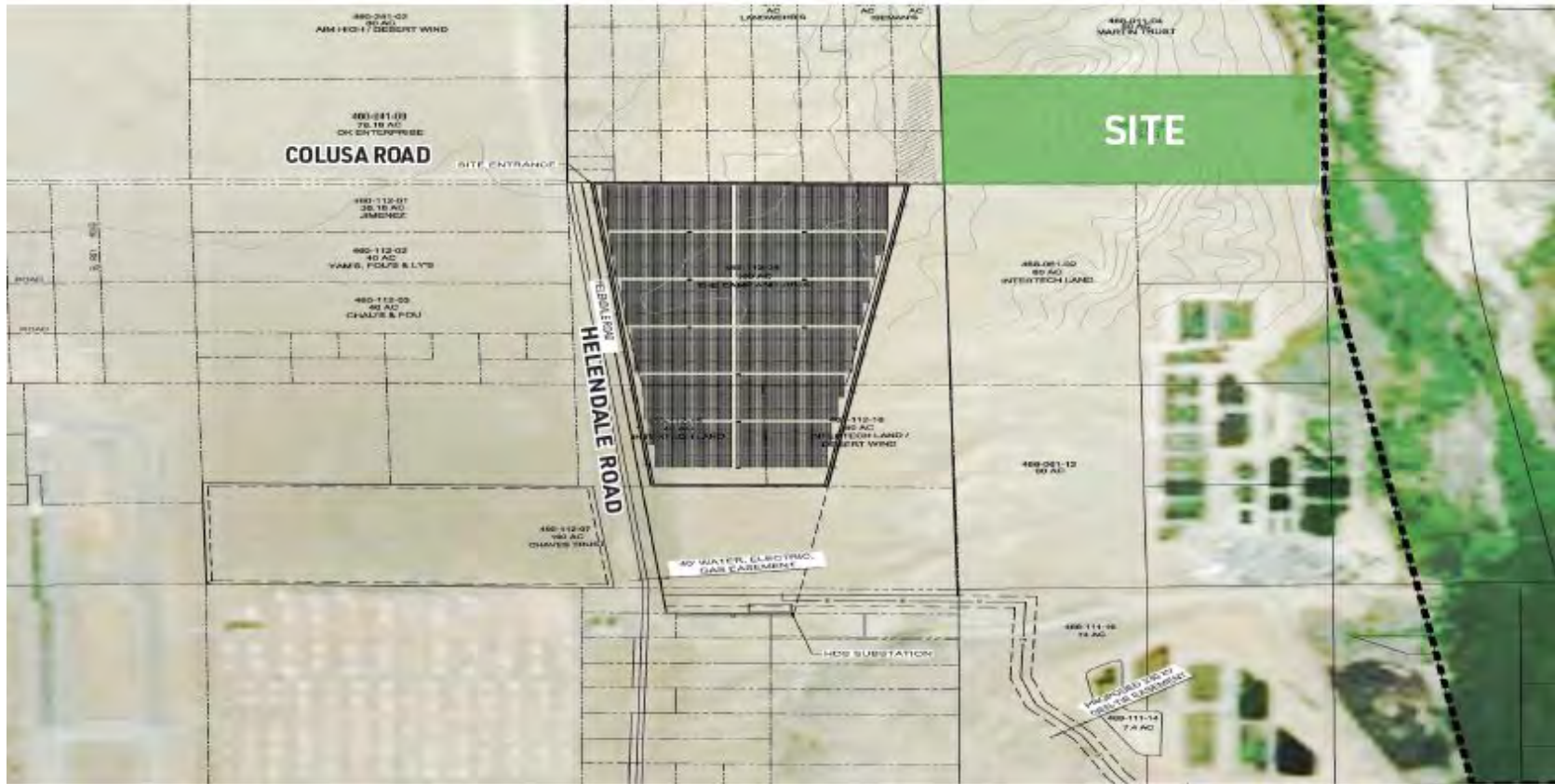
SITE

Helendale Road



OFFERING MEMORANDUM

PEAK
COMMERCIAL



OFFERING SUMMARY

ADDRESS	Colusa Rd. Adelanto CA 92301
COUNTY	San Bernardino
PRICE	\$695,000
PRICE PSF	\$0.20
LAND SF	3,484,800 SF
LAND ACRES	80
OWNERSHIP TYPE	Fee Simple
APN	0468-011-05

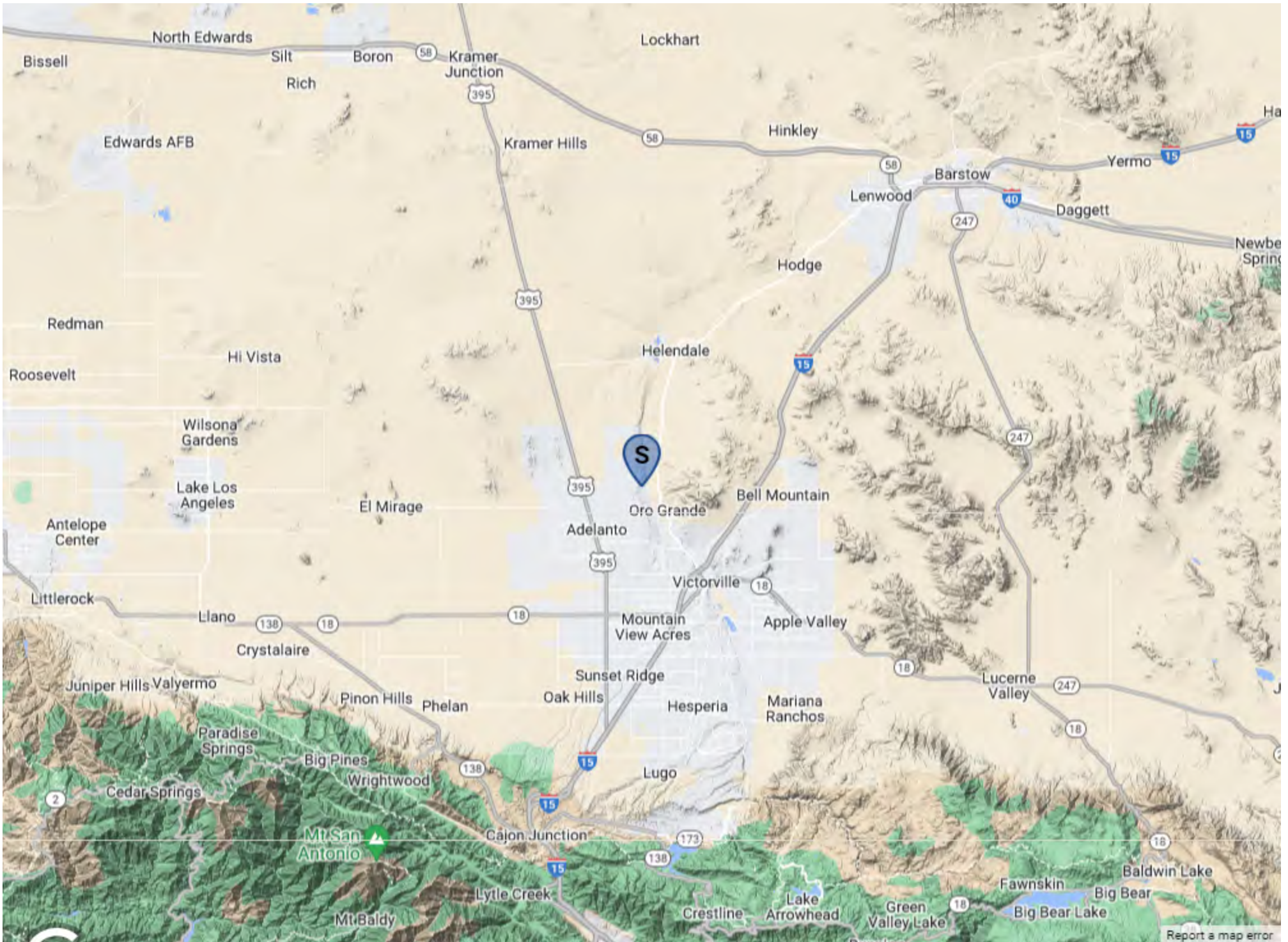
DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	45	2,586	11,938
2022 Median HH Income	\$29,226	\$40,112	\$44,001
2022 Average HH Income	\$47,094	\$57,009	\$59,669

Description

- Opportunity to acquire 80 AC of Industrial Land. The parcel is located on the east side of SCLA, an 8,500 AC industrial freight hub w/ a proposed 3,500 AC rail-served multi-modal facility and 670 AC solar project that was completed nearby.





Existing High Desert Power Plant & Solar Project



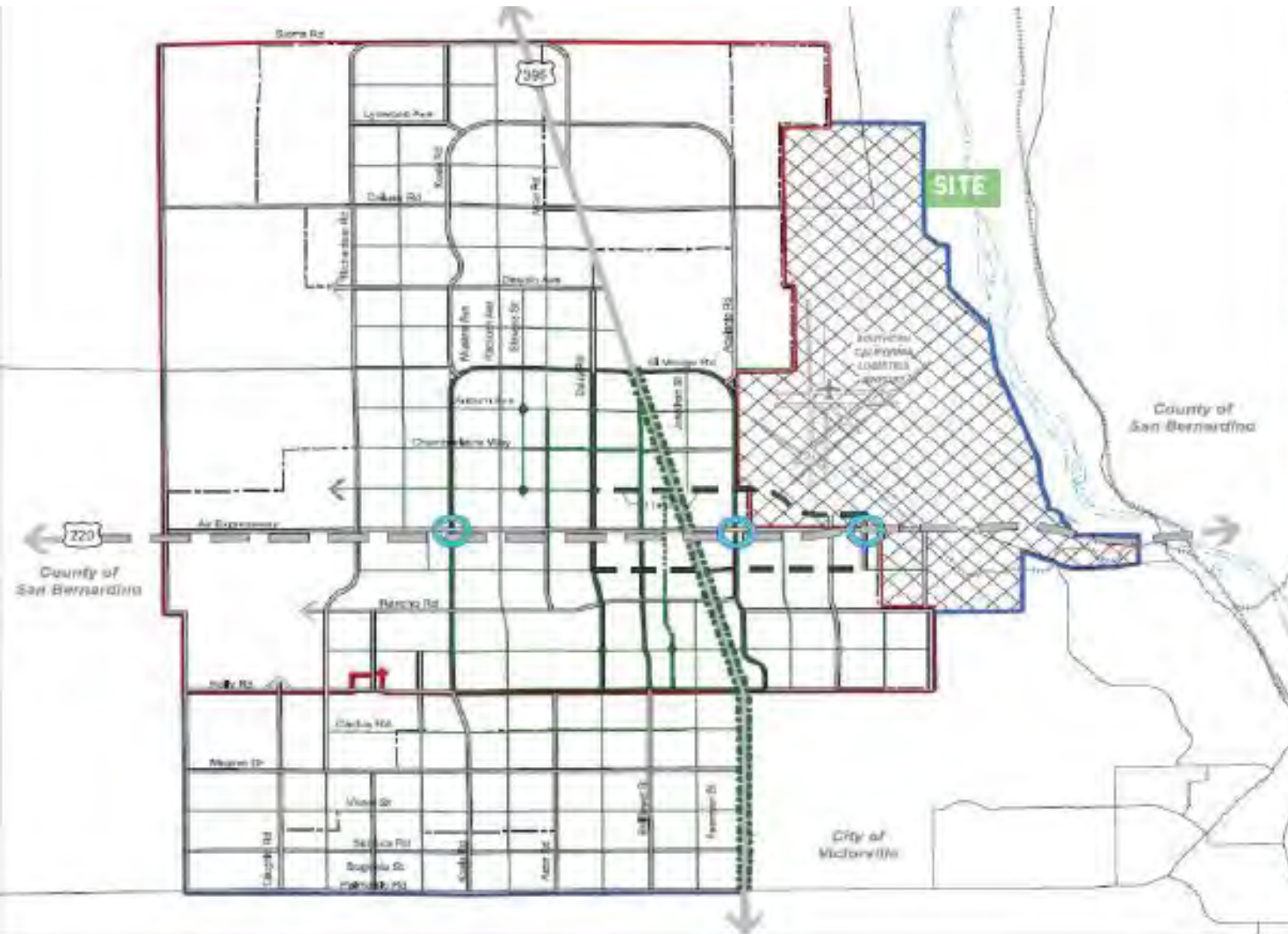
Located on a 670 AC site west of the subject property, a 139 MW project by Goldman Sachs Renewable Power Group was completed.

The High Desert Power Project (HDPP), which is located south of the subject property, was the first new major power plant in Southern California. This project began in the mid 1990's and was completed in 2003.

HDPP uses Combined-Cycle Gas Turbines, that comprise of 2 gas turbines and steam turbine. This powerplant was named Power magazine's "2003 Plant of the Year" do to it's "innovative approaches to project partnering, air emissions offsetting and water management".

**FIGURE M-1
Proposed Roadway Network**

- TRANSPORTATION**
- Highway 395 (6 lanes)
 - Highway 395 Shoulder (6 lanes)
 - Landscape Treatment (6 lanes)
 - Potential Regional Highway
 - Main Street (4 lanes)
 - Major Boulevard (4 lanes)
 - Collector Street (4 lanes)
 - Activity Street - Residential (4 lanes)
 - Activity Street - Commercial (4 lanes)
 - Town Center Loop (varies 2-5 lanes)
 - Potential Interchange
 - Signal Intersection
- BOUNDARIES**
- City Boundary
 - Project Boundary
 - Study Area
 - SCLA Land Use Area





8,500 AC Industrial Complex

Major tenants nearby include Amazon, FedEx, Boeing, Dr. Pepper, Snapple, Goodyear Tire, Red Bull, and 3M to name a few.

Immediate access to I-15 & SR-395

Adjacent to the Southern California Logistics Center with air cargo services and planned 3,500 AC intermodal complex

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41	1,867	8,907
2010 Population	48	2,498	11,609
2022 Population	45	2,586	11,938
2027 Population	45	2,641	12,246
2022 African American	1	558	2,854
2022 American Indian	1	68	276
2022 Asian	2	25	139
2022 Hispanic	25	1,619	7,127
2022 Other Race	13	977	4,363
2022 White	18	557	2,581
2022 Multiracial	10	383	1,654
2022-2027: Population: Growth Rate	0.00 %	2.10 %	2.55 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	136	627
\$15,000-\$24,999	3	158	506
\$25,000-\$34,999	2	50	321
\$35,000-\$49,999	1	90	406
\$50,000-\$74,999	2	132	660
\$75,000-\$99,999	2	78	463
\$100,000-\$149,999	0	64	303
\$150,000-\$199,999	1	53	103
\$200,000 or greater	0	1	61
Median HH Income	\$29,226	\$40,112	\$44,001
Average HH Income	\$47,094	\$57,009	\$59,669

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	18	684	3,135
2010 Total Households	13	668	2,991
2022 Total Households	14	762	3,451
2027 Total Households	14	785	3,565
2022 Average Household Size	3.21	3.39	3.45
2000 Owner Occupied Housing	8	244	1,102
2000 Renter Occupied Housing	3	310	1,296
2022 Owner Occupied Housing	8	336	1,380
2022 Renter Occupied Housing	6	426	2,071
2022 Vacant Housing	1	53	333
2022 Total Housing	15	815	3,784
2027 Owner Occupied Housing	8	349	1,444
2027 Renter Occupied Housing	6	435	2,121
2027 Vacant Housing	1	47	308
2027 Total Housing	15	832	3,873
2022-2027: Households: Growth Rate	0.00 %	3.00 %	3.25 %

Source: esri

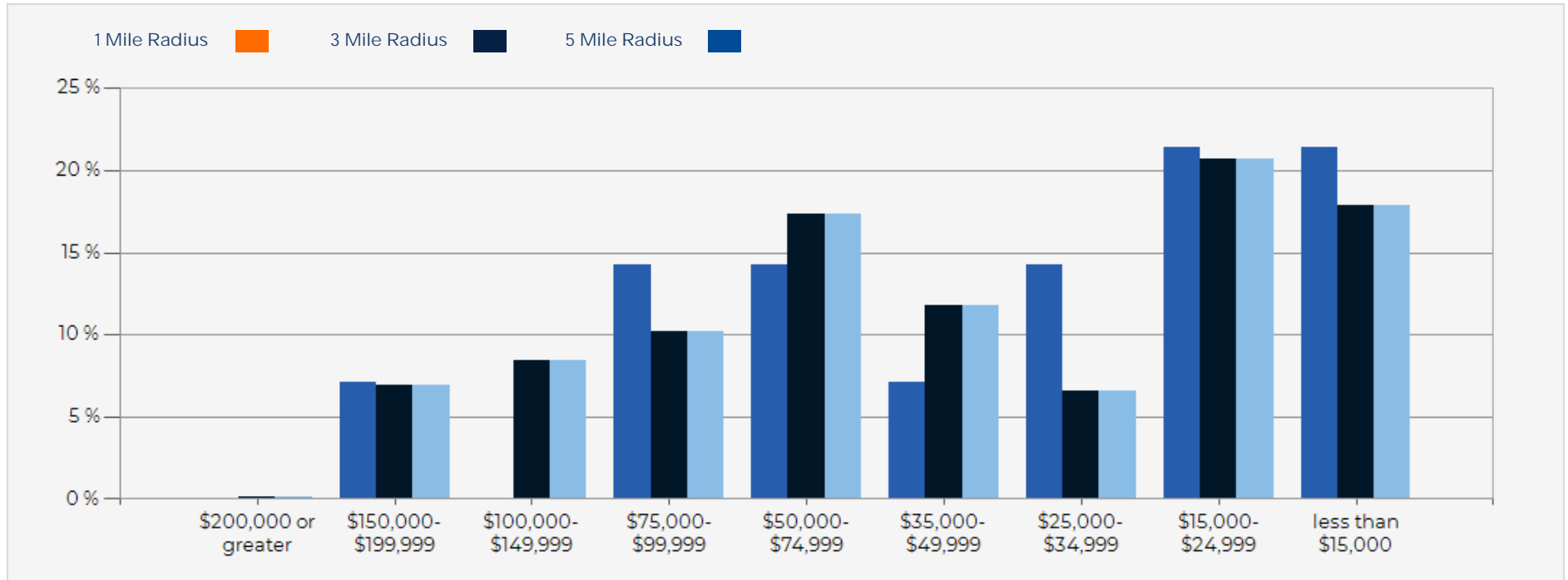
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3	168	816
2022 Population Age 35-39	2	161	701
2022 Population Age 40-44	3	128	608
2022 Population Age 45-49	3	120	518
2022 Population Age 50-54	4	127	541
2022 Population Age 55-59	3	107	490
2022 Population Age 60-64	4	97	419
2022 Population Age 65-69	3	78	353
2022 Population Age 70-74	3	67	270
2022 Population Age 75-79	1	39	158
2022 Population Age 80-84	1	27	88
2022 Population Age 85+	1	16	63
2022 Population Age 18+	35	1,637	7,523
2022 Median Age	44	26	25

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$46,478	\$52,933
Average Household Income 25-34	\$59,772	\$62,084	\$64,070
Median Household Income 35-44	\$0	\$44,074	\$47,459
Average Household Income 35-44	\$50,771	\$58,547	\$62,402
Median Household Income 45-54	\$62,500	\$52,185	\$53,040
Average Household Income 45-54	\$50,058	\$61,387	\$68,165
Median Household Income 55-64	\$18,542	\$40,884	\$42,276
Average Household Income 55-64	\$48,922	\$60,068	\$59,720
Median Household Income 65-74	\$15,000	\$35,741	\$37,370
Average Household Income 65-74	\$42,824	\$52,286	\$53,501
Average Household Income 75+	\$30,168	\$40,903	\$38,997

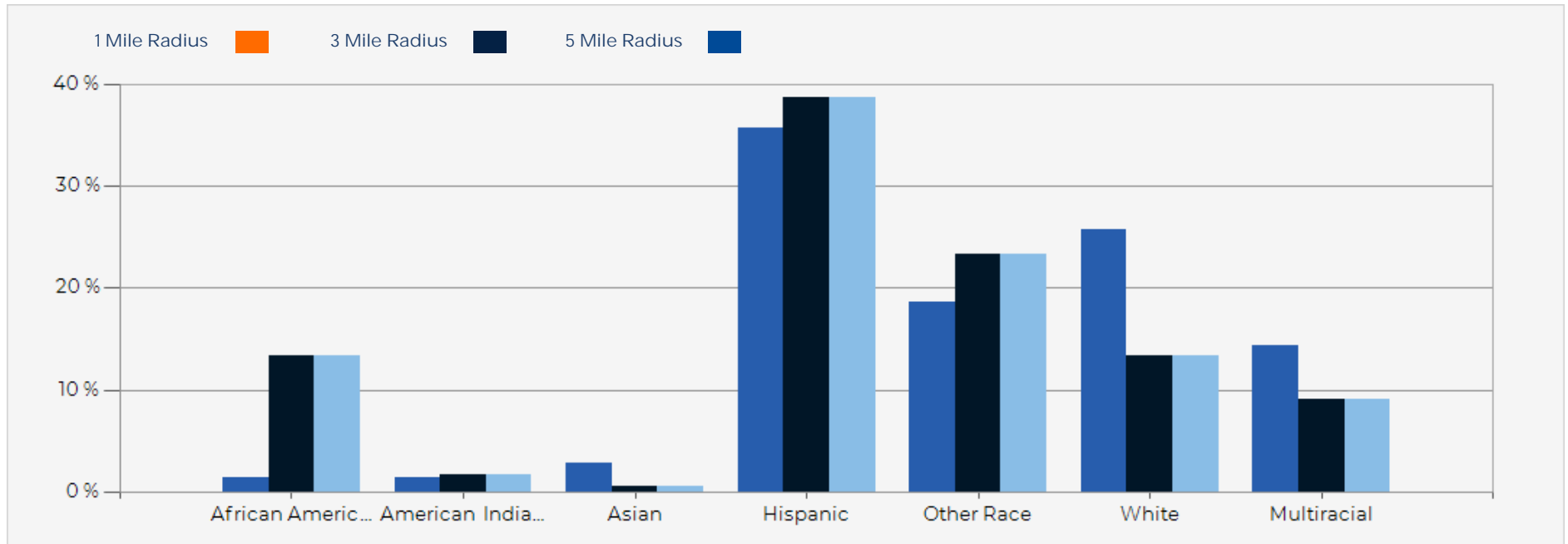
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2	163	894
2027 Population Age 35-39	2	159	772
2027 Population Age 40-44	3	158	679
2027 Population Age 45-49	3	123	578
2027 Population Age 50-54	3	115	485
2027 Population Age 55-59	3	109	483
2027 Population Age 60-64	3	92	416
2027 Population Age 65-69	3	79	340
2027 Population Age 70-74	3	59	270
2027 Population Age 75-79	2	48	194
2027 Population Age 80-84	2	26	105
2027 Population Age 85+	1	19	70
2027 Population Age 18+	35	1,671	7,736
2027 Median Age	47	26	26

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$58,069	\$61,657
Average Household Income 25-34	\$72,543	\$73,554	\$75,291
Median Household Income 35-44	\$0	\$53,239	\$53,629
Average Household Income 35-44	\$63,846	\$68,525	\$71,502
Median Household Income 45-54	\$75,000	\$59,296	\$59,888
Average Household Income 45-54	\$59,138	\$72,030	\$80,576
Median Household Income 55-64	\$75,000	\$50,716	\$50,531
Average Household Income 55-64	\$53,691	\$72,261	\$70,232
Median Household Income 65-74	\$18,542	\$41,302	\$43,749
Average Household Income 65-74	\$51,571	\$62,060	\$63,726
Average Household Income 75+	\$42,532	\$49,689	\$45,399

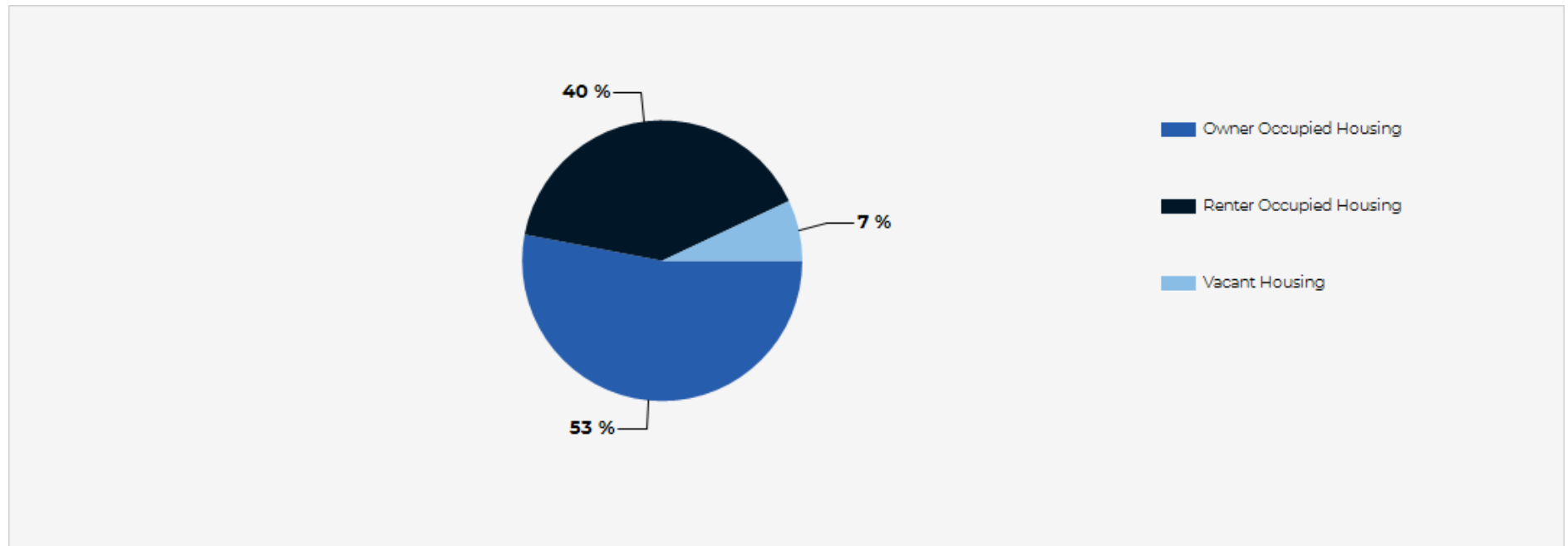
2022 Household Income



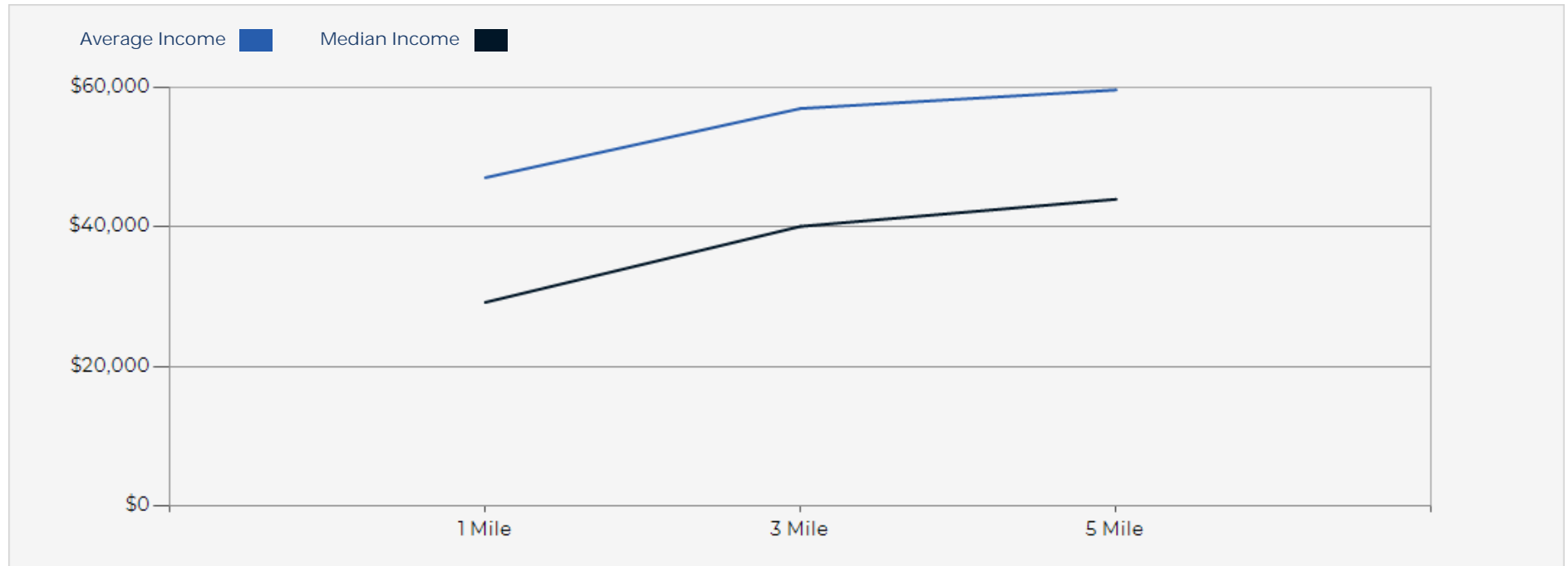
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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