

7611 - 7637 US HIGHWAY 138
PHELAN, CA 92371

COMMERCIAL PROPERTY/ REDEVELOPMENT
(+50.33 Ac) - FOR SALE

**GAS STATION,
TRUCK STOP,
HOTEL/MOTEL**

(HIGHWAY 138 +15,413 CPD)

(ANGELES CREST HWY
+6,106 CPD)



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CITY OF WRIGHTWOOD



(ANGELES CREST HWY
+6,106 CPD)



(HIGHWAY 138 +15,413 CPD)

SUBJECT PROPERTY



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SUBJECT PROPERTY

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SUBJECT PROPERTY



(ANGELES CREST HWY
±6,106 CPD)

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

SUMMARY

PROPERTY INFORMATION

Address:	7611 - 7637 US Highway 138 Phelan, CA 92371
APN:	3037-341-04-0000
Sale Price:	\$4,000,000
Building Size:	± 4,658 sq. ft.
Land Size:	± 2,192,374 sq. ft. (±50.33 Ac)
Zoning:	PH/SD-RES
Tenancy (2):	Mountain Top Café Mountain Top Mini Market
Land Use Code:	Service Station

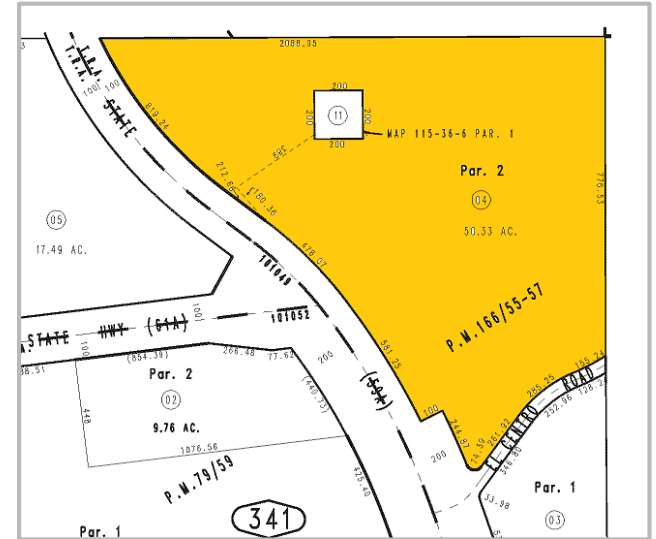
PROPERTY HIGHLIGHTS

- Seller Owned - 20+ Years
- Gas Station, Truck Stop, and/or Hospitality
- SEC Highway 138 & Highway 2
- Highway 138 is a major road connecting San Bernardino to the Palmdale Lancaster High Desert Area.
- Liquor store w/ full liquor license available
- Limited commercial land in immediate area
- Previously gas station

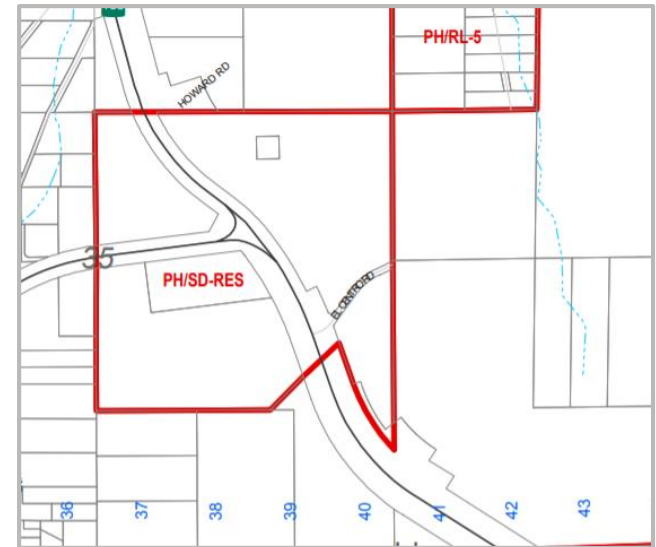


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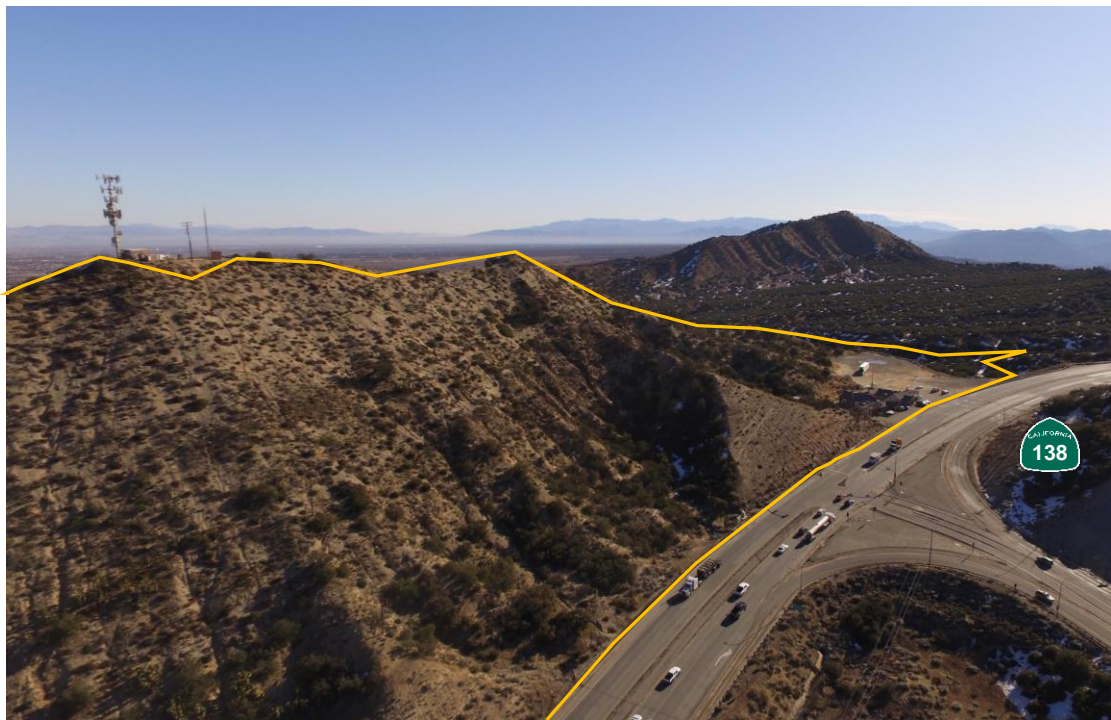
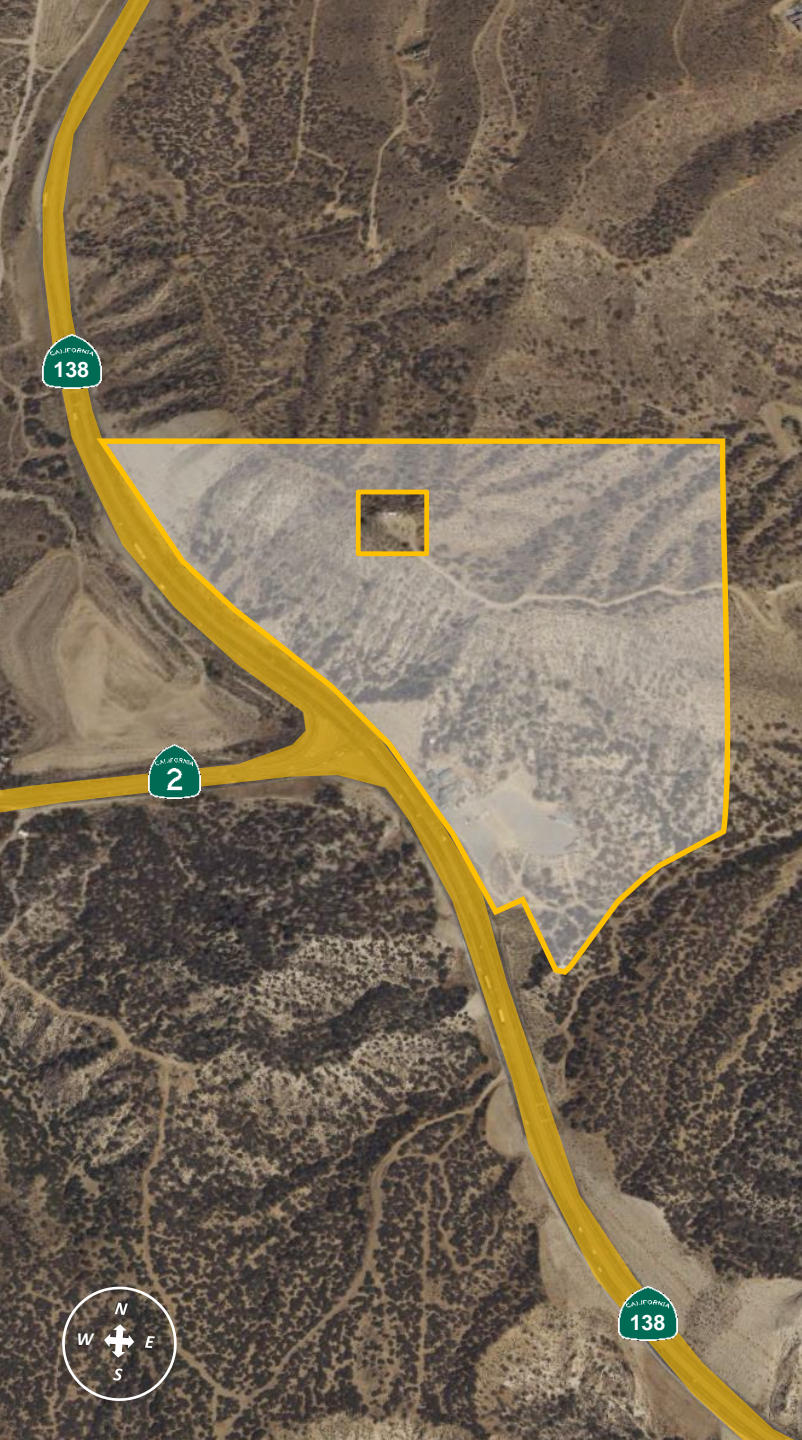
APN: 3037-341-04-0000



SD – Special Development

Zoning: PH/SD-RES

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Demographics

	1 Mile	3 Mile	5 Mile
2019 Total Population	318	8,009	20,212
2019 Households	114	2,814	7,259
% Population Growth 2019-2024	5.97%	9.53%	6.05%
% Household Growth 2019-2024	7.02%	9.56%	5.97%
2019 Household Income: Average	\$62,678	\$57,377	\$58,360