

THE HIGHWAY A DVANTAGE: O JONATHAN ST.

Premium Commercial Frontage
in the **Adelanto Logistics Corridor**

Listing Price: **\$129,980** | APN: **0459-182-22**

Zoning: **Business Park (BP)**



A STRATEGIC COMMERCIAL NODE



TOPOGRAPHY & SIZE

17,999 SF (0.413 Acres).

100% flat, build-ready topography.



EYEBALL ECONOMY

20,800 Average Daily Traffic (ADT).

Direct **US Highway 395** frontage.



VERSATILITY

Business Park (BP) Zoning.

Primed for **logistics support, retail, and professional services.**



CAPITAL MULTIPLIERS

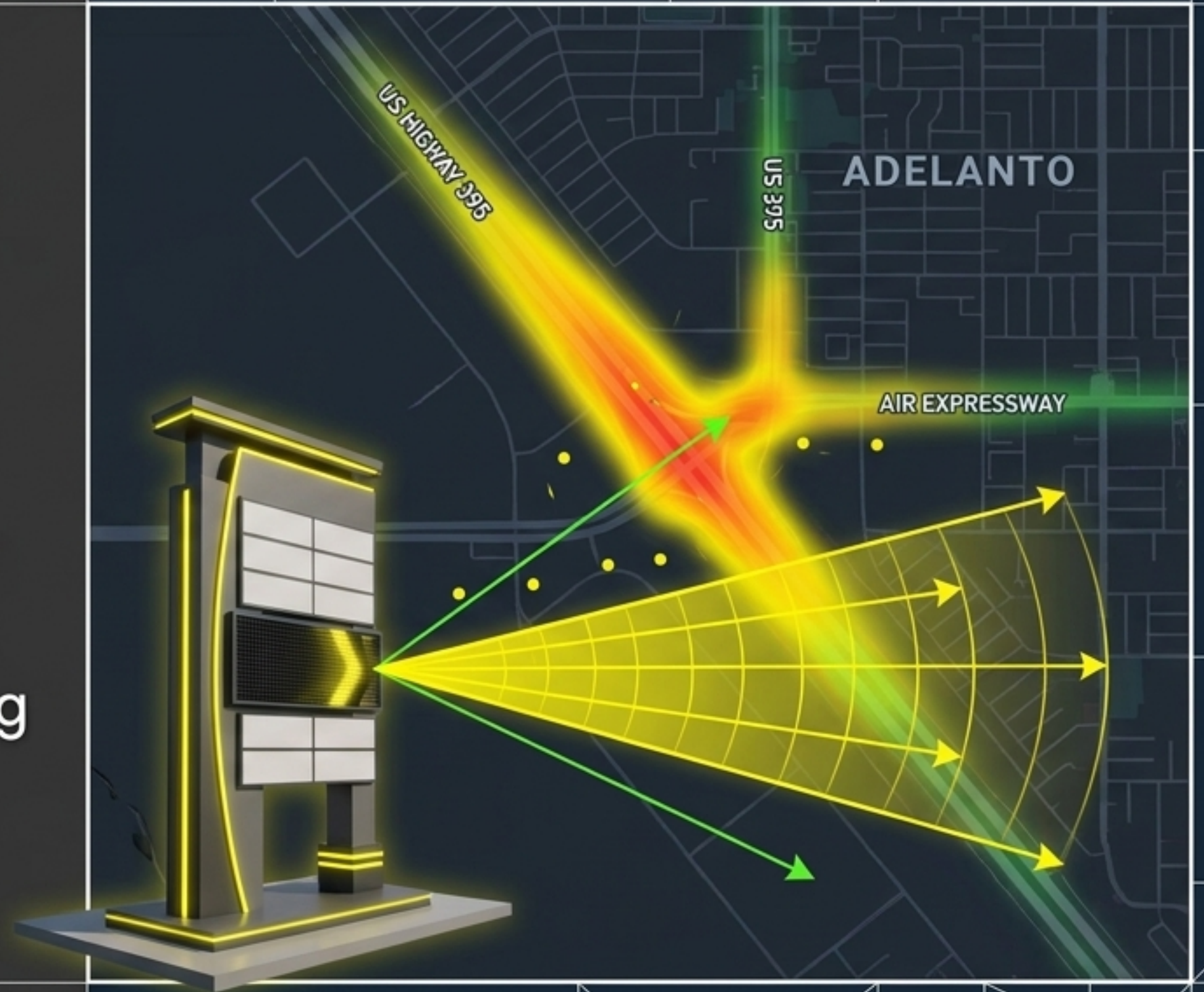
Double Tax Incentive Status.

Located in both a federal **Opportunity Zone (OZ)** and a **New Market Tax Credit (NMTC)** area.

UNMATCHED VISIBILITY: THE EYEBALL ECONOMY

16,200 – 20,800 ADT
(CalTrans data for US Hwy 395)

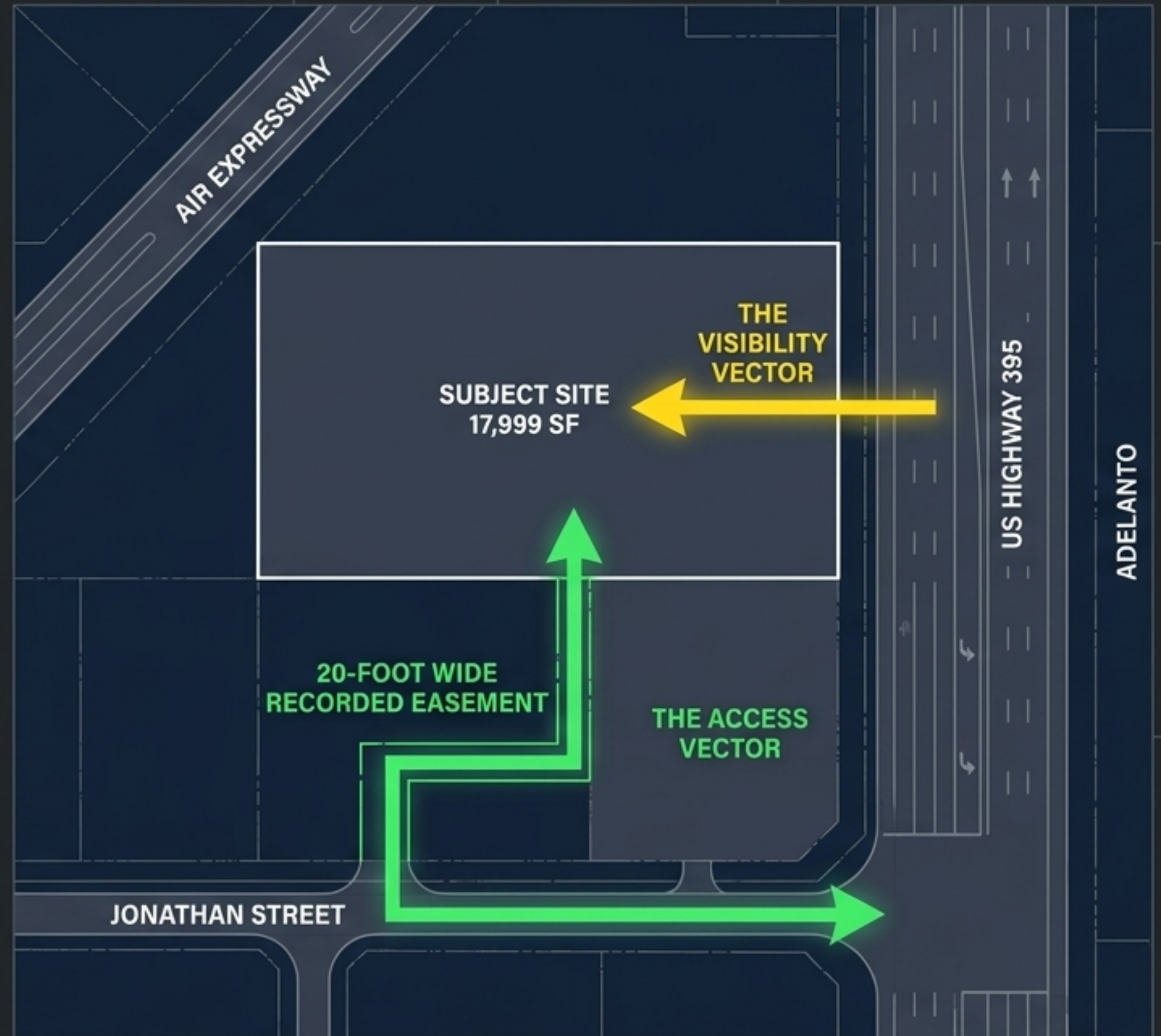
The southwest corner of the parcel directly abuts US Highway 395. This continuous, high-volume flow of commuter and logistics traffic creates an invaluable opportunity for high-impact pylon signage, effectively acting as a permanent, zero-marginal-cost billboard for any on-site business.



Blueprint for Seamless Access

High visibility is only valuable with safe, legal access. O Jonathan St guarantees seamless physical entry without the traffic hazards of a direct highway turnoff.

Guaranteed legal ingress/egress via a 20-foot wide recorded easement originating from Jonathan Street, connecting directly to the level, 17,999 SF site.



TURNKEY VERSATILITY: BUSINESS PARK (BP) ZONING

Located strategically between Air Expressway and Bartlett Avenue, and positioned to service the Southern California Logistics Airport (SCLA) hub, the site allows for high-yield commercial development.



Service & Convenience: C-Store, Service Station (with or without carwash), Non-age restricted restaurants



Professional & Medical: Medical clinics, veterinary hospitals, day care centers, professional offices



Logistics & Trade: Machine shops, equipment rental, construction materials yard



Passive Income: Cellular towers, commercial billboards, solar generation

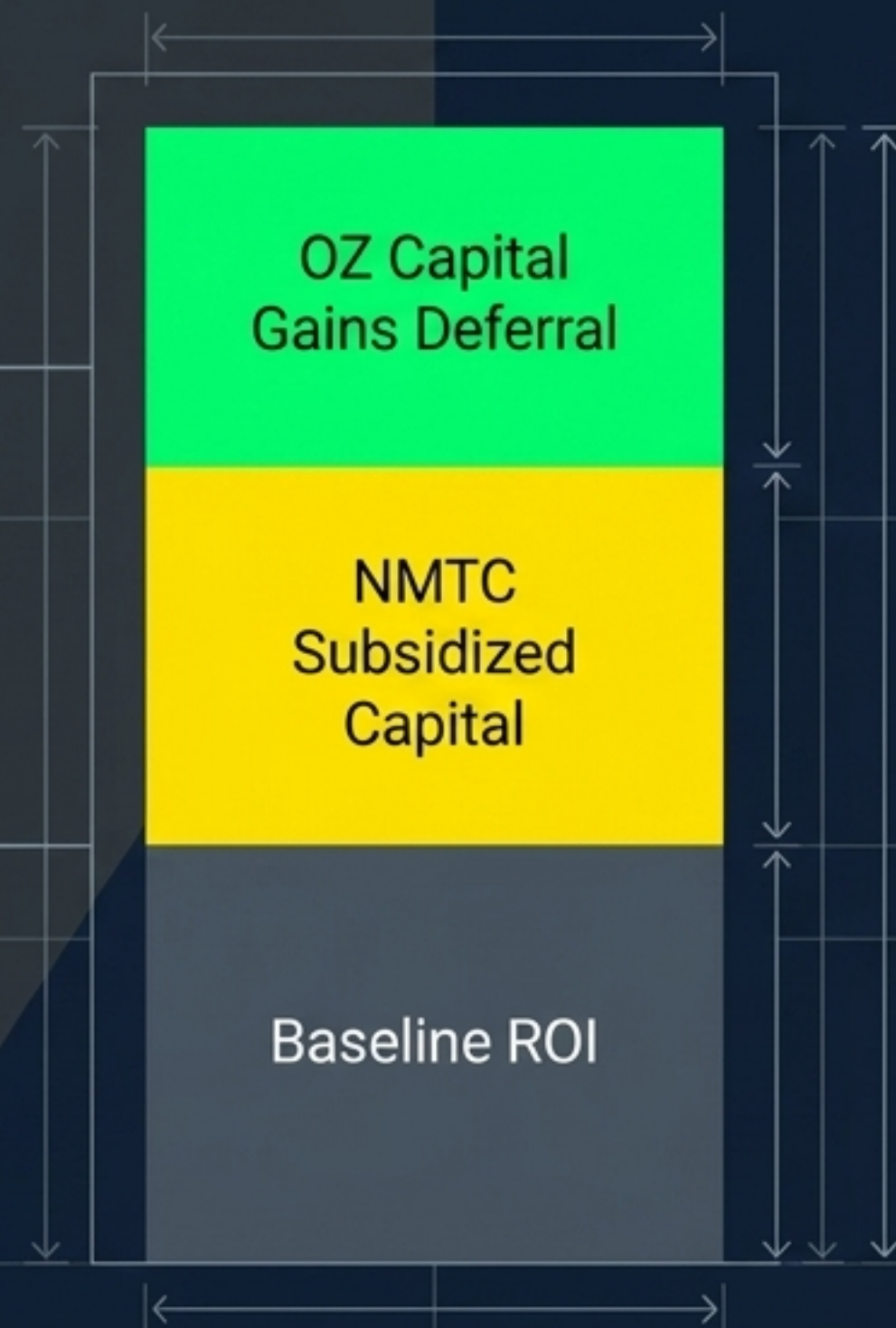
The Financial Multipliers: Double Tax Incentives

Federal Opportunity Zone (OZ)

Offers significant capital gains tax deferrals, reductions, and potential eliminations for long-term investments and property developments.

New Market Tax Credit (NMTC) Area

Qualifies the site for specialized, subsidized financing programs designed to stimulate commercial investment, lowering the overall cost of capital for construction.

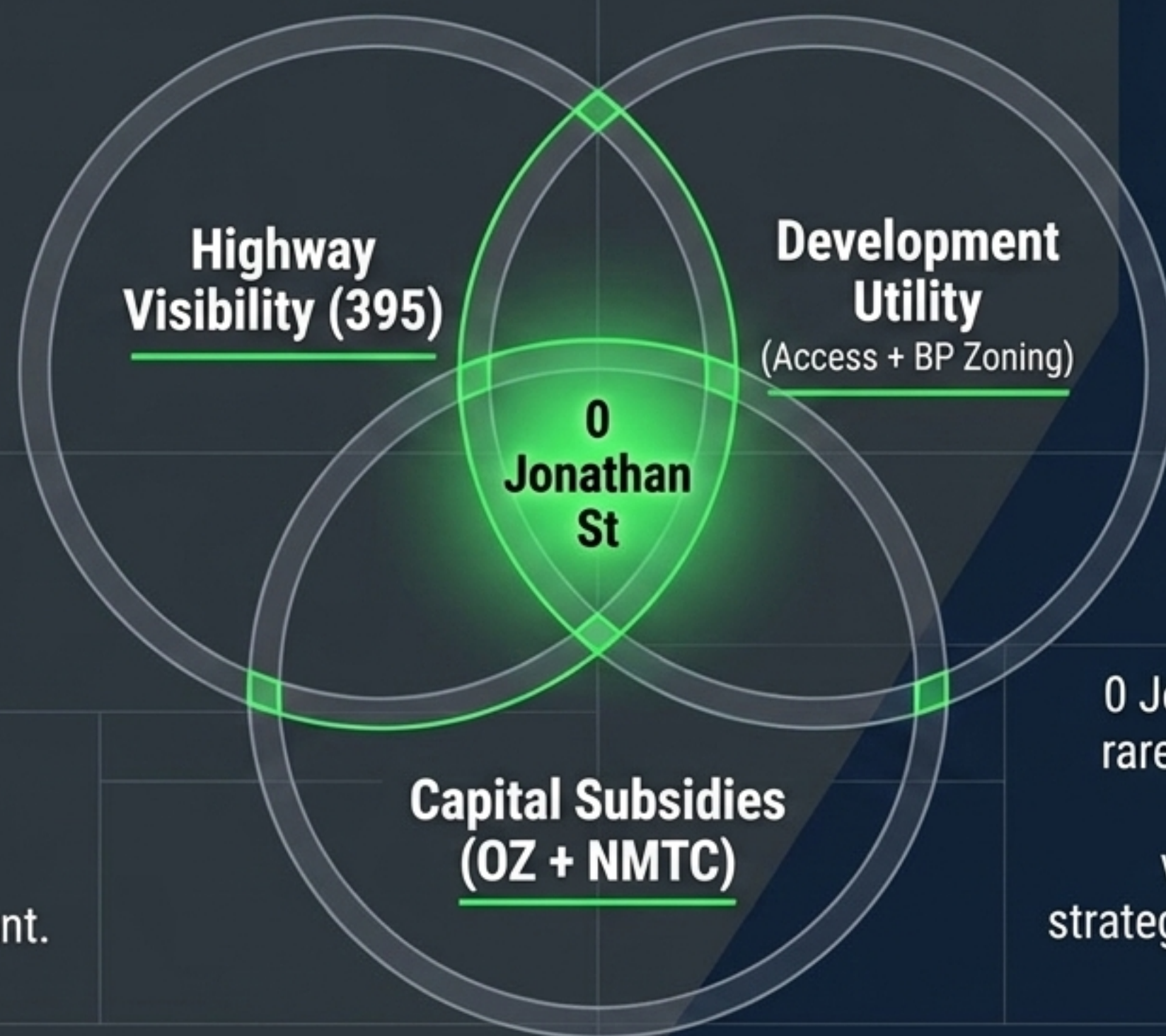


THE VALUE EQUATION: PREMIUM PRICE VS. MAXIMUM UTILITY

Buying cheap, off-highway land is a false economy for businesses that rely on visibility. The \$7.22/SF price point buys access to an eyeball economy that cheaper parcels cannot replicate.

	0 JONATHAN ST (SUBJECT)	11730 HARDY AVE (COMP)	0 YATES RD (COMP)
Price/SF	\$7.22/SF	\$4.46/SF	\$2.54/SF
Total Price	\$129,980	\$30,000	\$24,000
US 395 Frontage	YES	NO	NO
Traffic Count	20,800 ADT	Minimal	Minimal
Direct Signage Potential	High	None	None
Tax Incentive Status	OZ + NMTC	Standard	Standard

The Complete Investment Profile



The \$129,980 listing price is not a premium for dirt; it is a premium for placement.

0 Jonathan Street represents the rare intersection of raw logistical utility and high-traffic retail visibility. It is a fully unlocked, strategically positioned commercial asset ready for deployment.

Secure the Highway Advantage

0 Jonathan St, Adelanto, CA 92301 | APN: 0459-182-22 | \$129,980

Comprehensive due diligence materials, zoning documentation, and easement records are available for immediate review.

Gregg Cochran, Broker
Smoke Tree Commercial
949-667-0322
stcreatestate@mail.com
DRE 01135909