



The City with Unlimited Possibilities

213-373-1353

Adelanto@localequity.com

Population 38,160	Median HH Income \$ 65,518	Distance from I-15 7.4 Miles	Traffic Count Hwy 395 30,200 Daily	Distance from SCLA 3.9 Miles	Undeveloped Land 40mi ² 26,000 acres	Housing Units 9,741
-----------------------------	--------------------------------------	----------------------------------------	----------------------------------------------	----------------------------------------	--------------------------------------------------------------	-------------------------------

Largest Employers

- General Atomics Aeronautical Systems, Inc 445
- Fiber Care Baths, Inc 240
- Northwest Pipe Company 231
- Clark Pacific 185
- West Coast Aerospace Inc 180

Newest City Projects

- Copart Auto Auctions
- AES Solar Farm
- Multiple large SFR tracts
- Multiple large Cannabis Facilities
- General Atomics Manufacturing
- XPO Logistics

Why Adelanto?

- Business-friendly government
- Fast permitting and license application processing
- Approximately 40 squares miles of developable land
- Low developer fees, and large Opportunity Zone
- Easy access to Southern California Airports, and major highways
- Quickly growing workforce
- Highways to SoCal, NorCal, Canada, Nevada & Arizona

Top Employment Industries	Highest Paying Industries	Largest Ethnic Groups
Transportation and warehousing, and utilities	Public Administration (\$70,385)	White (Hispanic) 34.3%
Retail trade	Manufacturing (\$66,158)	Multiracial (Hispanic) 16.5%
Educational services, and health care and social assistance	Construction (\$58,860)	Other (Hispanic) 14.7%

1 Growth City



2018-2024	%Δ Population	%Δ Owner-Occupied	%Δ Median HH Income	%Δ Degree-Attained	%Δ Businesses	%Δ Single-Family Permits*
Adelanto	2%	2%	9%	10%	5%	28%
HD Cities Average*	1%	-1%	5%	2%	2%	11%

* Other Cities include Victorville, Barstow, Hesperia, Apple Valley

* Permit data capture the changes from 2018 to 2023.

Source: Applied Geographic Solutions and GIS Planning 2024, ACS, State of the Cities Data Systems, Internal

ECONOMY

In Labor Force, 16+ 54%

Total Retail Sales \$250 M

HOUSING AND LIVING

Median Property Value \$276,900

Median HH Income \$62,582

Owner Occupied Rate 61.8%

Average Commute Time 35 mins

COMMERCIAL RE

Office \$100/SF*

Industrial \$122/SF*

Retail \$350/SF*

Specialty \$116/SF*

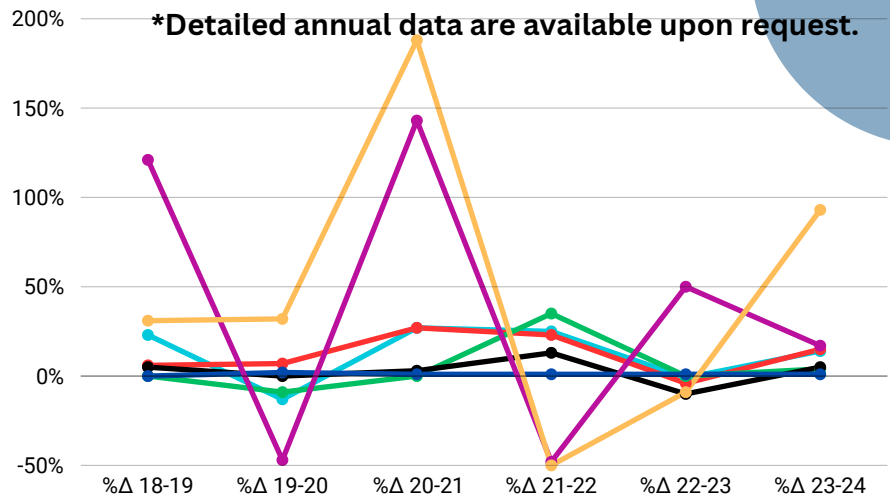
Land \$54,395/AC*

Source: Data USA, Costar, ACS, Applied Geographic Solutions and GIS Planning 2024, * Sold transactions in the past 3 years

<http://www.ci.adelanto.ca.us>

Annual Growth Overview*

*Detailed annual data are available upon request.



- Sales Tax
- Commercial Power Usage
- Sale Price for SFR Properties
- Residential Power Accounts
- Average Daily Traffic on HWY395
- Sale Price Land Transactions
- Industrial SF Approved through PC

Positive Correlations*:

* Note: With a limited sample size, these correlations should be regarded as suggestive rather than definitive.

- As the number of residential power accounts grows, there is a corresponding increase in the sale price per square foot for single-family residential properties.
- A rise in residential power accounts also correlates positively with an increase in sales tax revenue.
- Higher sale prices per square foot for single-family residential properties tend to be accompanied by higher sales tax revenue.
- Greater industrial square footage approvals align with increase in sale prices per acres for land transactions.
- Higher average daily traffic on HWY 395 is associated with increased sales tax revenue.
- Greater commercial power usage correlates with higher sales tax revenue.

Source: SCE, Internal, Traffic Census, Costar, Realtor, California Department of Tax and Fee Administration