



The City with Unlimited Possibilities

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Population
37,941

**Median
HH
Income**
\$ 68,419

**Distance
from I-15**
7.4 Miles

**Traffic Count
Hwy 395**
30,200
Daily

**Distance
from
SCLA**
3.9 Miles

**Undeveloped
Land**
40mi²
26,000 acres

**Housing
Units**
9,601

Largest Employers

- General Atomics Aeronautical Systems, Inc 445
- Fiber Care Baths, Inc 240
- Northwest Pipe Company 231
- West Coast Aerospace Inc 180
- Adelanto Elementary School District 166

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

Transportation and warehousing, and utilities

Retail trade

Educational services, and health care and social assistance

Highest Paying Industries

Public Administration (\$70,385)

Manufacturing (\$66,158)

Construction (\$58,860)

Largest Ethnic Groups

White (Hispanic) 34.3%

Multiracial (Hispanic) 16.5%

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 \$257 M

HOUSING AND LIVING

Median Property Value \$318,300

Median HH Income \$68,419

Owner Occupied Rate 60.6%

Average Commute Time 46 mins

COMMERCIAL RE

Office \$214/SF*

Industrial \$136/SF*

Retail \$361/SF*

Specialty \$250/SF*

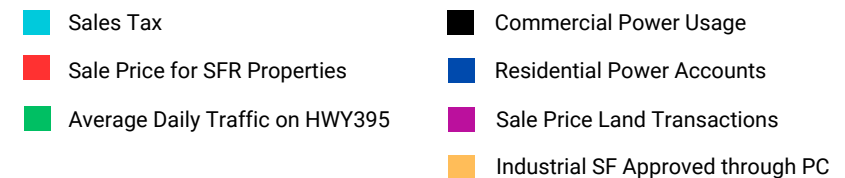
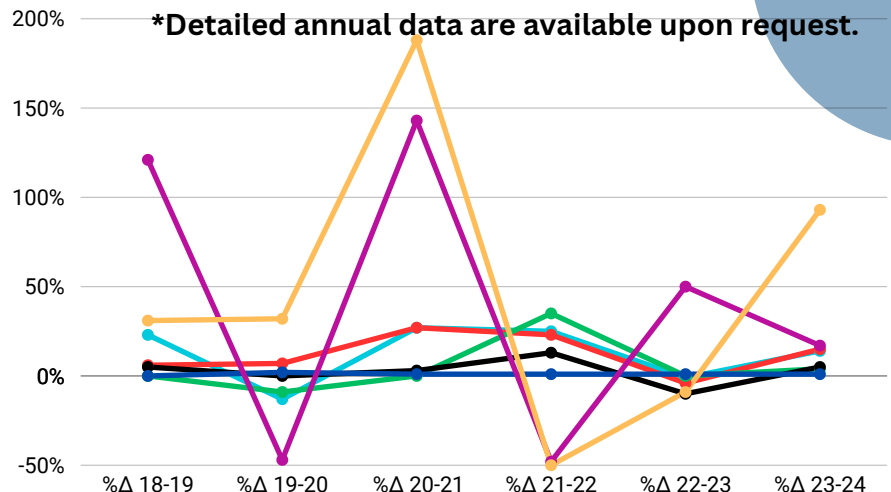
Land \$55,015/AC*

Source: Data USA, Costar, ACS, California Department of Tax and Fee Administration, * Sold transactions in the past 3 years

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

Annual Growth Overview*

*Detailed annual data are available upon request.



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