

IN-N-OUT Pad Disposition: Phelan

EAST OF 138 FREEWAY & NORTH CAJON BOULEVARD | PHELAN, CALIFORNIA



**FREESTANDING
RETAIL/RESTAURANT
OPPORTUNITIES::**

+/- 51,000 s.f.

For information, contact:

Josie Auer
Real Estate Manager
jauer@innout.com
o. (626)813-8294

Yvette Valencia-Schneider
Real Estate Asset Manager
yvschneider@innout.com
o. (626)813-5370

PROPERTY FEATURES:

- Ground Lease, Drive-Thru Pad opportunity.
- Located right off the I-15 Freeway just east of Highway 138 and N. Cajon Blvd.
- Property is conveniently accessible to I-15 Freeway and visible to northbound traffic.

AREA HIGHLIGHTS:

- 15/138 intersection is a commuter destination which is home to the following quick service users: McDonald's, Subway and Del Taco and gas stations: Shell, 76 and Chevron.
- The area has experienced substantial increases in commuter traffic due to the growth of the high desert communities of Victor Valley.
- Highway 138 is the primary thoroughfare for residents of the mountain community of Wrightwood. It experiences its greatest amount of traffic during the winter and summer seasons; due to its proximity to the ski resort in Wrightwood to the west and the Silverwood Lake State Recreational Area to the east.

TRAFFIC COUNTS:

Intersection	Cars Per Day
I-15 Freeway and Highway 138	140,000

Source: CalTrans 2006

ADJACENT RETAILERS INCLUDE:



The information herein has been secured from sources we believe to be reliable; however, In N Out Burger makes no guarantees, warranties or representation as to the completeness thereof. The presentation of this property is submitted subject to error, omissions, changes of price or conditions prior to the sale or lease, or withdrawal without notice.

IN-N-OUT Pad Disposition: Phelan

EAST OF 138 FREEWAY & NORTH CAJON BOULEVARD | PHELAN, CALIFORNIA



FREESTANDING
RETAIL/RESTAURANT
OPPORTUNITY:

+/- 51,000 s.f.

PARCEL MAP NO. 345

IN THE COUNTY OF SAN BERNARDINO, CALIFORNIA

BEING A SURVEY OF PARCEL 2, OF PARCEL MAP NO. 180, AS RECORDED IN BOOK 2, OF PARCEL MAPS, PAGE 25, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MAXWELL, BROWN & MULLINS

JANUARY, 1970

