



KOREK LAND COMPANY, INC.

***PRIME SIGNALIZED
CORNER!***

**50K± SF COMMERCIAL
LITTLEROCK, CA**

LOCATION: Southwest corner of State Highway 138 (Pearblossom Hwy) and 82nd Street E in the Littlerock area of Los Angeles County 93543. Alpine Elementary School and the renowned Charlie Brown Farms are located less than a half block to the east. Pearblossom Highway is a heavily traveled, east/west connector from Los Angeles into the Victor Valley and on into Las Vegas.

APN/SIZE: 3049-029-056 = 19,741± SF and part of 3049-029-055 = 107,676± SF. Seller will work with a qualified buyer in processing a lot-line adjustment for 50,000± SF at the signalized corner.

ZONING: C-RU (Commercial Rural). **LAND USE DESIGNATION:** CR (Rural Commercial). **FAR:** 0.5. The CR designation allows for limited, low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional offices. **CSD:** Southeast Antelope Valley CSD (<https://korekland.com/SEAV-CSD>)

BUYER TO VERIFY ZONING AND LAND USE FOR BUYER'S INTENDED USE.

TRAFFIC: Average daily traffic counts are around 17,200 (<https://korekland.com/Hwy138-traffic>).

TOPO: Basically flat with curb, gutter and sidewalk along Pearblossom Highway.

UTILITIES: In the area.

MISC: Potential fast-food restaurant, coffee shop, convenience store or other highway related commercial uses. Subject is currently improved with a 2,400± SF service station from the 1960's and a 1,000± SF warehouse from the 1950's; neither building is currently in use. Property is to be sold "AS-IS". Additional acreage is available, call for details.

PRICE: Asking \$750,000.

CONTACT: Deanne Boubliis - CalDRE #00970999 at deanne.boubliis@korekland.com or (818) 787-3077 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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