

FOR SALE

2103 Needles Highway, Needles, CA 92363



CAMERON RAWLINGS

Partner
DRE# 02102158
cameron@meadecommercial.com
760-534-2584

MICHAEL MEADE

Founder | Broker
DRE# 01480973
mmeade@meadecommercial.com
760-409-6474

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic 02439728

Property Overview

The subject property contains two (2) buildings; one (1) $\pm 2,450$ square foot masonry building and one (1) $\pm 4,550$ square foot metal building. The buildings sit on a ± 0.41 acre enclosed secured lot, fronting the Needles highway, a main artery of transportation in the area. The property lies in the C-2 zoning which allows for an array of retailers, restaurants, auto service, office and more.

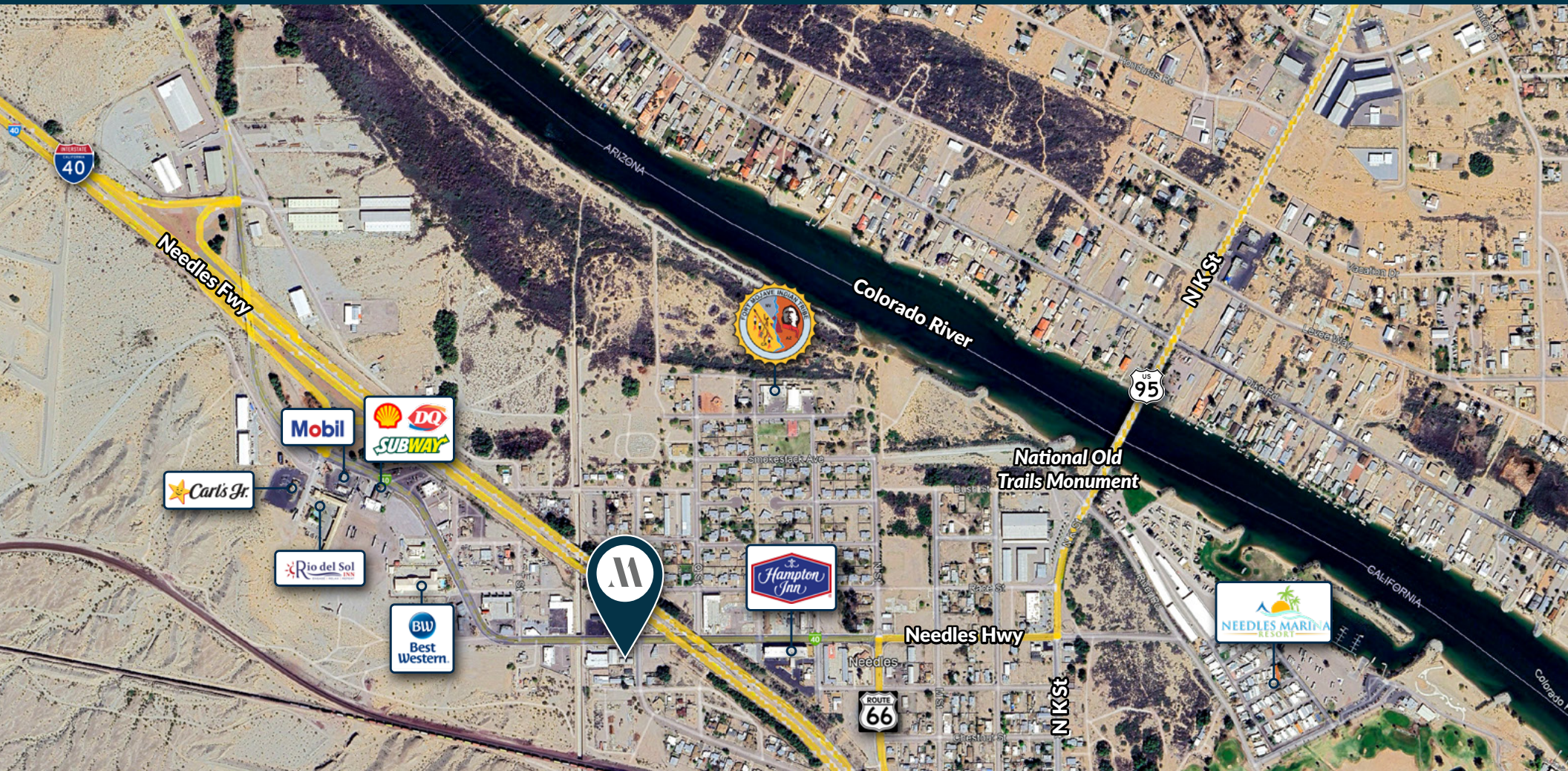
LAND:	0.41 Acres
SIZE:	$\pm 7,000$ SF Total
BUILDINGS:	Two (2)
CONSTRUCTION:	Masonry and Metal
ZONING:	C-2



PHOTOS

FOR SALE
2103 Needles Highway, Needles, CA 92363





DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	2,917	9,708	12,459
Households	1,233	3,922	5,043
Median Household Income	\$42,042	\$42,141	\$42,716
Average Daily Traffic (ADT)	I-40: 14,294 ADT		

YOUR ADVISORS



CAMERON RAWLINGS

Partner

DRE# 02102158

cameron@meadecommercial.com

760-534-2584



MICHAEL MEADE

Founder | Broker

DRE# 01480973

mmeade@meadecommercial.com

760-409-6474



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner or Broker expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

©2026 Meade Commercial, Inc. All Rights Reserved.
Meade Commercial, INC. Broker Lic. 02439728
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760-837-1880 | meadecommercial.com