







DAILY NEEDS ANCHORED DEVELOPMENT WITH RETAIL & RESTAURANT PADS

ADELANTO CITY CENTER

NWC of Highway 395 & Air Expressway, Adelanto, CA 92301







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WESTERN RETAIL ADVISORS

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NWC of Highway 395 & Air Expressway, Adelanto, CA 92301



Bellfower St Adelanto Air Expy Map data ©2023

LOCATION DESCRIPTION

Located in the heart of Adelanto's downtown hub, this is one of California's growing high desert communities undergoing a revitalization with industrial, housing and commercial development in the surrounding trade area. The project is easily accessible from Southern California's Logistical Airport, home to logistical centers for Boeing, Fed Ex, Rubbermaid and Goodyear - an estimated 60% of all goods moving in and out of Southern California travel through the SCLA.

PROPERTY HIGHLIGHTS

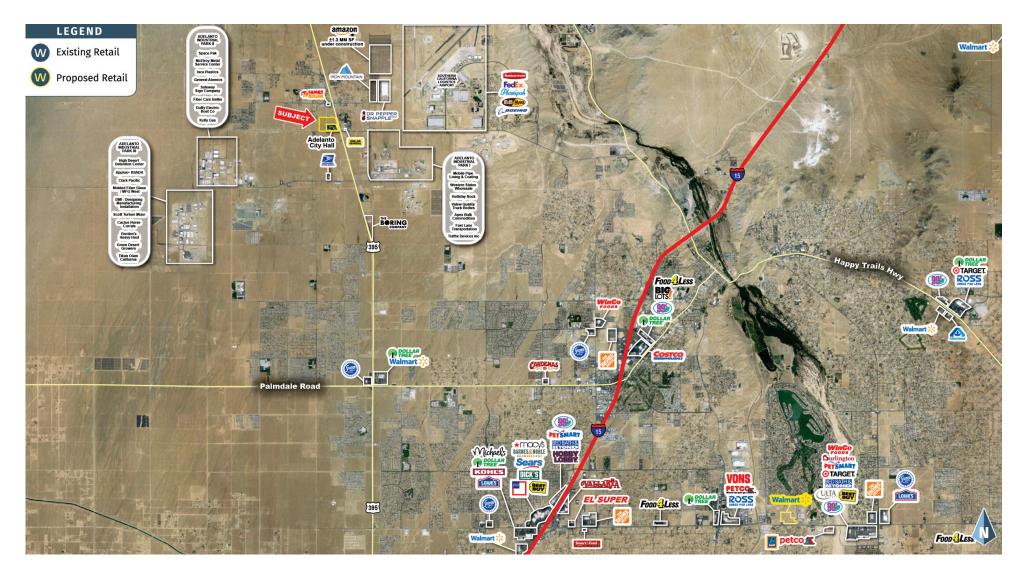
- 100,000+ SF of new retail construction within a 48 acre, mixed-use project
- Directly adjacent to new medical, multi-family, hospitality and city services
- Prime location at the intersection of Air Expressway and Highway 395
- Catering to the underserved & expanding daytime population of 110,111 people within a 15 minute drive time
- Expansive bike ways and green spaces incorporated throughout to create a gathering place for the community

AREA COTENANTS



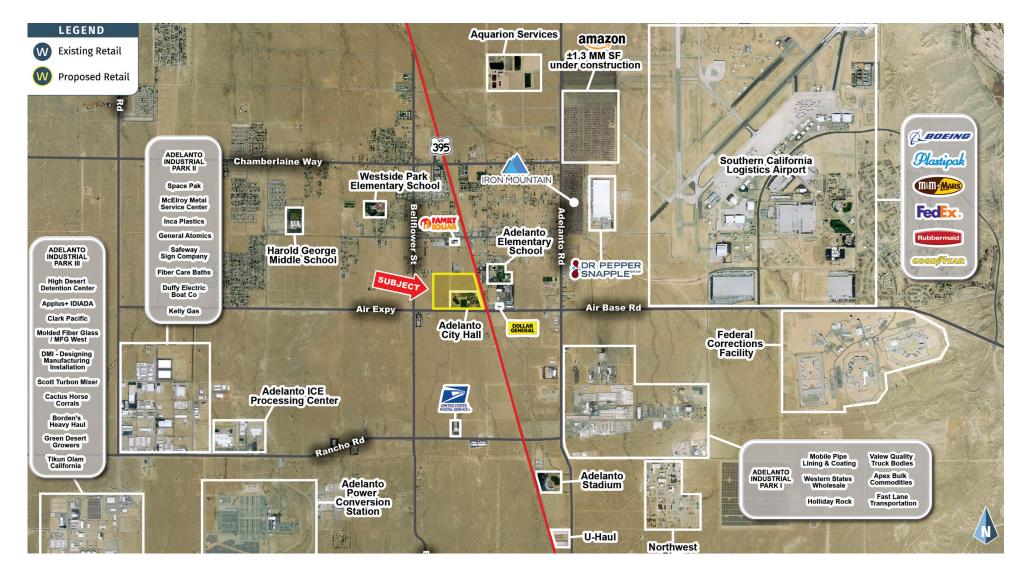


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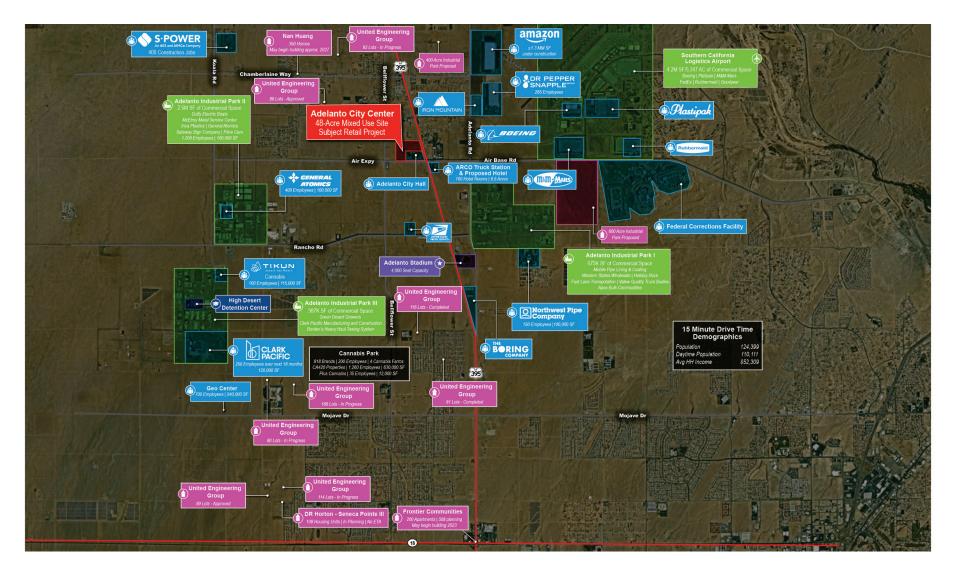


NWC of Highway 395 & Cortez Avenue Adelanto, CA 92301





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Total Population in 5 years 61,416 124,964 130,033 Annual Growth Rate 0.95% 0.88% 0.88% Median Age 28.9 29.1 29.1 NCOME SUMMARY 552,694 \$52,311 Average Household Income \$49,784 \$52,694 \$52,311 Average Household Income \$49,784 \$52,694 \$52,311 Average Household Income \$60,482 \$65,003 \$64,753 BUSINESS SUMMARY 7925 20,895 2,732 Total Businesses \$0,575 104,787 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT 702 20,895 2,734 POPULATION 25+ by EDUCATIONAL ATTAINMENT 7,1% 7,1% 7,1% 20,3% 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 20,09 <td< th=""><th>POPULATION SUMMARY</th><th>5 MILES</th><th>7 MILES</th><th>15 MINUTE DRIVE TIME</th></td<>	POPULATION SUMMARY	5 MILES	7 MILES	15 MINUTE DRIVE TIME
Annual Growth Rate 0.95% 0.88% 0.889 Median Age 28.9 29.1 29.1 NCCME SUMMARY 52.694 \$52.31 Median Household Income \$60.482 \$65.003 \$65.731 Average Household Income \$60.482 \$65.003 \$65.731 BUSINESS SUMMARY \$2.979 \$2.979 Total Employees 7.925 20.895 \$2.799 Daytime Population \$0.575 104.787 11011 POPULATION 25+ by EDUCATIONAL ATTAINMENT ************************************	Total Population	58,568	119,586	124,463
Median Age 28.9 29.1 29.1 NCOME SUMMARY	Total Population in 5 years	61,416	124,964	130,038
NCOME SUMMARY Median Household Income \$49,784 \$52,694 \$52,31 Average Household Income \$60,482 \$65,003 \$64,756 BUSINESS SUMMARY \$65,003 \$64,756 BUSINESS SUMMARY \$2,279 20,395 22,799 20,395 22,799 20,395 22,799 20,04,787 110,11 20,915 10,4,787 110,11 20,915 10,4,787 110,11 20,915 30,4,787 110,11 20,915 30,4,787 110,11 20,915 30,346 4,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89 8,89	Annual Growth Rate	0.95%	0.88%	0.88%
Median Household Income \$49,784 \$52,694 \$52,31 Average Household Income \$60,482 \$65,003 \$64,750 BUSINESS SUMMARY \$60,482 \$65,003 \$64,750 BUSINESS SUMMARY \$2,073 \$2,320 Total Employees 7,925 20,895 \$2,79 Daytime Population \$0,575 104,787 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.0% 8.9% 8.89 Bachelor's Degree \$16,7% 20.3% 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.09 20.	Median Age	28.9	29.1	29.2
Average Household Income \$60,482 \$65,003 \$64,751 BUSINESS SUMMARY Total Businesses 585 2,073 2,320 Total Employees 7,925 20,895 22,79 Daytime Population 50,575 104,787 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT 7925 20,895 22,79 Associate's Degree 8.0% 8.9% 8.89 Bachelor's Degree 5.6% 7.1% 7.09 Graduate / Professional Degree 3.1% 4.3% 4.29 Percent of Population with Degrees 16.7% 20.3% 20.09 EMPLOYED POPULATION 16+ by OCCUPATION 15.918 35,693 37,100 White Collar 45.3% 50.0% 50.09 Service Industry 22.4% 21.7% 21.89 Blue Collar 23.3% 28.3% 28.29 HOUSEHOLD SUMMARY 13.749 30,386 31.80 Average Household Size 3.87 3.75 3.7 Average Family Size 4.16 4.06	INCOME SUMMARY			
BUSINESS SUMMARY Total Businesses 585 2,073 2,320 Total Employees 7,925 20,895 22,79 Daytime Population 50,575 104,787 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT 7.09 Associate's Degree 8.0% 8.9% 8.89 Bachelor's Degree 5.6% 7.1% 7.09 Graduate / Professional Degree 3.1% 4.3% 4.29 Percent of Population with Degrees 16.7% 20.3% 20.09 EMPLOYED POPULATION 16+ by OCCUPATION 7.00 3.7,00 Total 15,918 35,693 37,100 White Collar 50.0% 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09 50.09	Median Household Income	\$49,784	\$52,694	\$52,315
Total Businesses 585 2,073 2,320 Total Employees 7,925 20,895 22,79 Daytime Population 50,575 104,787 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT 8.0% 8.89% 8.89 Bachelor's Degree 5.6% 7.1% 7.09 7.09 Graduate / Professional Degree 3.1% 4.3% 4.29 Percent of Population with Degrees 16.7% 20.3% 20.09 EMPLOYED POPULATION 16+ by OCCUPATION 7.0% 3.7,00 Total 15,918 35,693 37,100 Total 15,918 35,693 37,00 White Coltar 45.3% 50.0% 50.0% Service Industry 22.4% 21.7% 21.8% Blue Coltar 32.3% 28.29 HOUSEHOLD SUMMARY 13,749 30,386 31,80 Average Household Size 3.87 3.75 3.7 Average Family Size 4.16 4.06 4.55	Average Household Income	\$60,482	\$65,003	\$64,750
Total Employees 7,925 20,895 22,794 Daytime Population 50,575 104,787 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.0% 8.9% 8.89 Bachelor's Degree 5.6% 7.1% 7.09 Graduate / Professional Degree 3.1% 4.3% 4.29 Percent of Population with Degrees 16.7% 20.3% 20.09 EMPLOYED POPULATION 16+ by OCCUPATION 15,918 35,693 37,100 White Collar 45.3% 50.0% 50.09 Service Industry 22.4% 21.7% 21.89 Blue Collar 32.3% 28.3% 28.29 HOUSEHOLD SUMMARY 30,386 31,80 Average Household Size 3.87 3.75 3.77 Average Family Size 4.16 4.06 4.55	BUSINESS SUMMARY			
Daytime Population 50,575 104,787 110,11 POPULATION 25+ by EDUCATIONAL ATTAINMENT 8.0% 8.9% 8.88 Associate's Degree 8.0% 8.9% 8.89 8.88 Bachelor's Degree 5.6% 7.1% 7.09 Graduate / Professional Degree 3.1% 4.3% 4.29 Percent of Population with Degrees 16.7% 20.3% 20.09 EMPLOYED POPULATION 16+ by OCCUPATION 15,918 35,693 37,10 Total 15,918 35,693 37,10 White Collar 45.3% 50.0% 50.09 Service Industry 22.4% 21.7% 21.89 Blue Collar 32.3% 28.3% 28.29 HOUSEHOLD SUMMARY 32.3% 28.3% 28.29 HOUSEHOLD SUMMARY 31,749 30,386 31,80 Average Household Size 3.87 3.75 3.75 Average Family Size 4.16 4.06 4.50	Total Businesses	585	2,073	2,326
POPULATION 25+ by EDUCATIONAL ATTAINMENT Associate's Degree 8.0% 8.9% 8.89 Bachelor's Degree 5.6% 7.1% 7.0% Graduate / Professional Degree 3.1% 4.3% 4.29 Percent of Population with Degrees 16.7% 20.3% 20.0% EMPLOYED POPULATION 16+ by OCCUPATION 70% 20.3% 20.0% Total 15,918 35,693 37,10 White Collar 45.3% 50.0% 50.0% Service Industry 22.4% 21.7% 21.8% Blue Collar 32.3% 28.3% 28.29 HOUSEHOLD SUMMARY 30,386 31,80 Average Household Size 3.87 3.75 3.7 Average Family Size 4.16 4.06 4.55	Total Employees	7,925	20,895	22,794
Associate's Degree 8.0% 8.9% 8.89 Bachelor's Degree 5.6% 7.1% 7.09 Graduate / Professional Degree 3.1% 4.3% 4.29 Percent of Population with Degrees 16.7% 20.3% 20.09 EMPLOYED POPULATION 16+ by OCCUPATION 15,918 35,693 37,104 Total 15,918 35,693 37,104 White Collar 45.3% 50.0% 50.09 Service Industry 22.4% 21.7% 21.89 Blue Collar 32.3% 28.3% 28.29 HOUSEHOLD SUMMARY 13,749 30,386 31,80 Average Household Size 3.87 3.75 3.75 Average Family Size 4.16 4.06 4.50	Daytime Population	50,575	104,787	110,111
Bachelor's Degree5.6%7.1%7.09Graduate / Professional Degree3.1%4.3%4.29Percent of Population with Degrees16.7%20.3%20.09EMPLOYED POPULATION 16+ by OCCUPATION15,91835,69337,104Total15,91835,69337,104White Collar45.3%50.0%50.09Service Industry22.4%21.7%21.89Blue Collar32.3%28.3%28.29HOUSEHOLD SUMMARYHouseholds13,74930,38631,80Average Household Size3.873.753.7Average Family Size4.164.064.5	POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Graduate / Professional Degree3.1%4.3%4.29Percent of Population with Degrees16.7%20.3%20.09EMPLOYED POPULATION 16+ by OCCUPATIONVVTotal15,91835,69337,104White Collar45.3%50.0%50.09Service Industry22.4%21.7%21.89Blue Collar32.3%28.3%28.29HOUSEHOLD SUMMARY13,74930,38631,80Average Household Size3.873.753.7Average Family Size4.164.064.50	Associate's Degree	8.0%	8.9%	8.8%
Percent of Population with Degrees16.7%20.3%20.09EMPLOYED POPULATION 16+ by OCCUPATIONTotal15,91835,69337,104White Collar45.3%50.0%50.09Service Industry22.4%21.7%21.89Blue Collar32.3%28.3%28.29HOUSEHOLD SUMMARY13,74930,38631,800Average Household Size3.873.753.7Average Family Size4.164.064.5	Bachelor's Degree	5.6%	7.1%	7.0%
EMPLOYED POPULATION 16+ by OCCUPATIONTotal15,91835,69337,104White Collar45,3%50.0%50.09Service Industry22,4%21,7%21.89Blue Collar32.3%28.3%28.29HOUSEHOLD SUMMARYHouseholds13,74930,38631,800Average Household Size3.873.753.75Average Family Size4.164.064.56	Graduate / Professional Degree	3.1%	4.3%	4.2%
Total15,91835,69337,104White Collar45.3%50.0%50.0%Service Industry22.4%21.7%21.8%Blue Collar32.3%28.3%28.2%HOUSEHOLD SUMMARYHouseholds13,74930,38631,80Average Household Size3.873.753.75Average Family Size4.164.064.56	Percent of Population with Degrees	16.7%	20.3%	20.0%
White Collar45.3%50.0%50.0%Service Industry22.4%21.7%21.8%Blue Collar32.3%28.3%28.2%HOUSEHOLD SUMMARYHouseholds13,74930,38631,80Average Household Size3.873.753.7Average Family Size4.164.064.56	EMPLOYED POPULATION 16+ by OCCUPATION			
Service Industry22.4%21.7%21.8%Blue Collar32.3%28.3%28.2%HOUSEHOLD SUMMARYHouseholds13,74930,38631,80°Average Household Size3.873.753.75Average Family Size4.164.064.56°	Total	15,918	35,693	37.,104
Blue Collar32.3%28.3%28.2%HOUSEHOLD SUMMARYHouseholds13,74930,38631,74930,38631,74930,38631,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,74931,749	White Collar	45.3%	50.0%	50.0%
HOUSEHOLD SUMMARYHouseholds13,74930,38631,80Average Household Size3.873.753.75Average Family Size4.164.064.56	Service Industry	22.4%	21.7%	21.8%
Households 13,749 30,386 31,80 Average Household Size 3.87 3.75 3.75 Average Family Size 4.16 4.06 4.56	Blue Collar	32.3%	28.3%	28.2%
Average Household Size 3.87 3.75 3.75 Average Family Size 4.16 4.06 4.50	HOUSEHOLD SUMMARY			
Average Family Size4.164.064.50	Households	13,749	30,386	31,807
	Average Household Size	3.87	3.75	3.73
Median Home Value \$225,202 \$226,136 \$226,754	Average Family Size	4.16	4.06	4.56
	Median Home Value	\$225,202	\$226,136	\$226,754

