

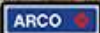


OFFERING MEMORANDUM

FOR SALE - 7.9 ACRE NEIGHBORHOOD SHOPPING CENTER SITE

SWC of Ranchoero Road & Escondido Road, Oak Hills (Hesperia Adjacent), CA 90212

Offered At: \$4,995,000



15 Freeway



Escondido Ave

SITE



Ranchoero Rd



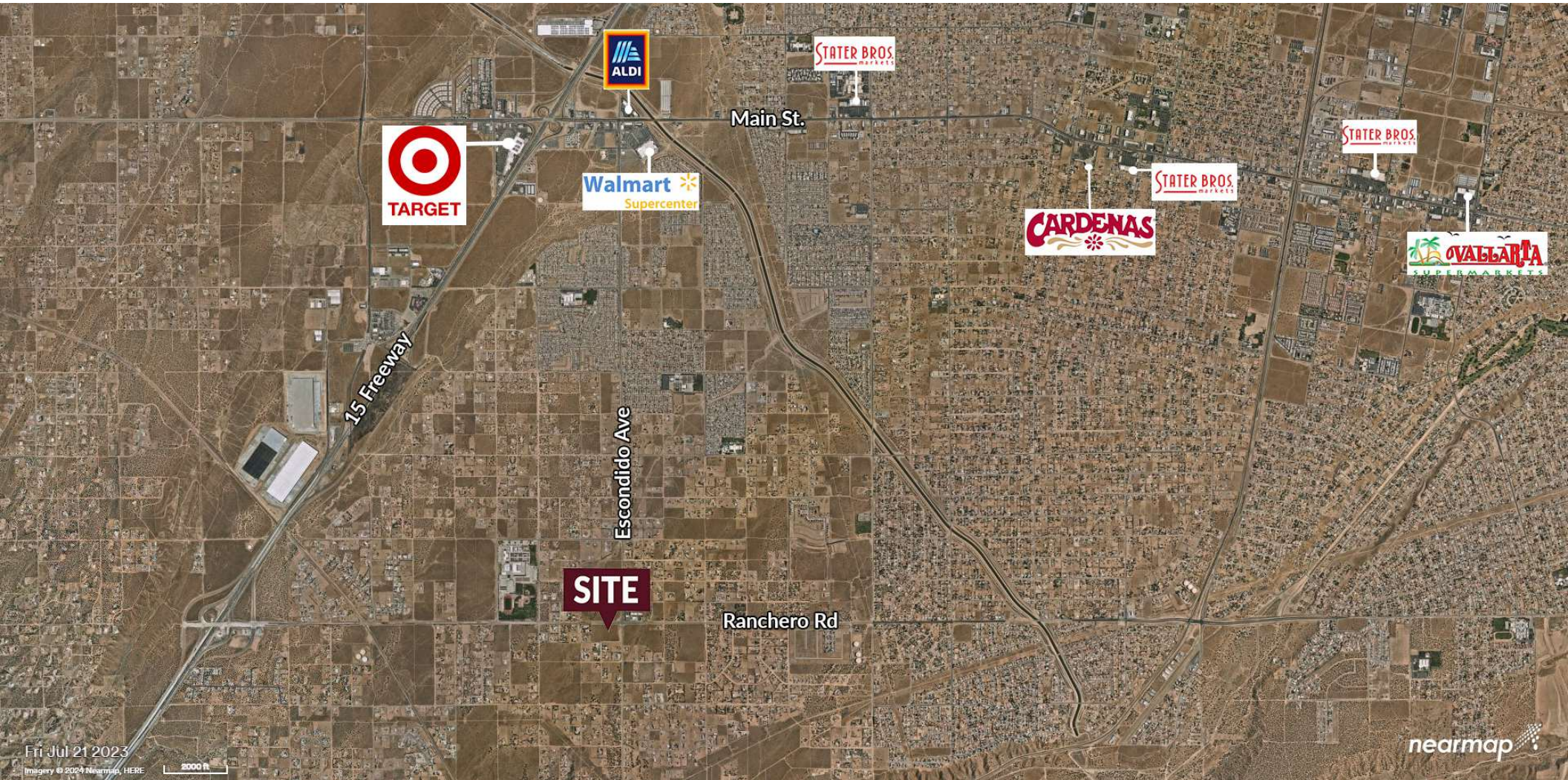
WHY THIS IS A NEIGHBORHOOD CENTER SITE



PROPERTY HIGHLIGHTS

- All of the grocery stores in this region are on Main Street (see Competition Map). There is the ability to create a much more convenient grocery shopping experience for the 40,518 people within the custom trade area shown on the Demographic Highlights page. These people have an average household income of \$110,038 and the trade area consumes Food at Home of \$73M excluding categories such as alcohol, prescription and non-prescription drugs, pet supplies, and smoking products (see Demographic Highlights for Details).
- At an estimated cost of \$64M, the 5-mile stretch of Rancho Road (including the subject location) has been widened from one lane in each direction to five total lanes, consisting of two lanes each way and a center turning lane. (See map on page 7.) Construction was completed by the end of 2024.
- Approximately ±18,032 cars per day now traverse the intersection following the completion of the Rancho Road widening project. The improved roadway provides a much easier route for residents on the east side of Hesperia to access the 15 Freeway.
- The Heat Map for the Chevron across the street (see page 8) demonstrates where the existing customer base is for this gas station which is representative of the trade area that a grocery store would have when located on this site.
- Zoning creates significant barriers to entry. Per the attached General Plan Map (see page 6), there are very few sites along Rancho Road available for commercial development.
- The Silverwood Master Planned Community is located on the eastern end of Rancho Road. Mass grading for this project has begun. The project includes 15,633 dwelling units, 700,000 SF of commercial space, and 5,000 acres of parks and open space (see page 9).
- Site is relatively flat, utilities in the street, signalized, zoned commercial, and without Yucca trees (Buyer to Verify All Information).

GROCERY COMPETITION MAP



DEMOGRAPHIC HIGHLIGHTS

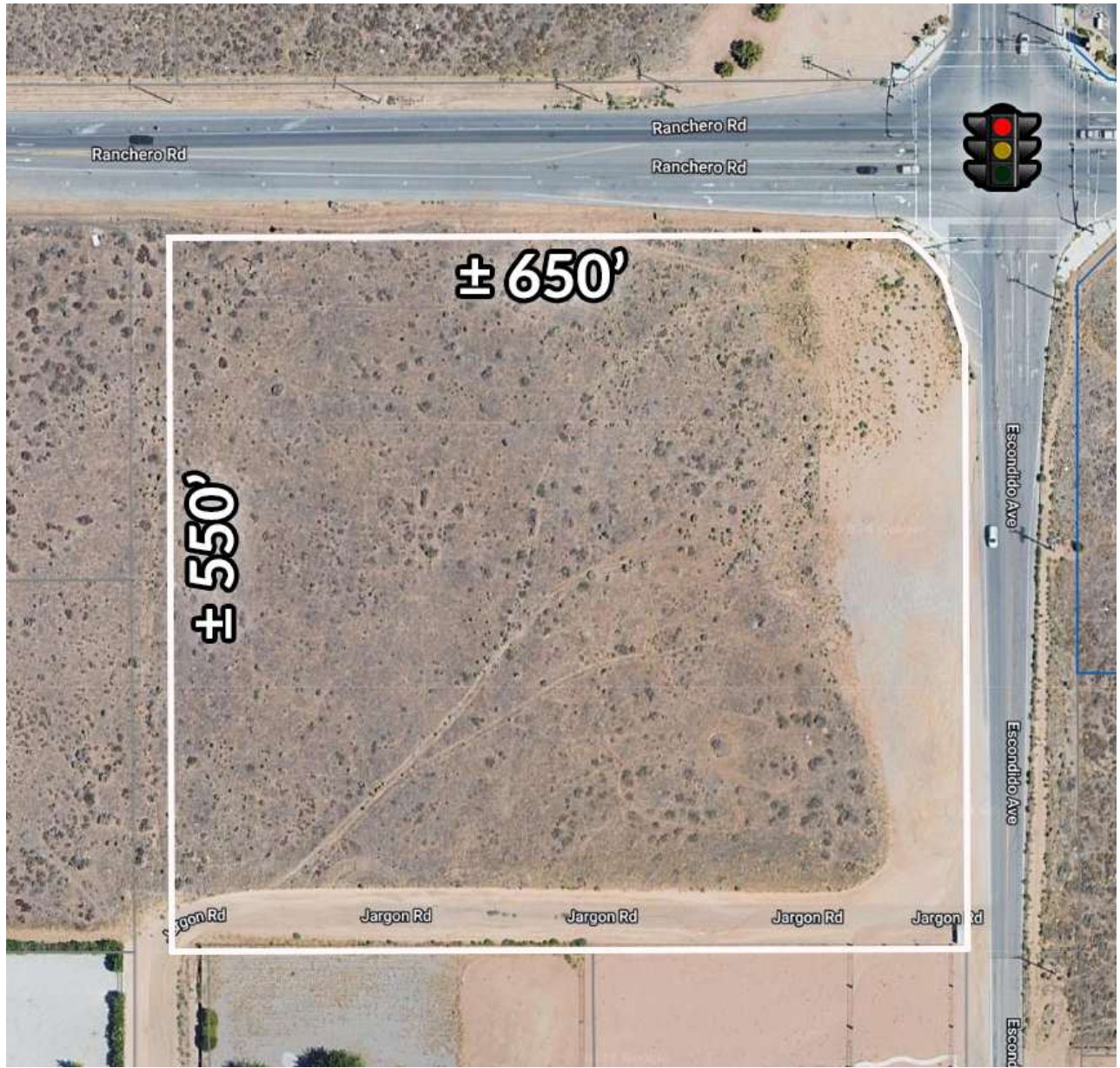
OAK HILLS POLYGON DEMOGRAPHIC HIGHLIGHTS

Population	40,518
Average Household Income	\$110,038
Median Household Income	\$89,868
Households	11,636
% Population Earning over \$100,000	44.3%
Average Home Value	\$579,705
Per Capita Income	\$31,607
Median Age	35.7
Owner Occupied Home	79.5%
Top 3 Tapestry Segments	
G3 Generational Ties	(64.2%)
H3 Neighborhood Spirit	(12.3%)
G2 Up and Coming Families	(6.3%)
Food at Home*	\$73,031,703
Food at Home Per Household*	\$6,891

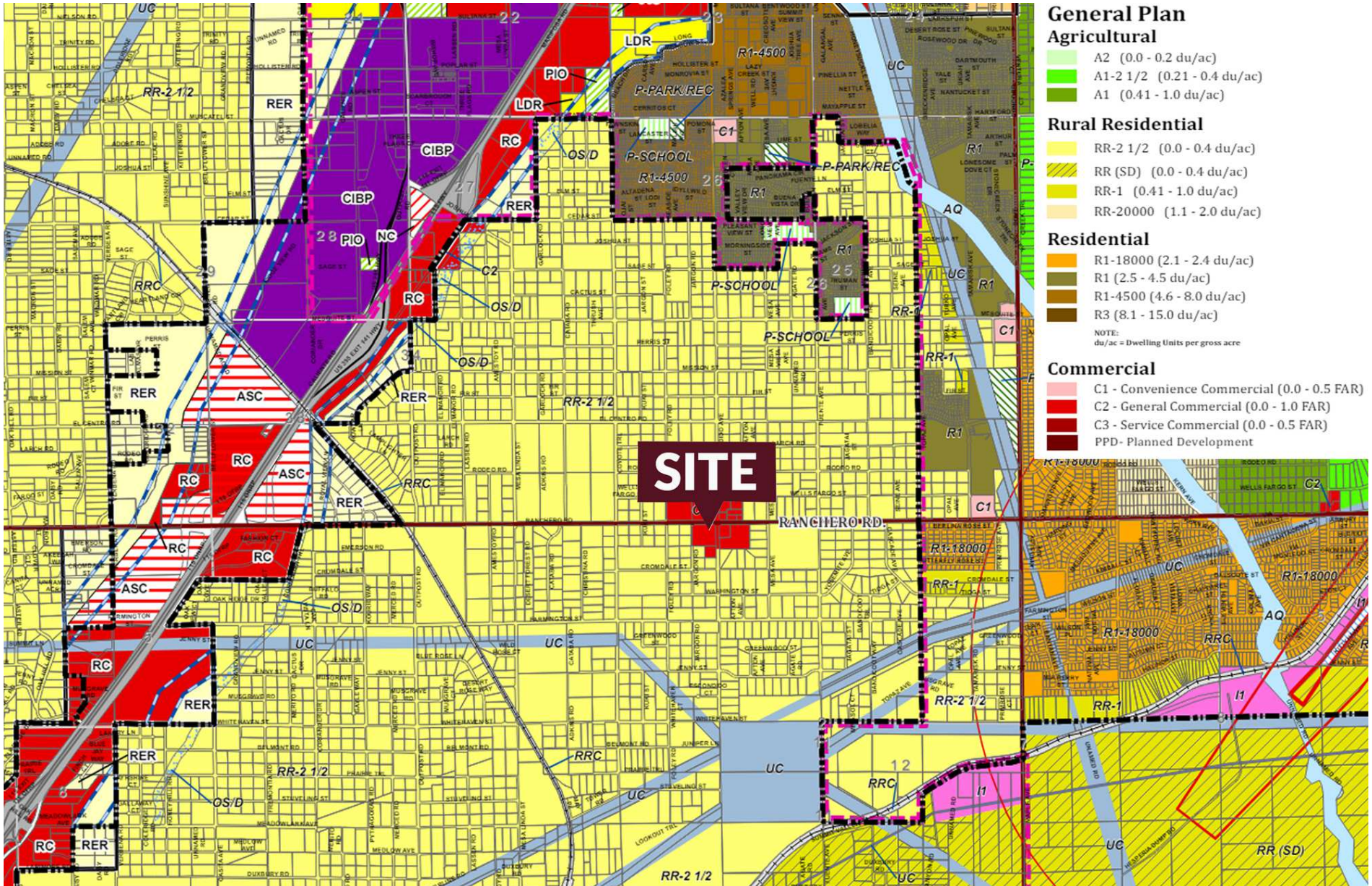
“*” Includes Bakery & Cereal Products, Meats, Poultry, Fish, Eggs, Dairy Products, Fruits & Vegetables, and Snacks. Excludes Alcoholic Beverages, Pet Supplies, Prescription and Non-Prescription Drugs, Smoking Products, & Fuel.

Source: Esri Sites to Do Business

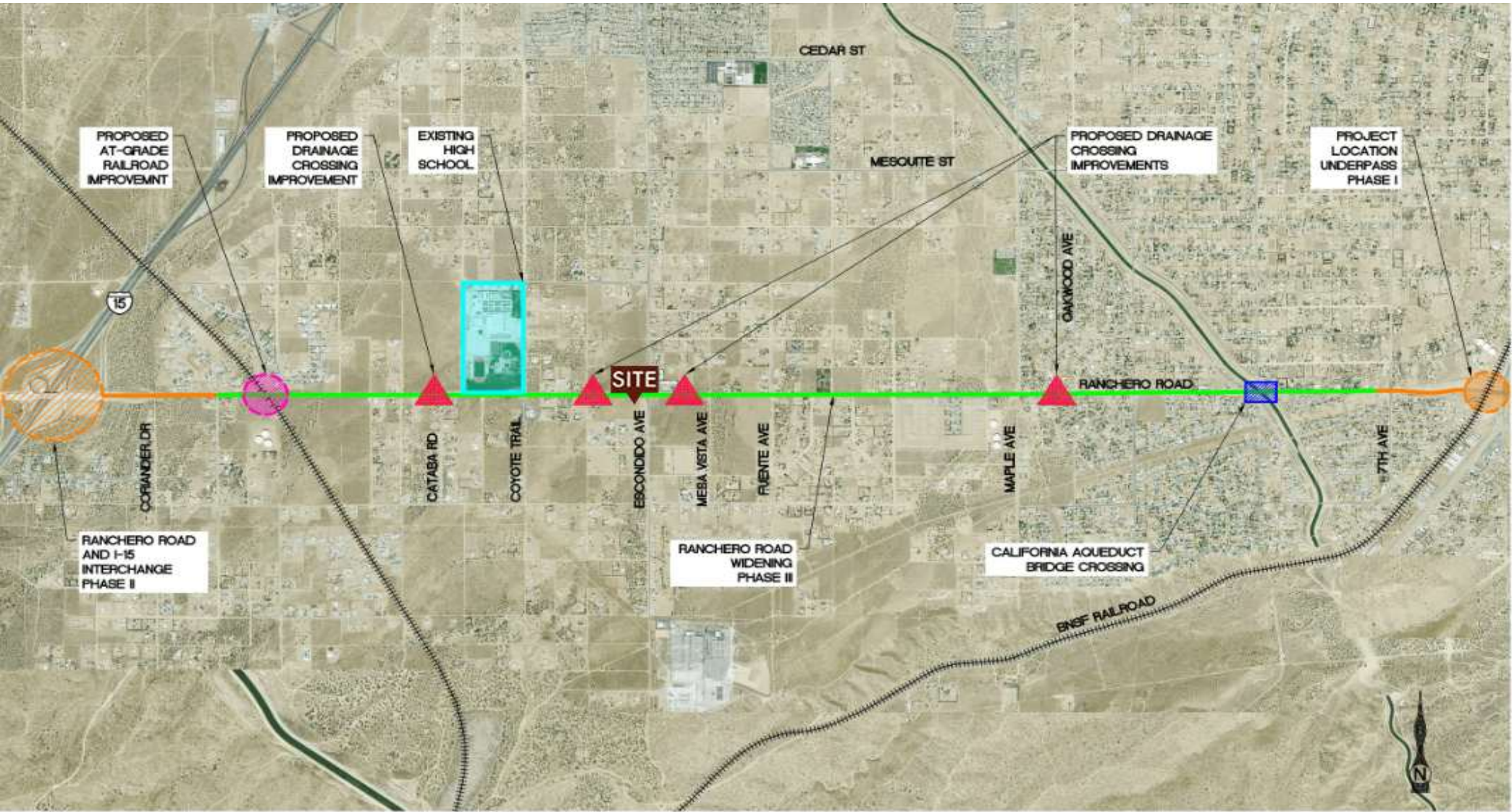
PARCEL MAP



ZONING MAP



RANCHERO ROAD WIDENING MAP (COMPLETED 2024)

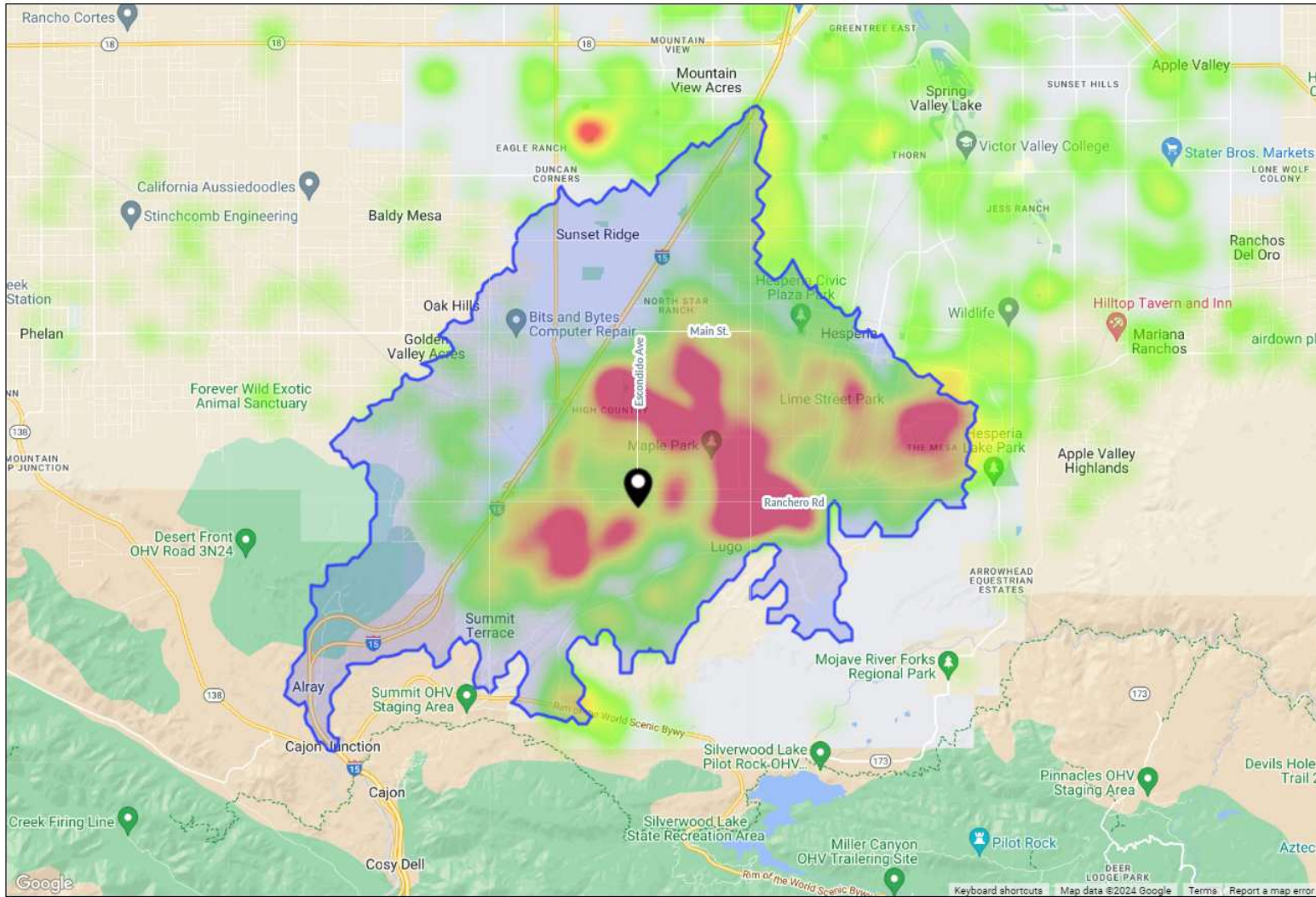


The Rancho Widening Project is Under Construction and Scheduled for an End of 2024 Completion

	NO. 22000000000000000000 2000 22000000 40000 HESPERIA, CA 92343 (951) 435-4444 FAX: 951-435-4444	CITY OF HESPERIA RANCHERO ROAD CORRIDOR IMPROVEMENTS PHASES 1, 2, AND 3

CHEVRON HEAT MAP

Heat Map for Chevron at NEC of Rancho Road & Escondido Road



SILVERWOOD INFORMATION

<https://silverwoodcalifornia.com/>

S I T E
P R O G R E S S

Presented By



PAUL SU
Senior VP, Retail Leasing & Sales
T 909.230.4500 | C 626.417.4539
paul.su@progressiverep.com
CalDRE #01949696



9471 Haven Avenue Suite 110
Rancho Cucamonga, CA 91730

BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+