

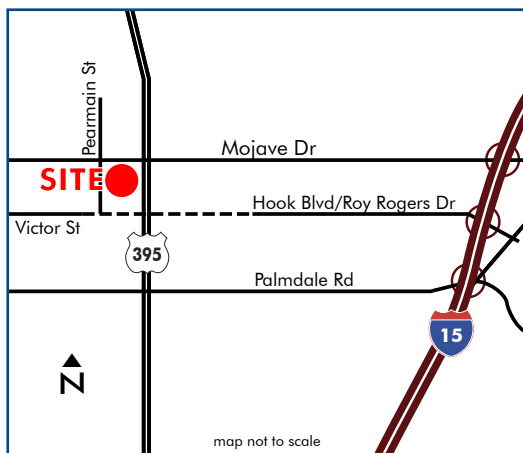
Adelanto Towne

Center

SWC OF US HWY 395 AND MOJAVE DRIVE
ADELANTO, CALIFORNIA

57,000 SF Community Center

Pad and Shop Space Available



PROJECT FEATURES

- 57,000 square feet of GLA on 8.6 acres
- Bulls-eye intersection of Highway 395 and Mojave Drive
- Highway 395 is the primary connector from the I-15 to the multi-million square foot Southern California Logistics Center
- Between 2000 and 2015, estimated population increased 565% in a 3 mile radius
- Projected Opening First Quarter 2018

DEMOGRAPHICS

Radius	3-Mile	5-Mile	7-Mile
2020 Projected Population	61,908	142,673	198,117
2015 Estimated Population	54,622	130,586	182,604
2015 Est. Avg. HH Income	\$57,445	\$57,337	\$54,194

Source: Claritas Inc.

TRAFFIC COUNTS

Highway 395 20,709 cars/day

Source: Kalibrate, 2012. Adjusted up 2% annually.

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Lewis Retail Centers

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IELEN SARKISIAN 626-243-5290 ielen.sarkisian@sdacre.com DRE Lic: 01325914

09/09/15
Adelanto Towne Center

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Adelanto Towne Center

SWC US HWY 395 & MOJAVE DRIVE • ADELANTO, CALIFORNIA • PERRIS, CALIFORNIA



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09/09/15
Adelanto Towne Center

Adelanto Towne Center

SWC OF US HWY 395 AND MOJAVE DRIVE
ADELANTO, CALIFORNIA

DEMOGRAPHIC PROFILE

	3 Mile Radius	5 Mile Radius	7 Mile Radius	
Population	2020 Projected Population	61,908	142,673	198,117
	2015 Estimated Population	54,622	130,586	182,604
	2010 Census Population	45,896	116,964	165,539
	2000 Census Population	8,205	57,756	94,664
	Growth 2015-2020	13.34%	9.26%	8.50%
	Growth 2010-2015	19.01%	11.65%	10.31%
	Growth 2000-2010	459.38%	102.51%	74.87%
	2015 Est. Median Age	27.1	29.2	29.6
2015 Est. Average Age	30.2	31.7	32.3	
Households	2020 Projected Households	14,733	36,297	53,003
	2015 Estimated Households	13,142	33,385	49,097
	2010 Census Households	11,814	30,915	45,686
	2000 Census Households	2,334	17,379	29,553
	Growth 2015-2020	12.11%	8.72%	7.96%
	Growth 2010-2015	11.24%	7.99%	7.47%
	Growth 2000-2010	406.11%	77.88%	54.59%
2015 Est. Average Household Size	4.14	3.74	3.59	
Income	2015 Est. Average Household Income	\$57,445	\$57,337	\$54,194
	2015 Est. Median Household Income	\$50,996	\$49,162	\$45,423
Housing	2015 Est. Tenure of Occupied Housing Units	13,142	33,385	49,097
	Owner Occupied	9,469	21,613	30,585
	Renter Occupied	3,673	11,772	18,512
	2015 Est. Median All Owner-Occupied Housing Value	\$158,809	\$159,500	\$160,299

Source: Claritas

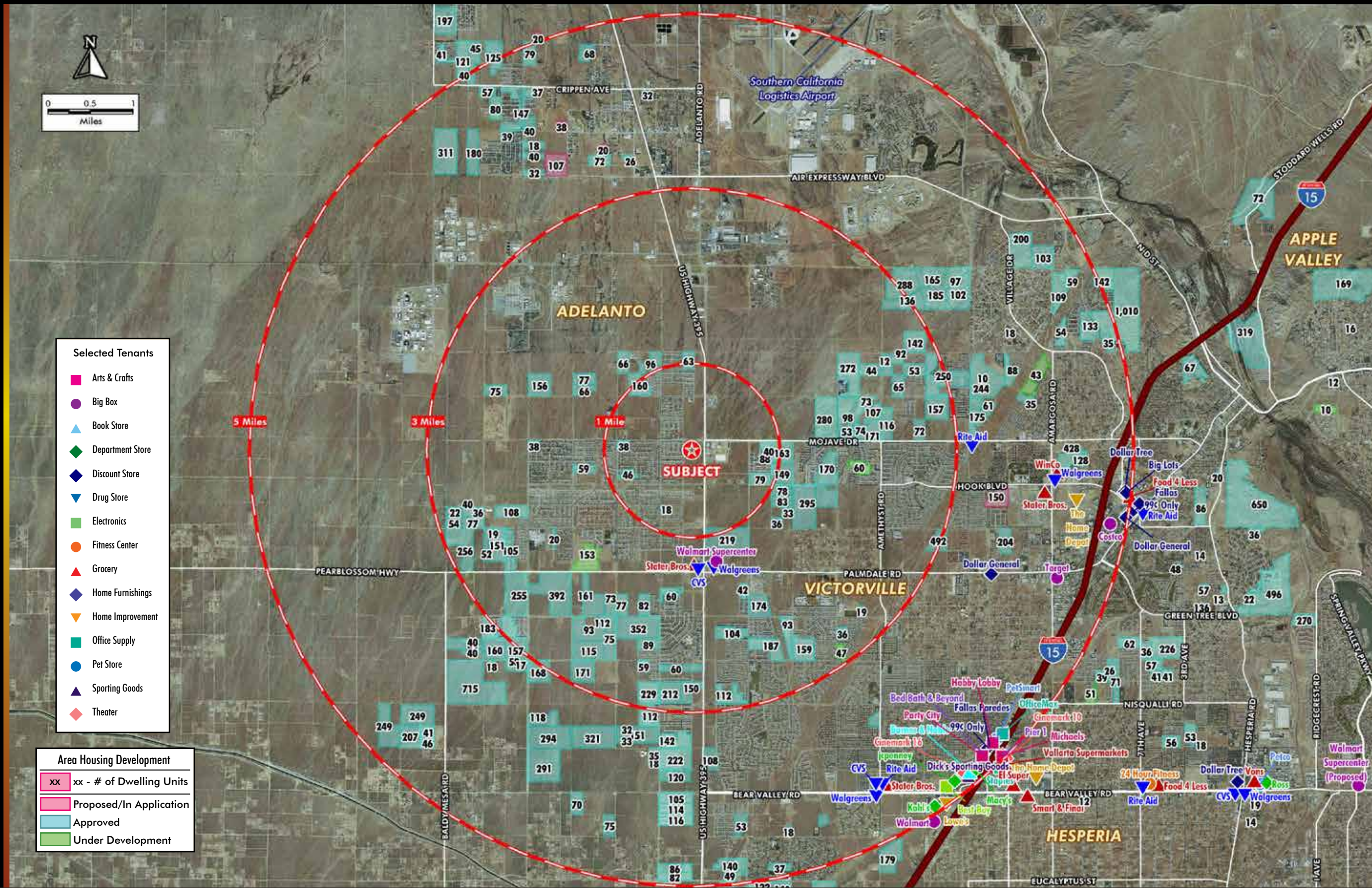
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ADELANTO TOWNE CENTER

Projected Housing Growth
Adelanto, CA

Projected Housing Growth:	
3 MILE:	
Proposed	0
Approved	9,885
Under Development	260
Projected Housing Growth:	
5 MILE:	
Proposed	315
Approved	19,552
Under Development	303
Projected Housing Growth:	
Map Extent:	
Proposed	345
Approved	24,923
Under Development	354



- Selected Tenants**
- Arts & Crafts
 - Big Box
 - ▲ Book Store
 - ◆ Department Store
 - ◆ Discount Store
 - ▼ Drug Store
 - Electronics
 - Fitness Center
 - ▲ Grocery
 - ◆ Home Furnishings
 - ▼ Home Improvement
 - Office Supply
 - Pet Store
 - ▲ Sporting Goods
 - ◆ Theater

Area Housing Development

xx	xx - # of Dwelling Units
■	Proposed/In Application
■	Approved
■	Under Development



Ielen Sarkisian
T (626) 243 - 5290
ielen.sarkisian@sdacre.com
DRE License : 01325914

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ADELANTO TOWNE CENTER

Site Plan
Adelanto, CA

LOCATION:
SWC of US HWY 395
& Mojave Drive
Adelanto, CA

LAND AREA:
8.66 Acres

GROSS LEASABLE AREA:
57,000 SF

PROJECTED OPENING:
1st Quarter 2018

TRAFFIC COUNTS CARS PER DAY:
Highway 395: 20,709

Source: Kalibrate, 2012
Increased 2% annually.



SD STRATEGIC
DEVELOPMENT
ADVISORS

Ielen Sarkisian
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ielen.sarkisian@sdacre.com
DRE License : 01325914

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