



**LEWIS  
RETAIL CENTERS**

# ADELANTO PLACE



- Ideally located at the major signalized intersection of Highway 395 and Mojave Drive with irreplaceable frontage of over 120 ft along Highway 395 with exposure to over +38,000 CPD
- Highway 395 is the main transportation route for commuters traveling north/south through Victorville. This thoroughfare grants access to significant employers located to the north of the property.
- Ideal location for QSR, drive thru and service oriented retail for minimal retail competition in an under served market.
- The Adelanto Towne Center is supported by more than 140,000 residents (AHHI \$109,000) and 32,000 daytime employees in the 5-mile trade area.
- The Inland Empire is experiencing explosive growth, with an increase of approximately 50,000 to 60,000 new residents every year.
- The population of San Bernardino and Riverside Counties has now surpassed 4.6 million people, making it the 12th largest Metropolitan Statistical Area (MSA) in the United States and overtaking San Francisco.
- Adelanto has attracted several large-scale industrial projects, including a warehouse and distribution center for Walmart, and a manufacturing facility for a major aerospace company.



# ROUTE 395



An estimated 1.3 million people visit Mammoth in the winter time spending an average of 4 days.



During the summer the amount of visitors rises to 1.5 million with the average stay increasing to 5 days.



39% of visitors are traveling as a family. The median household income of the visitors is \$90,000.



Due to the increase in road traffic on the 395, Caltrans has spend \$60 million widening the road .



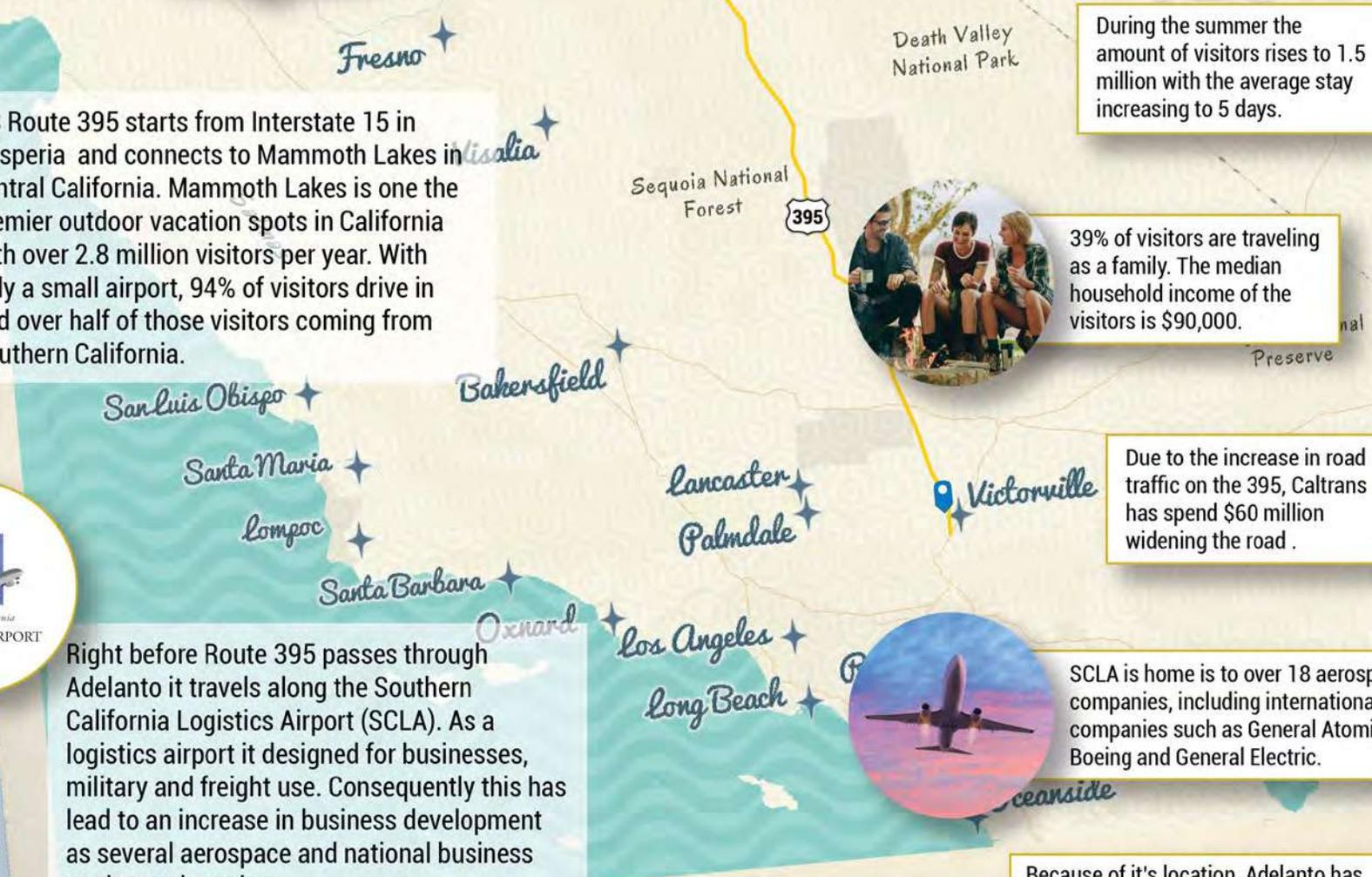
SCLA is home is to over 18 aerospace companies, including international companies such as General Atomics, Boeing and General Electric.



Because of it's location, Adelanto has attracted the attention of high profile companies. The Boring Company has facilities and soon SpaceX will build a ground station for it's satellites.

US Route 395 starts from Interstate 15 in Hesperia and connects to Mammoth Lakes in central California. Mammoth Lakes is one the premier outdoor vacation spots in California with over 2.8 million visitors per year. With only a small airport, 94% of visitors drive in and over half of those visitors coming from Southern California.

Right before Route 395 passes through Adelanto it travels along the Southern California Logistics Airport (SCLA). As a logistics airport it designed for businesses, military and freight use. Consequently this has lead to an increase in business development as several aerospace and national business are located nearby.



# PROJECTED AREA GROWTH



Three 200-Megawatt solar facilities in the process of being approved and constructed

**SPACEX**  
SpaceX has chosen Adelanto as part of its Starlink ground station infrastructure across the U.S.

Proposed Expansion to MI Zoning Allowing Agricultural Cultivation ±1,900 Acres

Agricultural Cultivation Area

Agricultural Cultivation Area

Adelanto Detention Facility ±312 Employees

High Desert Detention Center ±160 Employees

CLARK PACIFIC ±500 Jobs

Future **Express**

**XPO Logistics** Expansion

Future **DAEWON FOOD INC**

Adelanto Plaza & Event Center

**THE BORING COMPANY**

Approval for 3 new warehouse buildings on 81-acres. (1.35 million SF)

±11,543 ADT

±27,171 ADT

New 9.7 AC Business Park. 14 offices and 9 retail spaces.

1 Mile

3 Miles

5 Miles

**SOUTHERN CALIFORNIA LOGISTIC AIRPORT**

Over 3,000 employees with over 4 Million SF of developed industrial land with projected 500,000 SF of new development per year and approval for 60 million SF of development total.



**FUTURE INDUSTRIAL** ±7 MILLION SF

**USP VICTORVILLE** 275 EMPLOYEES

Proposed **CARMAX**



**33,738**

**2025 TOTAL DAYTIME WORKER POPULATION 5-MILES**



**144,348**

**2025 TOTAL POPULATION 5-MILES**



**\$99,261**

**2025 AVERAGE HOUSEHOLD INCOME 5-MILES**

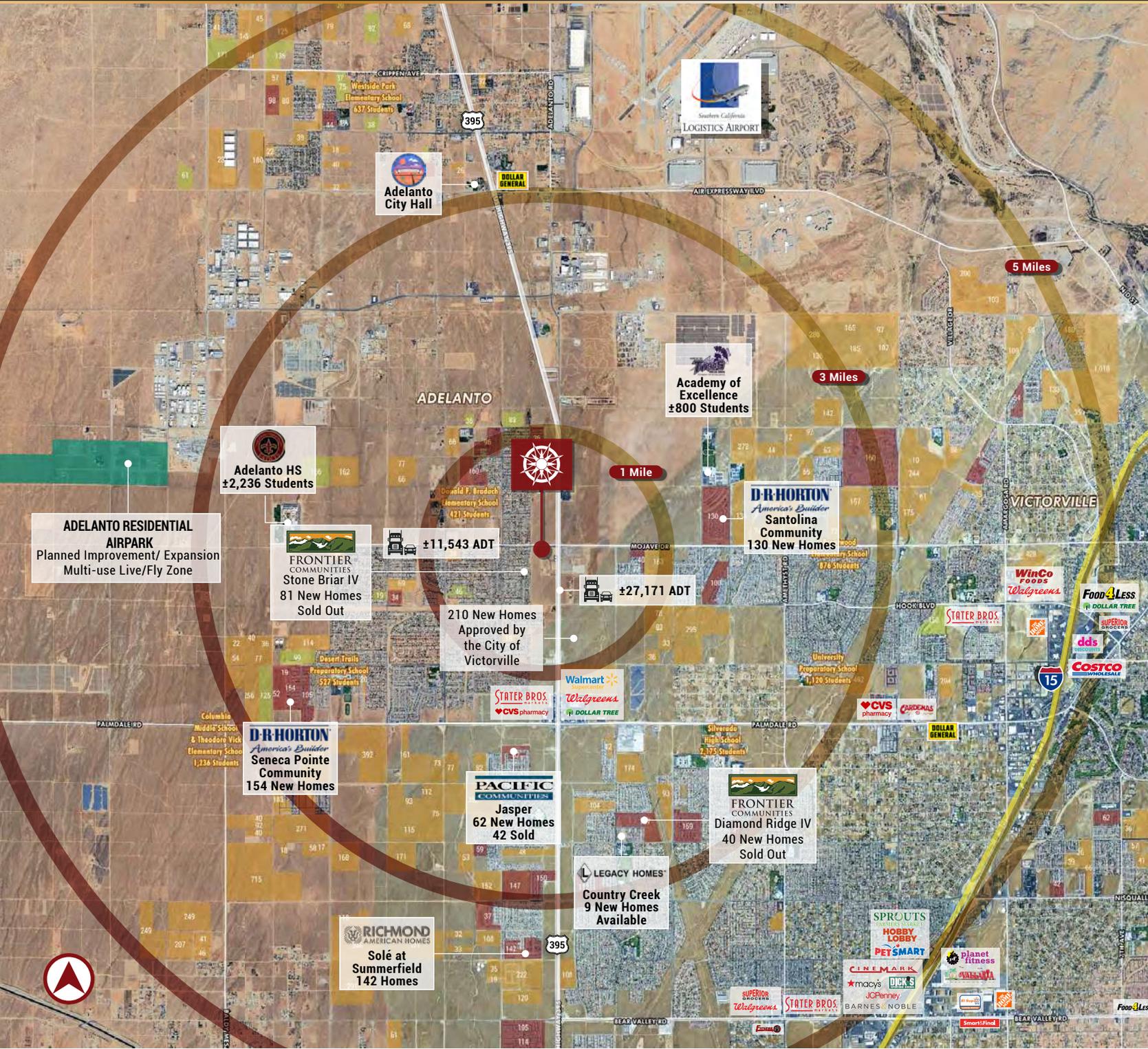


**39,121**

**2025 TOTAL HOUSEHOLDS 5-MILES**

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# PROJECTED HOUSING GROWTH



  
**8,000-9,000**  
 HOUSES SOLD IN  
 ADELANTO/VICTORVILLE  
 AREA FROM 2022 -2025

  
**3,588**  
 APPROVED HOMES  
 ACROSS **39** TRACTS  
 3-MILES

  
**\$453,948**  
 2025 AVERAGE  
 HOME VALUE  
 3-MILES

  
**AREA HOUSING  
 DEVELOPMENT**

-  PROPOSED/  
IN APPLICATION
-  APPROVED
-  UNDER  
DEVELOPMENT

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# SITE PLAN



# DEMOGRAPHIC PROFILE

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2030 TOTAL POPULATION	9,211	65,595	147,243
2025 TOTAL POPULATION	8,825	63,702	144,348
2025 TOTAL DAYTIME POPULATION	5,763	46,113	118,566
2025 DAYTIME POPULATION: WORKERS	286	7,496	33,738
2025 DAYTIME POPULATION: RESIDENTS	5,477	38,617	34,828
2025 MEDIAN AGE	30.4	30.6	31.8

## INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$82,363	\$87,114	\$77,670
2025 AVERAGE HOUSEHOLD INCOME	\$102,964	\$109,890	\$99,261

## HOUSEHOLDS

2030 TOTAL HOUSEHOLDS	2,359	16,457	39,121
2025 TOTAL HOUSEHOLDS	2,223	15,771	37,884
2025 AVERAGE HOUSEHOLD SIZE	3.96	3.94	3.64

## HOUSING

2025 HOUSING UNITS	2,292	16,399	39,781
OWNER OCCUPIED	1,628	11,114	23,884
RENTER OCCUPIED	595	4,657	14,000
2025 AVERAGE HOME VALUE	\$379,797	\$453,948	\$423,625

## RACE AND ETHNICITY

WHITE	22.31%	21.98%	25.54%
BLACK/AFRICAN AMERICAN	16.61%	18.19%	17.54%
ASIAN	2.69%	4.47%	4.06%
AMERICAN INDIAN/ALASKA NATIVE	2.27%	2.06%	2.12%
PACIFIC ISLANDER	0.75%	0.72%	0.61%
TWO OR MORE RACES	16.25%	16.29%	16.30%
OTHER RACE	39.12%	36.28%	33.83%
HISPANIC POPULATION	69.52%	63.05%	61.01%

Source: ESRI, US Census



Adelanto (Spanish for "Advance") is a city in San Bernardino County, California, United States. It is approximately 9 miles (14 km) northwest of Victorville in the Victor Valley area of the Mojave Desert, in the northern region of the Inland Empire.

Adelanto was founded in 1915 by E. H. Richardson, the inventor of what became the Hotpoint electric iron. He sold his patent and purchased land for \$75,000. He had planned to develop one of the first planned communities in Southern California.

The name Adelanto means 'progress' or 'advance' in Spanish, and was first given to the post office that was established on the site in 1917. Richardson never fully realized his dream, but his planning laid the foundation for the present day City of Adelanto.

As the wartime emergency developed early in 1941, the Victorville Army Air Field was established with land within the Adelanto sphere of influence. In September 1950, the air field was named George Air Force Base in honor of the late Brigadier General Harold H. George.

Adelanto continued as a "community services district" until 1970, when residents successfully lobbied for incorporation, and Adelanto became San Bernardino County's then smallest city. The city became a charter city in November 1992.

# SHOPS 6

±1,200  
SQ FT

SUITE 1

±1,400  
SQ FT

SUITE 2

±1,510  
SQ FT

SUITE 3

±1,518  
SQ FT

SUITE 4

±1,850  
SQ FT

SUITE 5



CELL PHONE



BEAUTY SALON



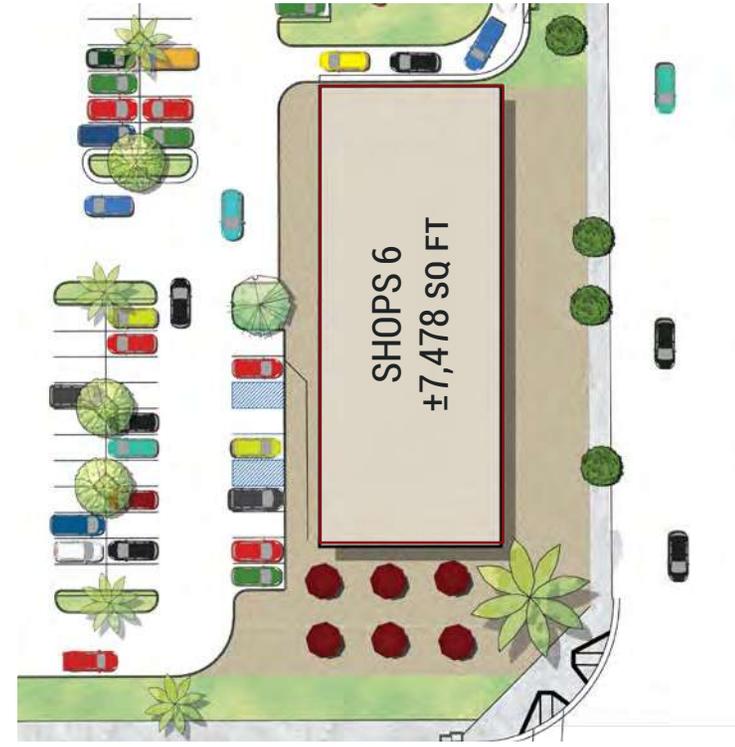
SANDWICH



PIZZA



NAILS



# SHOPS 8

±1,200  
SQ FT

SUITE 1

±1,450  
SQ FT

SUITE 2

±1,550  
SQ FT

SUITE 3

±1,800  
SQ FT

SUITE 4

±2,300  
SQ FT

SUITE 5

±2,600  
SQ FT

SUITE 6



OPTOMETRIST



CREDIT UNION



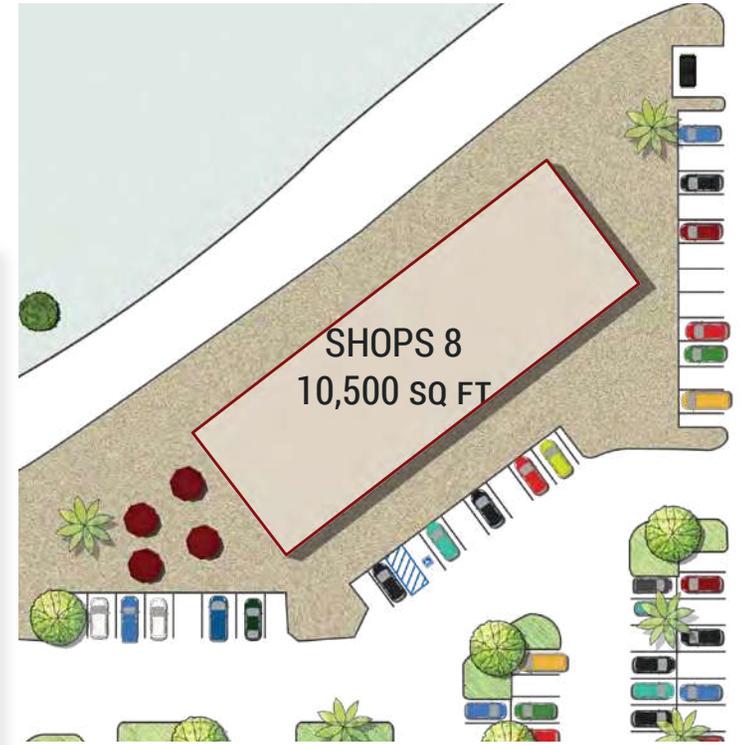
DENTAL



MEDICAL



OFFICE SPACE



±1,197  
SQ FT

SUITE 103



SANDWICH



BAKERY



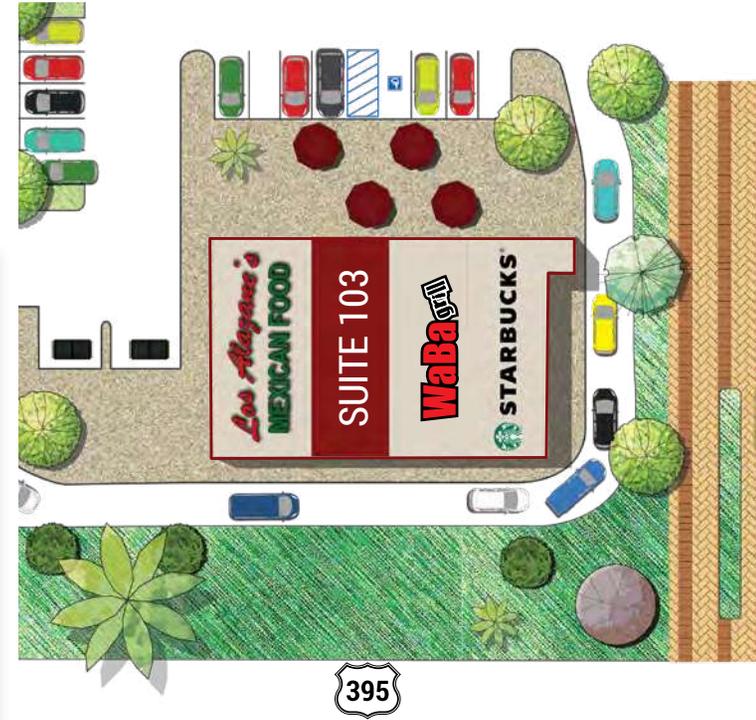
ICE CREAM



CHINESE FOOD



PIZZA



±1,200  
SQ FT

SUITE 1

±1,500  
SQ FT

SUITE 2

±2,300  
SQ FT

SUITE 3



DENTAL



URGENT CARE



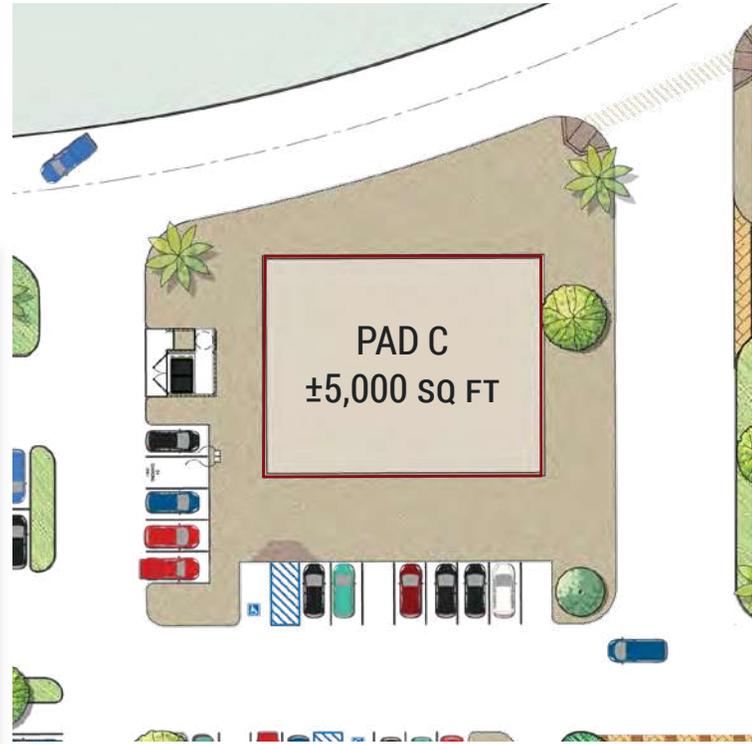
MEDICAL



PET SUPPLY

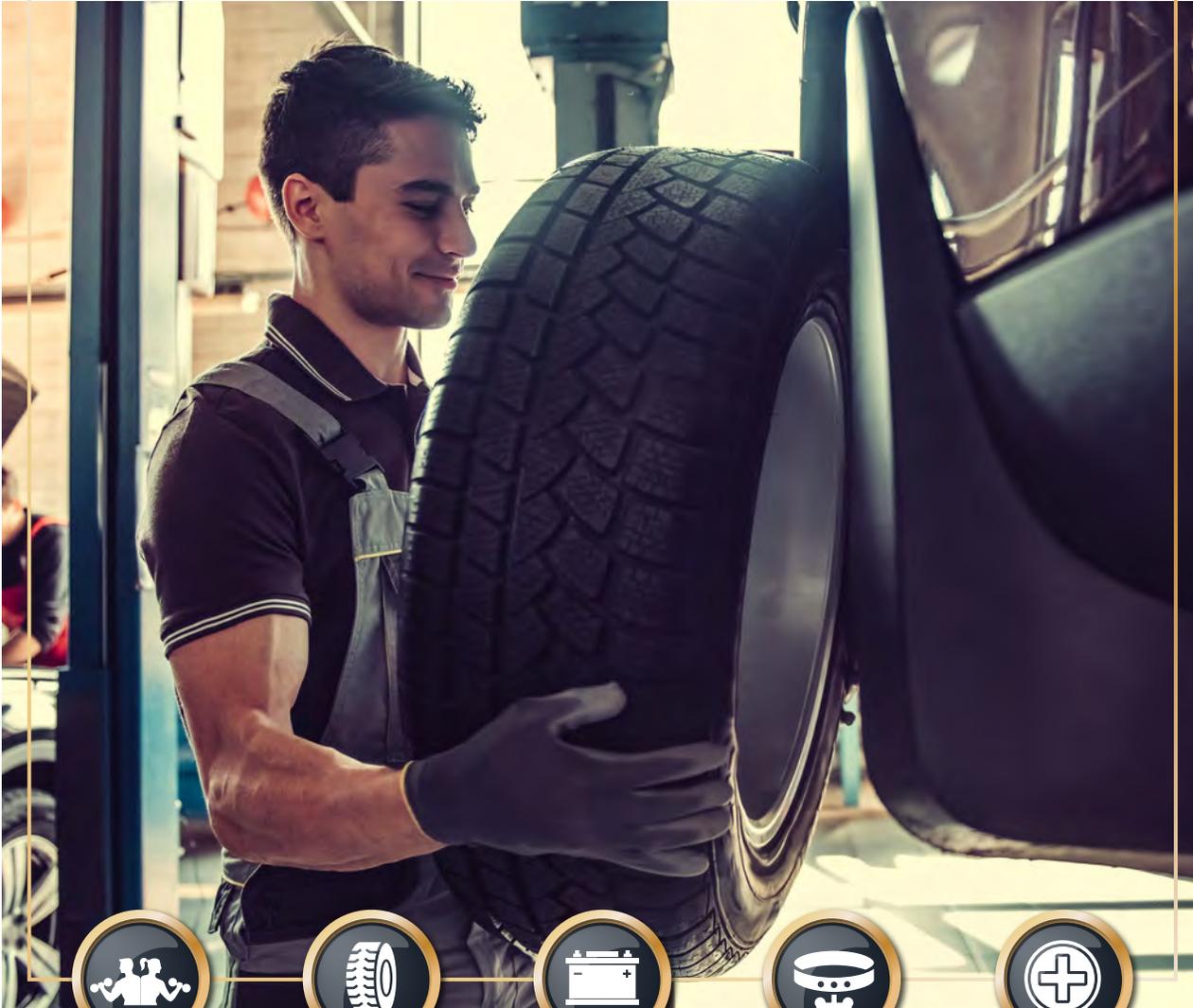


OFFICE SPACE



±8,000  
SQ FT

**DIVISIBLE**



FITNESS



TIRES



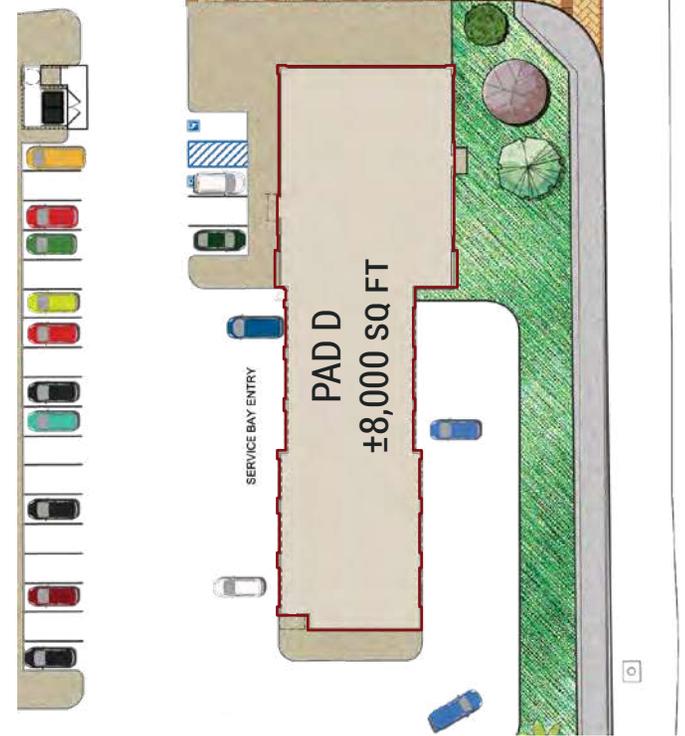
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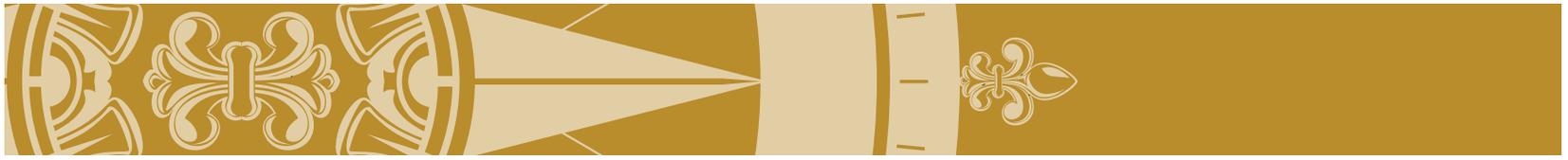


PET SUPPLY



MEDICAL





## FOR LEASING INFORMATION



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