

SERRANO POINTE COMMERCE CENTER

Hesperia, California



FULLY ENTITLED LAND SALE OR JV EQUITY OPPORTUNITY

CBRE National
Partners

THE OFFERING

CBRE, as exclusive advisors, is pleased to present **Serrano Pointe Commerce Center** (the “Site” or “Project”), a **fully entitled, shovel ready land site** in Hesperia, CA, in the rapidly expanding Inland Empire North submarket. The Site features 43.26 acres of prime, developable land, which allows for a ±750,000 square foot building. Located along HWY-395, Serrano Pointe Commerce Center has immediate access to Interstate 15, offering superior connectivity throughout the region and into the greater Western United States.

Hesperia, an emerging market in the Inland Empire’s booming industrial scene, offers access to a large labor pool throughout the high desert and San Bernardino County, which has appealed to major tenants such as Amazon, who have leased all existing big-box vacancy in the region. Hesperia is known for a business-friendly climate, as well as providing excellent access to Los Angeles and Las Vegas via I-15, and the greater United States with proximity to major cargo airports in Ontario and Los Angeles.

PROPOSED PROJECT SUMMARY

Cross Streets	US Highway 395 & Poplar St Hesperia, CA 92344
Market	Inland Empire North
Total Lot Size	43.26 AC
Buildable SF	750,000 SF
Dock-High Doors	98
Trailer Parking	143
Auto Parking	352
Zoning	Commercial / Industrial Business Park (CIBP)
Entitlement Status	Fully Entitled



ACTIONABLE, NEAR-TERM DEVELOPMENT

Fully Entitled Site

- Final, unappealable EIR has been completed.
- All CEQA mitigation measures have been fully quantified and budgeted.
- Fair share and impact fees have been fully quantified and budgeted.
- All conditions of approval have been quantified and budgeted.
- All necessary easements have been secured.
- There are no environmental or hazardous substance issues.
- The site is fully entitled and is currently awaiting grading permits from the City of Hesperia.

Site Plan & Improvement Plans

- Site Plan Conformance Approval obtained.
- The Tentative Parcel Map has received final conditions of approval.
- The Final Parcel Map has been recorded.
- Water, sewer, storm drain improvement plans, as well as rough and precise grading plans, have been approved.
- Joshua tree approval has been secured.
- Actively coordinating with the City of Hesperia on installation of a traffic signal as part of the predevelopment process.
- The encroachment permit will be issued shortly, and all signal and civil plans have been approved by Caltrans. Bonds are being posted now.

Project Financials & Due Diligence

- Budget and proforma have been verified and validated with support from Sponsor research and development experts.

Project Timeline

- Signal and highway improvements will begin on or before April 2, 2026.
- Grading and site work will begin in April 2026.
- Structural and architectural work will start once site work is underway.



MAERSK

AMPS
American Made Power Solution

***modway**

**Serrano Pointe
Commerce
Center**

amazon
New 2.5M SF Amazon
Development

MAERSK

Pilot

3M

395

Newcastle | PARTNERS
400K SF Under
Construction

VELOCITY
TRUCK CENTERS

15
INTERSTATE

MGA
MIDLAND

PIXIOR
428K SF Under
Construction

AERIAL

INVESTMENT HIGHLIGHTS



Significant scale: 750,000 SF of prime industrial space can appeal to the top tenants in the market who regularly have large size requirements, offering potential build-to-suit opportunities



Buildings in the ~500K SF size range have the most broad appeal to users in the market and tightest available supply:

- » 91% of newly constructed buildings (500K+) in the IE have been pre-leased since 2020
- » 18% average annual industrial rent growth and low 2.9% vacancy in the IE (500K+) since 2019



Extreme power potential with the ability to build a data center offering up to 300 Megawatts of power



Strategic Distribution Location with same day delivery access to over 25 million people and 2.3 million employees located within 50 miles of the site



Immediate access to Hwy 395 and connectivity to I-15



Large available land sites are diminishing in the Inland Empire due to the complex entitlement process, current zoning and SB-330. This is driving complex assemblages to accommodate increased “Big Box” demand.





IE is the #1 U.S. industrial market for 5-year projected rent growth and is the #1 most active bulk (100K+ SF) market in the country (CBRE EA)



CONCEPTUAL SITE PLAN

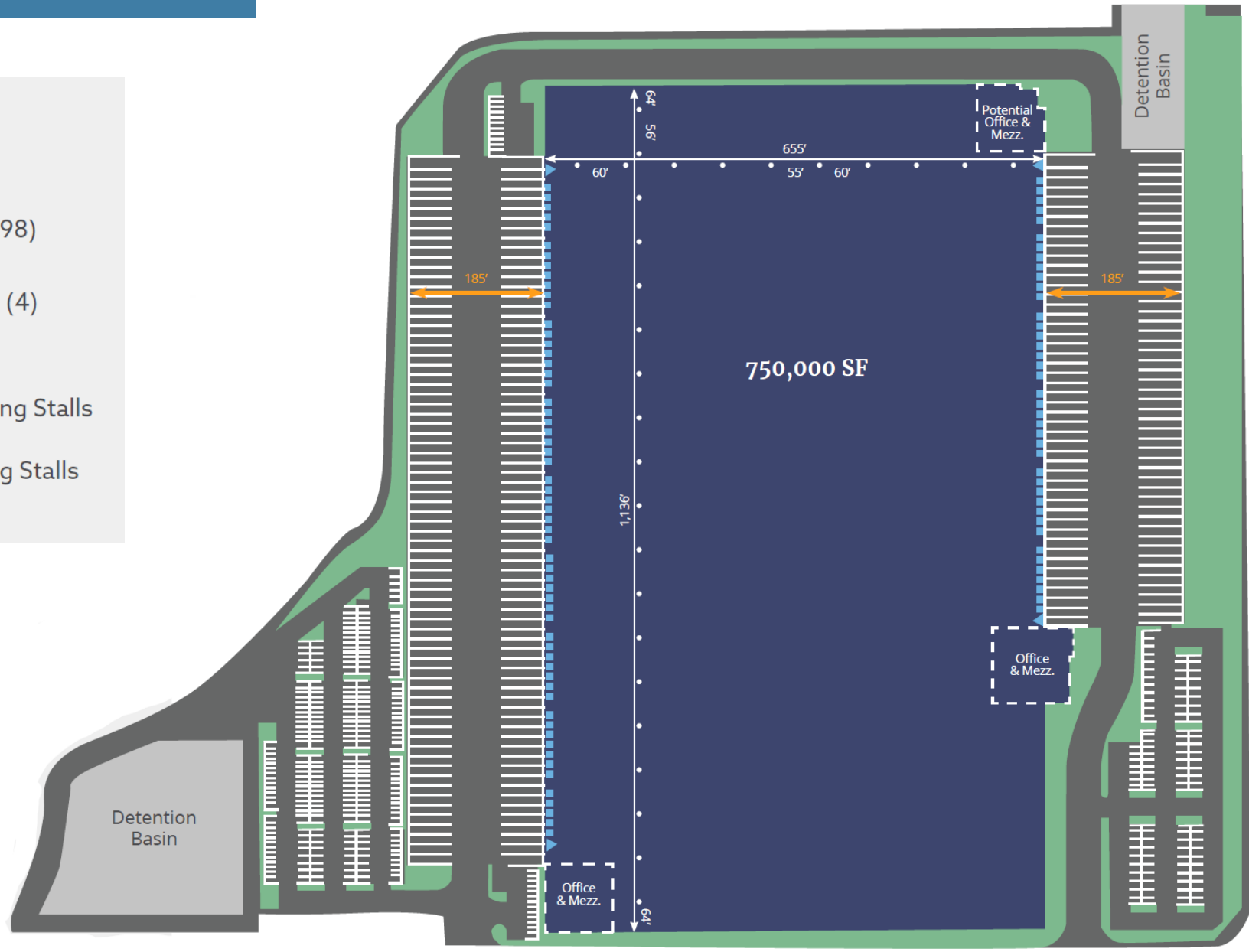
Legend

 Dock High (98)

 Grade Level (4)

143 Trailer Parking Stalls

352 Auto Parking Stalls



HESPERIA CHECKS ALL THE BOXES FOR USERS

✓ Rents

✓ Labor

✓ Drayage

✓ Outbound Costs

✓ Strategic Location



AMPLE LABOR SUPPLY

- » More than 80,000 people commute from the high desert (IEN) daily. Many of those jobs are in the warehouse and logistics industry.



AFFORDABLE HOUSING

- » Ample supply of affordable housing in the Hesperia area with the ability to meet future demand of the logistics workforce through current and future affordable residential development.



STRONG GOVERNMENT SUPPORT

- » Both City and County officials (elected and staff) support new development of industrial warehouse and distribution facilities.



LOGISTICS/TRANSMODAL

- » 21 miles from San Bernardino's hub of industrial warehouses.
- » 27 miles from BNSF intermodal yard in San Bernardino, and 41 miles from the BNSF intermodal yard in Barstow.
- » Immediately adjacent to Interstate 15 freeway and ±40 miles from Interstate 40 in Barstow, both arterials handle the vast majority of goods shipped out of SoCal and the interior US
- » Comparable transportation costs with the Inland Empire East and other growth markets
- » 33 miles from Ontario International Airport, 60 miles from Port of Los Angeles/Long Beach
- » **Located outside of the SCAQMD and not subject to the indirect resource rule mandates**



EDUCATION

- » Several Colleges within 30 mile radius support users' needs for future employment and/or part time seasonal employment.
- » Focused local effort supported by state, regional and local government for training, preparing youth for future needs of technically travel warehouse to support tomorrows more automated warehouses.

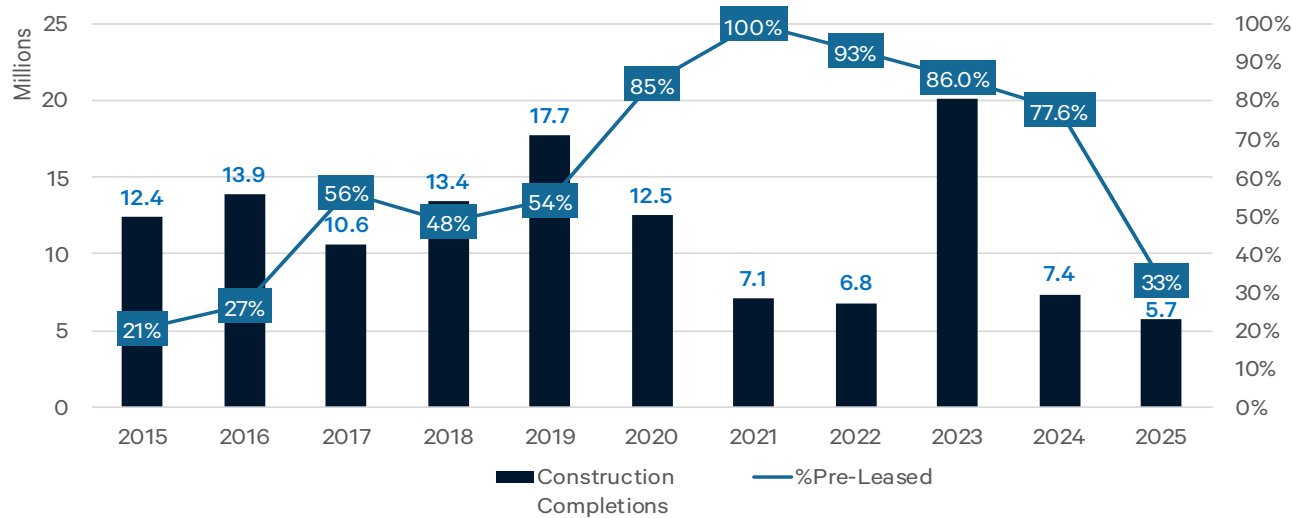


SUSTAINABILITY

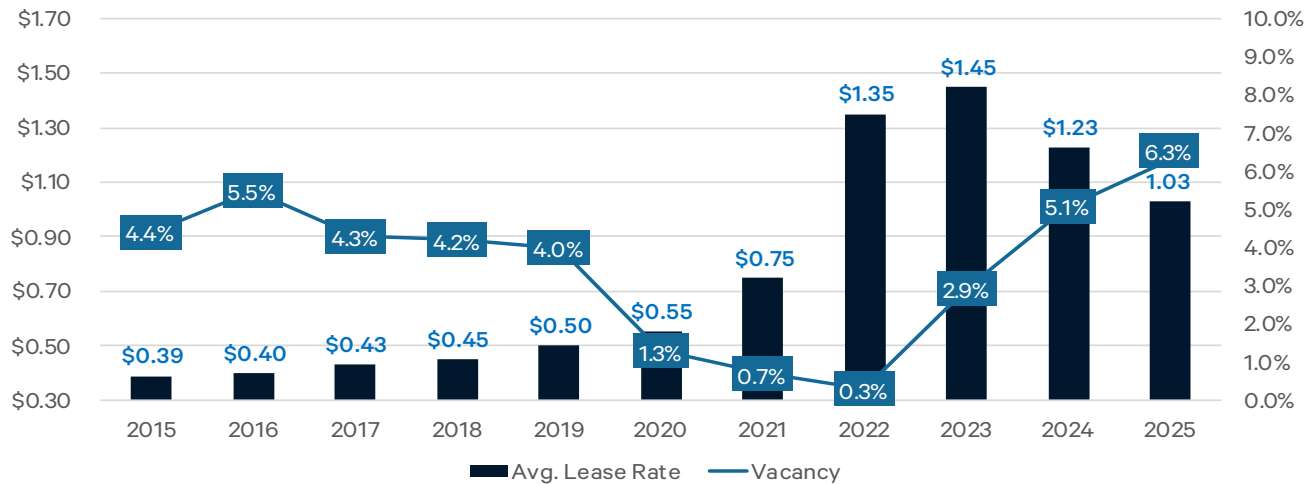
- » The project is in an arid climate, providing the best opportunity for on roof solar. There is a higher number of sunny days in the high desert compared to costal locations. The high desert continues to be a leader in renewable power, with existing or planned solar and wind turbine farms, throughout the high desert region

500K+ SF IS THE SWEET SPOT OF THE IE MARKET

91% AVG PRE-LEASING SINCE 2020 FOR NEWLY CONSTRUCTED BUILDINGS IN THE IE
IE HISTORICAL NEW CONSTRUCTION & PRE-LEASING | 500K+ SF



18% AVERAGE ANNUAL INDUSTRIAL RENT GROWTH AND LOW 2.9% VACANCY
IN THE IE (500K+) SINCE 2019



IE 500K+ STATS Q4 2025

250.5M SF
Industrial Base

6.3%
Vacancy Rate

2.4M SF
2025 Net Absorption

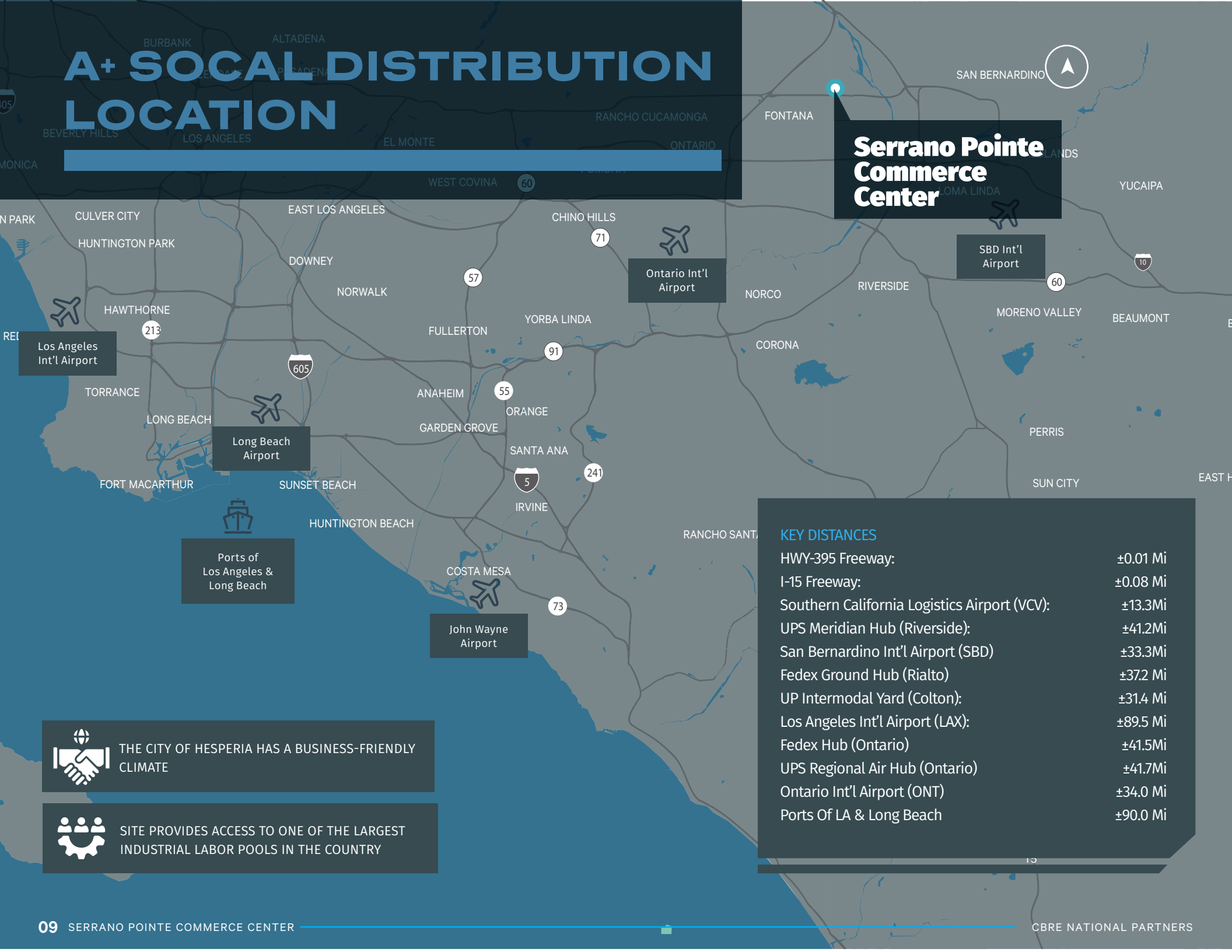
672K SF
Under Construction

5.7M SF
2025 Construction Completions

18%
Avg. Annual Rent Growth Since 2018

A+ SOCIAL DISTRIBUTION LOCATION

Serrano Pointe Commerce Center



Los Angeles Int'l Airport

Long Beach Airport

Ports of Los Angeles & Long Beach


Ontario Int'l Airport


SBD Int'l Airport

John Wayne Airport

KEY DISTANCES

HWY-395 Freeway:	±0.01 Mi
I-15 Freeway:	±0.08 Mi
Southern California Logistics Airport (VCV):	±13.3Mi
UPS Meridian Hub (Riverside):	±41.2Mi
San Bernardino Int'l Airport (SBD)	±33.3Mi
Fedex Ground Hub (Rialto)	±37.2 Mi
UP Intermodal Yard (Colton):	±31.4 Mi
Los Angeles Int'l Airport (LAX):	±89.5 Mi
Fedex Hub (Ontario)	±41.5Mi
UPS Regional Air Hub (Ontario)	±41.7Mi
Ontario Int'l Airport (ONT)	±34.0 Mi
Ports Of LA & Long Beach	±90.0 Mi

 THE CITY OF HESPERIA HAS A BUSINESS-FRIENDLY CLIMATE

 SITE PROVIDES ACCESS TO ONE OF THE LARGEST INDUSTRIAL LABOR POOLS IN THE COUNTRY

DIRECT I-15 ACCESS

SERRANO POINTE COMMERCE CENTER

Route to Freeway —

On Ramp ○

CITY	STATE	DRAYAGE RATE (FROM PORTS OF LA & LB)
Ontario	CA	\$597
San Bernardino	CA	\$752
Moreno Valley	CA	\$756
Perris	CA	\$744
Hesperia	CA	\$910
Fresno	CA	\$1,570
Bakersfield	CA	\$1,143
Las Vegas	NV	\$1,651
Phoenix	AZ	\$2,452

Note: Drayage rates include base fees and fuel costs only. Not all fees are included

SERRANO POINTE COMMERCE CENTER

Hesperia, California

Team Leads

Barbara Perrier
Vice Chair
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

Eric Cox
Senior Vice President
Lic. 02027752
+1 213 613 3210
eric.a.cox@cbre.com

Local Market Experts

Walt Arrington
Executive Vice President
Lic. 00859109
+1 909 418 2154
walt.arrington@cbre.com

Jeff Fritch
Senior Vice President
Lic. 01857956
+1 909 418 2075
jeff.fritch@cbre.com

National Partners West Advisors

Darla Longo
Vice Chair/Managing Dir.
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

Rebecca Perlmutter
Vice Chair
Lic. 01838624
+1 310 922 5237
rebecca.perlmutter@cbre.com

Joe Cesta
Executive Vice President
Lic. SA690815000
+1 949 809 3612
joe.cesta@cbre.com

Brian Russell
Executive Vice President
Lic. 01920350
+1 310 387 2907
brussell@cbre.com

Michael Longo
Senior Vice President
Lic. 01887292
+1 310 363 4906
michael.longo@cbre.com

Jonathan Garrick
Associate
Lic. 02235240
+1 949 809 3634
jonathan.garrick@cbre.com

Debt & Structured Finance

Mark Fluent
Vice Chair
Lic. 01089085
+1 310 550 2604
mark.fluent@cbre.com

Val Achtemeier
Vice Chair
Lic. 01868169
+1 213 613 3109
val.achtemeier@cbre.com

Bill Moyer
Vice Chair
+1 917 755 0282
william.moyer@cbre.com

David Milestone
Vice Chair
Lic. 01515842
+1 310 710 6682
david.milestone@cbre.com

Connor Rucker
Vice President
+1 805 794 6781
connor.rucker@cbre.com

Hunter Smith
Associate
Lic. 02201286
+1 213 613 3618
hunter.smith1@cbre.com

Tot Davis
Analyst
+1 310 795 8108
tot.davis@cbre.com

CBRE National Partners

www.cbre.com/np

GLOBAL INDUSTRIAL
& LOGISTICS
Will Pike
Heather McClain

WEST
Darla Longo
Barbara Perrier
Brett Hartzell
Rebecca Perlmutter
Joe Cesta
Rusty Kennedy
Brian Russell
Michael Longo
Eric Cox
Jonathan Garrick
Melissa Moock
Gina Christen

NORTHEAST
Michael Hines
Brian Fiumara
Brad Ruppel
Bo Cashman
Jonathan Beard
Joseph Hill
Lauren Dawicki

SOUTHEAST
Frank Fallon
Trey Barry
José Lobón
Brian Linnihan
Royce Rose
George Fallon
Jennifer Klingler

SOUTH CENTRAL
James Bolt
Jonathan Bryan
Ryan Thornton
Tyler Carner
Jeremy Ballenger
Nathan Wynne
Eliza Bachhuber
Elliott Dow
Colleen Fazio
Morgan Dunn

NORTH CENTRAL
Ryan Bain
Zach Graham
Judd Welliver
Bentley Smith
Joe Horrigan
Victoria Gomez

DEBT &
STRUCTURED FINANCE
Steve Roth
Val Achtemeier
Tom Traynor
Tom Rugg
Mike Ryan
Scott Lewis
Mark Fluent
David Milestone
Bill Moyer
Ryan Kieser
Bill Jurjovec
Mark Finan
Matt Schmidt
Matt Ballard
Christine Dierker