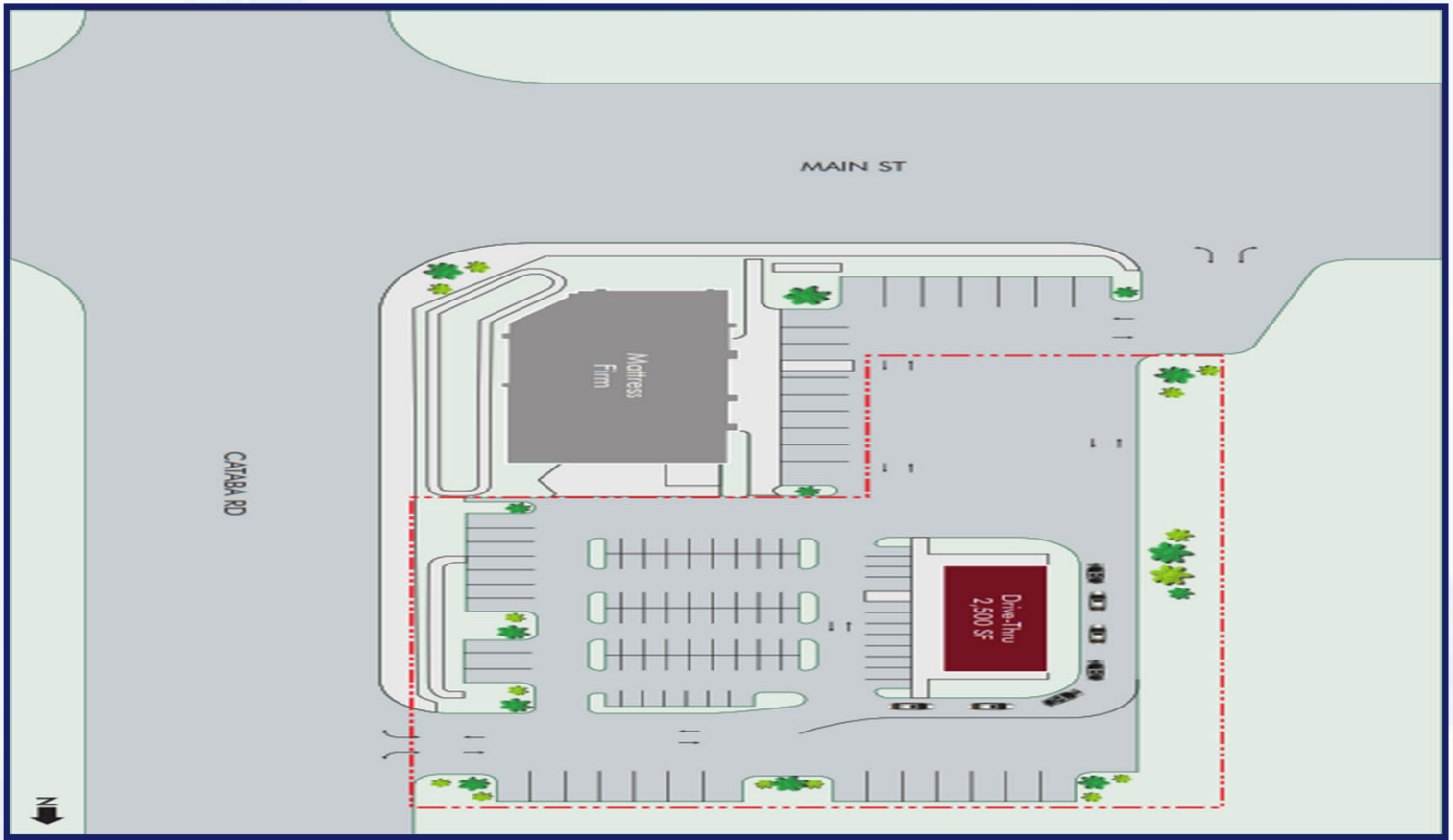


EXECUTIVE SUMMARY



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HIGHLIGHTS:

- 35,005 SF Lot Surrounded by National Tenants on 40k Cars/day Signalized Corner
- Corner with Expanding 566,000+ SF Super Target Shopping Center
- Close to the Brand New Brightline Rail Station – Construction to Start Soon
- 1 Block to 215k cars/day Freeway & 3 Blocks to Walmart Supercenter
- Same Intersection as Brand New 153,000 SF Shopping Center Being Built with Starbucks, Fatbuger, Jimmy John's, T-Mobile, etc
- 1 Block from 200+ Residential Housing Development
- 2 Brand New Hotels Approved to be Built across the Street – 200 Rooms
- 1 Block from 1,850,000+ SF Industrial Park Approved to be Built

OFFERING SUMMARY: 12688 Main St, in the city of Hesperia, CA offers a tenant prime location on a 40k Cars/day intersection across from a 566,000+ SF Target Supercenter Anchored Shopping Center. The location is close to the brand new Brightline Rail Station which will start construction soon. 1 Block from the 15 Freeway on/off ramp (215k Cars/day) and surrounded by national tenants. The area is growing rapidly with numerous housing projects, including a 200+ Housing Development already under construction 1 Block West. In addition to the numerous houses being built throughout the area, there are 2 brand new hotels approved to be built 1 block West while a 1,850,000+ SF Industrial Park is also being built 1 block South.

DEMOGRAPHICS: Massive population growth of almost 5% within 1 & 3 mile radius. The average household income was estimated at over \$78,000 within a 3 mile radius.

PROPERTY PICTURES

CREI

Commercial Real Estate Investments



PROPERTY PICTURES



Strategic Development Advisory, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.



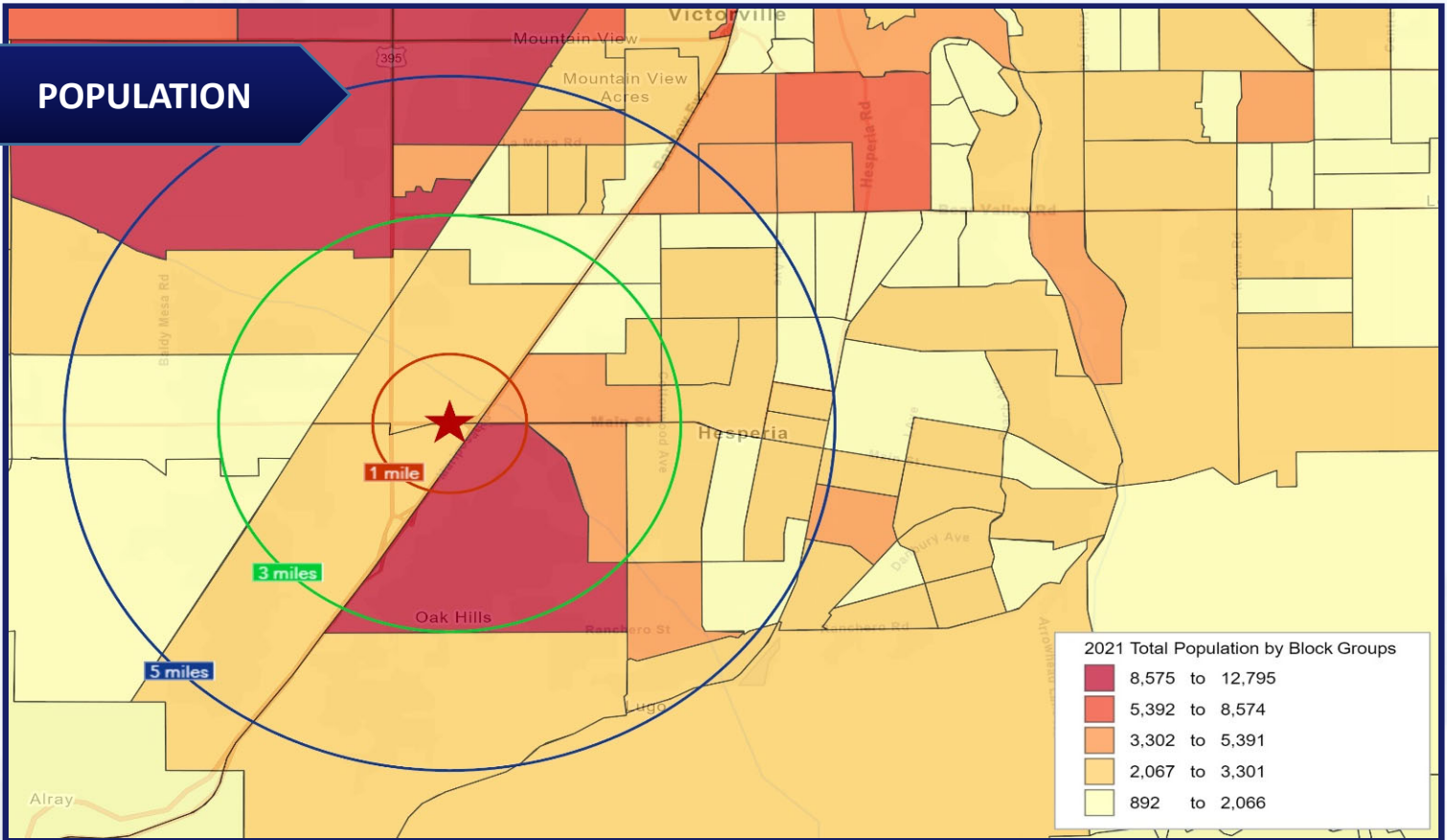
PROPERTY PICTURES

POTENTIAL LAYOUT #1

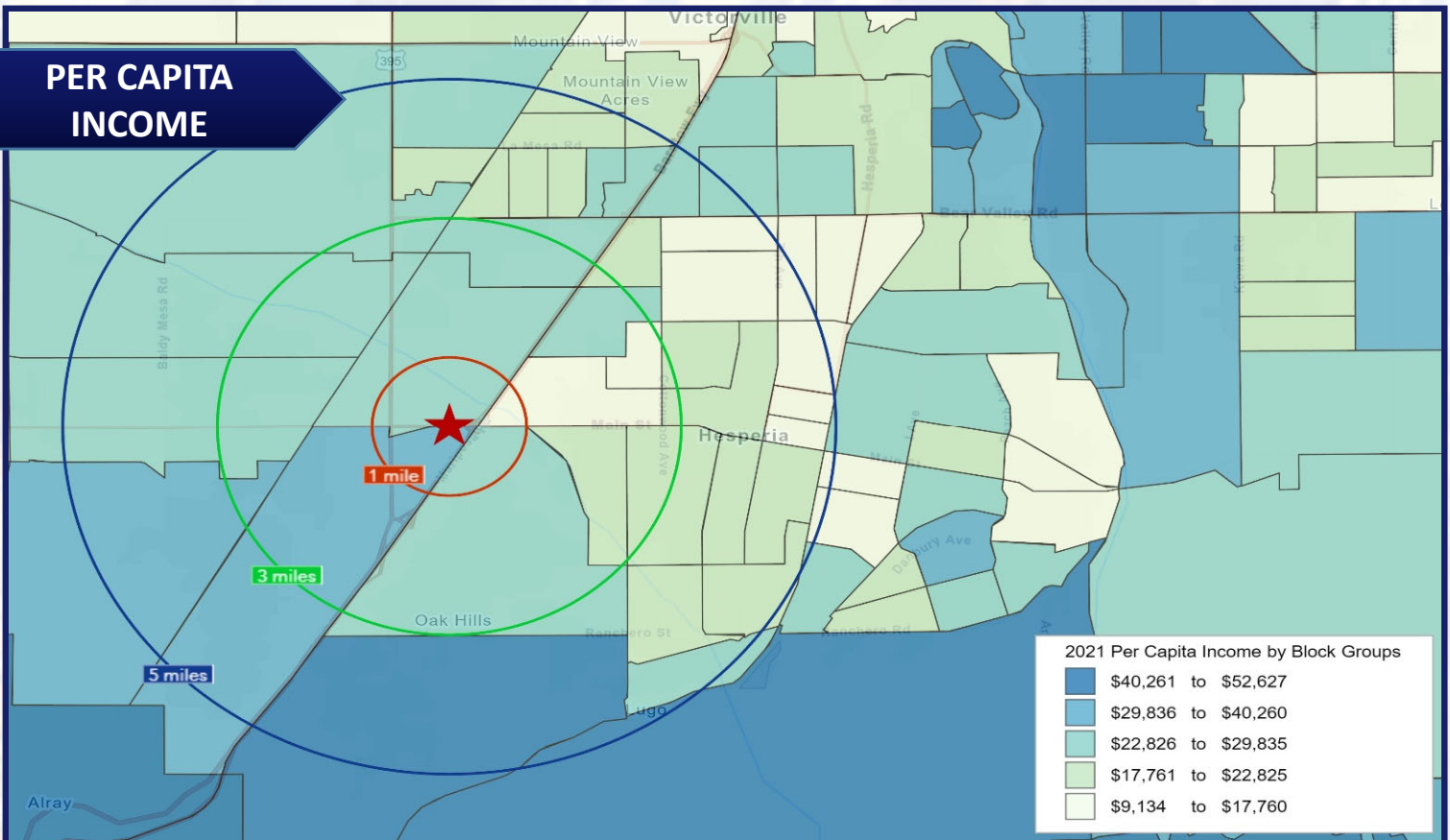


DEMOGRAPHICS

POPULATION

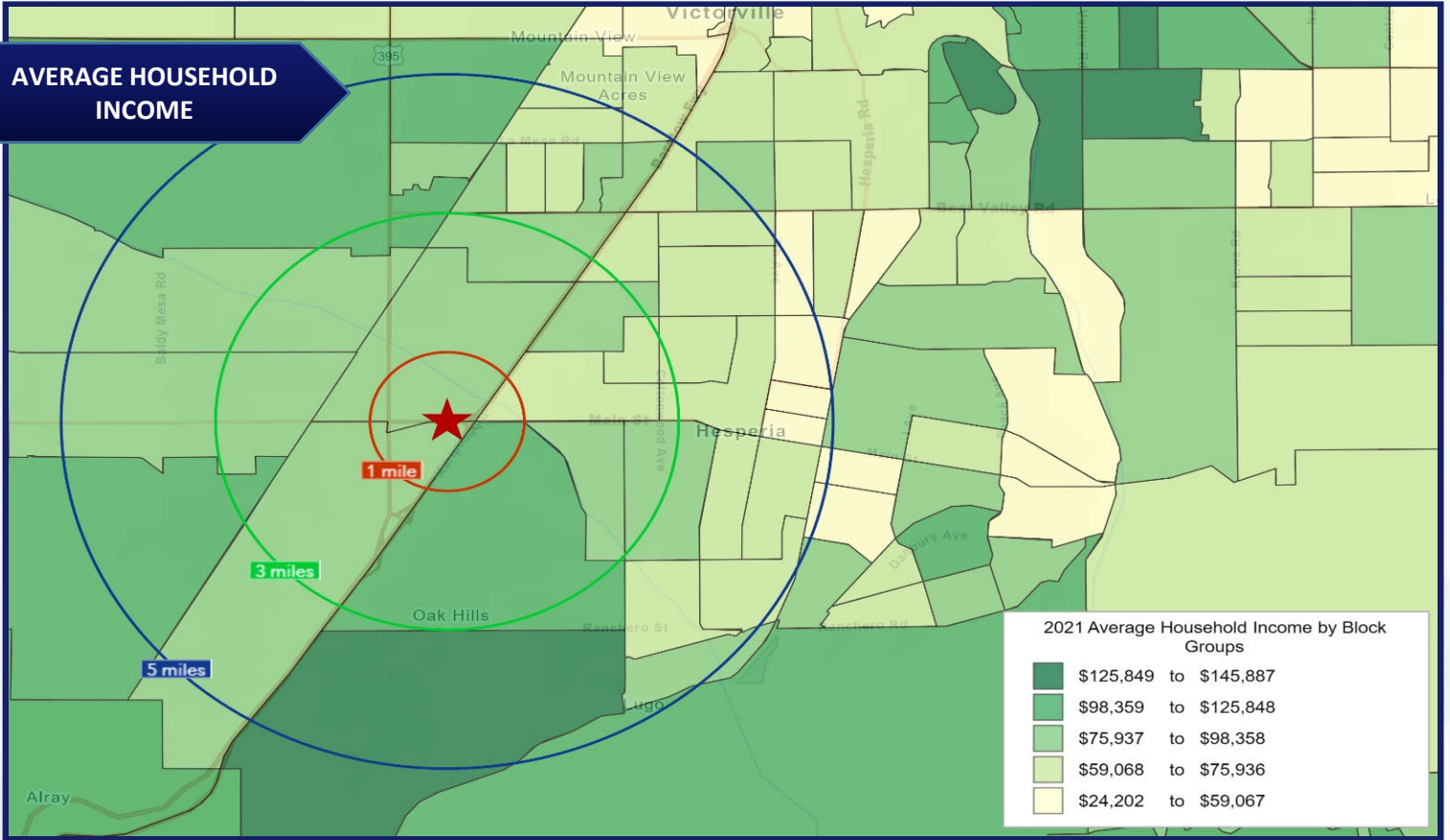


PER CAPITA INCOME

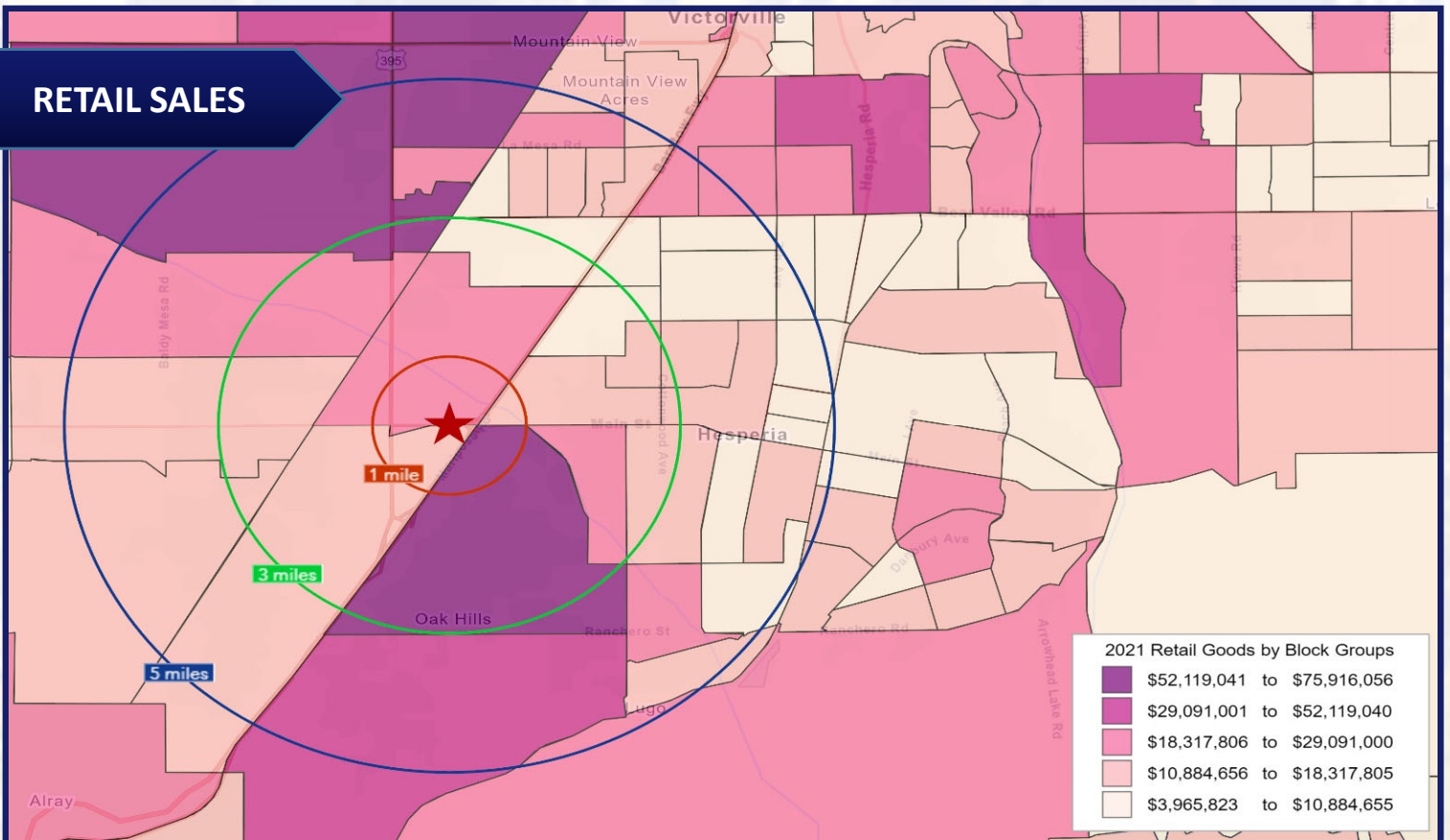


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

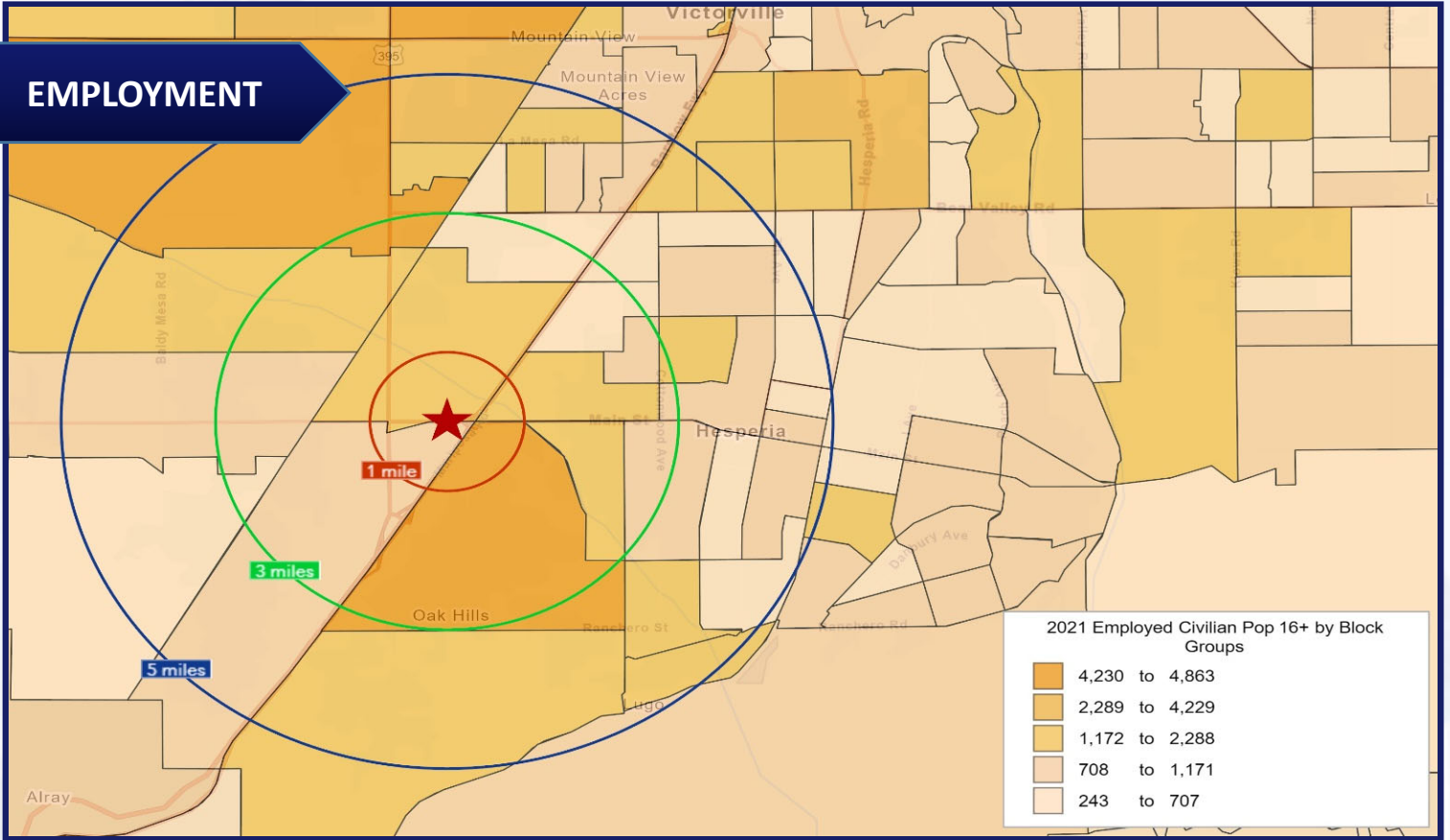


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

