



**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.



About 50-60% of visitors are traveling as a family. The median household income of the visitors is \$163,500.



Due to the increase in road traffic on the 395, Caltrans has spend \$99.7 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.

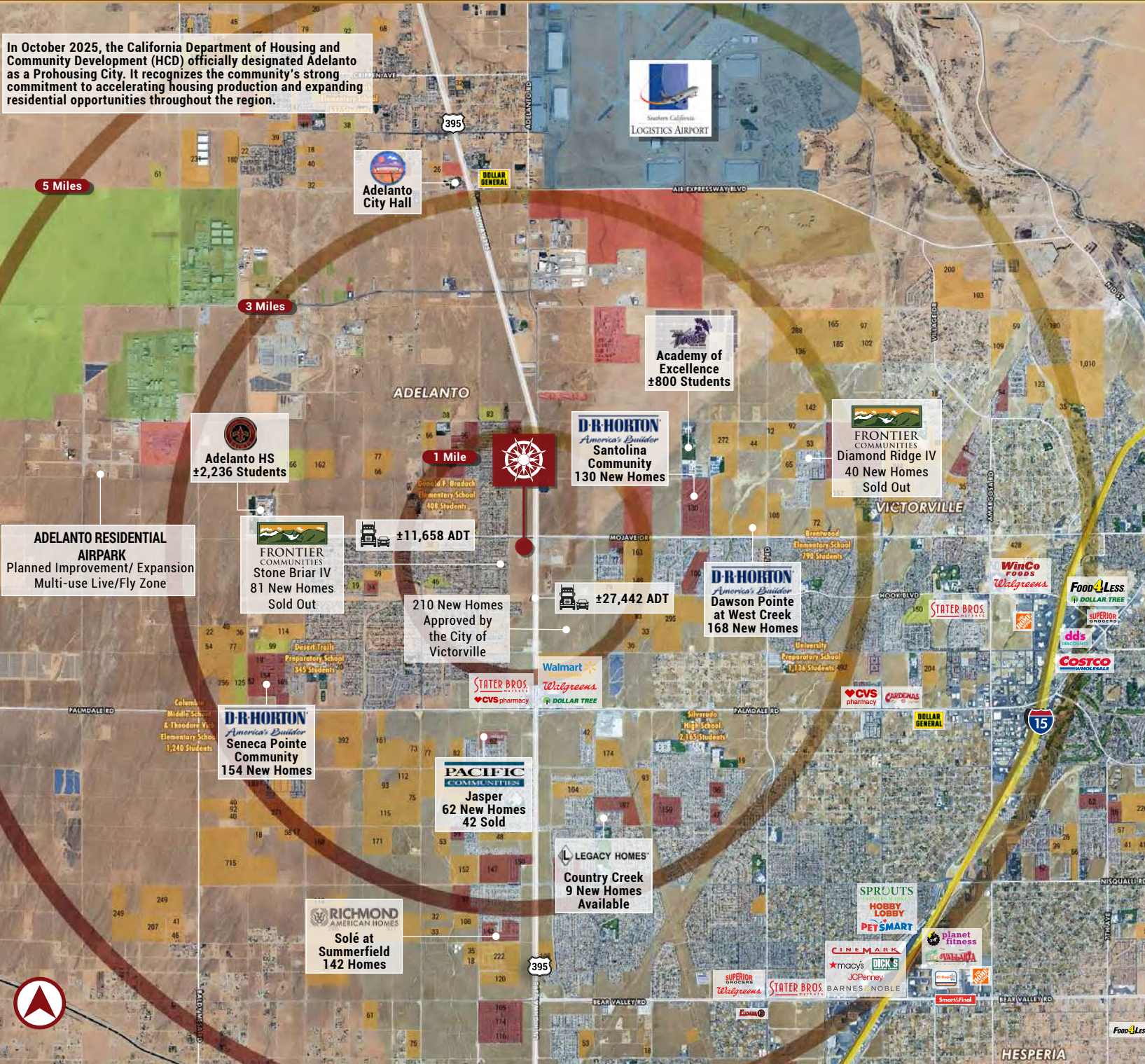
US Route 395 begins at Interstate 15 in Hesperia and continues north to Mammoth Lakes in central California. Mammoth Lakes attracts more than 2.8 million visitors each year, with about 94% arriving by car and more than half of those traveling from Southern California.

Just before Route 395 enters Adelanto, it runs adjacent to the Southern California Logistics Airport, a facility designed to support commercial, military, and freight operations. This specialized focus has attracted significant business activity to the area, leading to continued growth among aerospace companies and major national firms located nearby.



PROJECTED HOUSING GROWTH

In October 2025, the California Department of Housing and Community Development (HCD) officially designated Adelanto as a Prohousing City. It recognizes the community's strong commitment to accelerating housing production and expanding residential opportunities throughout the region.



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

© STRATEGIC DEVELOPMENT ADVISORS, INC. THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT IT'S ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT.

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



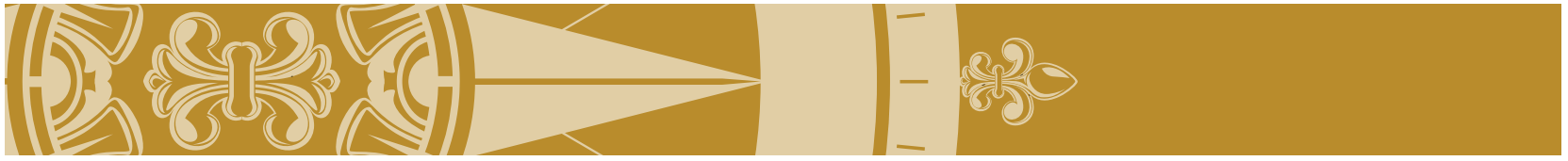
Adelanto (Spanish for "Advance") is a city in San Bernardino County, California, United States. It is approximately 9 miles (14 km) northwest of Victorville in the Victor Valley area of the Mojave Desert, in the northern region of the Inland Empire.

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.



FOR LEASING INFORMATION



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

**LEWIS
RETAIL CENTERS**

