

±3,970 SF END CAP AVAILABLE FOR LEASE AT PHELAN VILLAGE

4083-A Phelan Road, Phelan, CA 92371



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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

- According to Placer.ai, Stater Bros. at Phelan Village is #20 out of 165 stores.
- Phelan Village Shopping Center features a strong mix of national and regional tenants, anchored by a top-performing, newly remodeled Stater Bros. The center also includes McDonald's, Dollar Tree, AutoZone, Verizon Wireless, T-Mobile, Subway, Wing Stop, Unicare Community Health Center, and H&R Block.
- ±3,970 SF end cap available for lease, featuring multiple rooms and two bathrooms. The last tenant was a charter school, and the space offers a versatile layout for a variety of uses.
- Nearest competing grocery anchored center is over 15 miles away in Adelanto. In addition to the city of Phelan, the center draws from the areas of Oak Hills, Pinon Hills, and Wrightwood, which is often called The Land of Four Seasons by residents and tourists.
- The trade area has a 2025 population of 59,238, a strong average household income of \$119,904 and a much larger demand than current supply regarding retail, service, and medical options.
- Located on the prime signalized intersection of Phelan Road and Sheep Creek Rd with over ±25,225 CPD, Phelan Village Shopping Center has excellent visibility, an impressive pylon sign, and two monument signs.
- The entire center is very appealing and clean with new paint, great lighting, and nice landscaping.

SITE PLAN



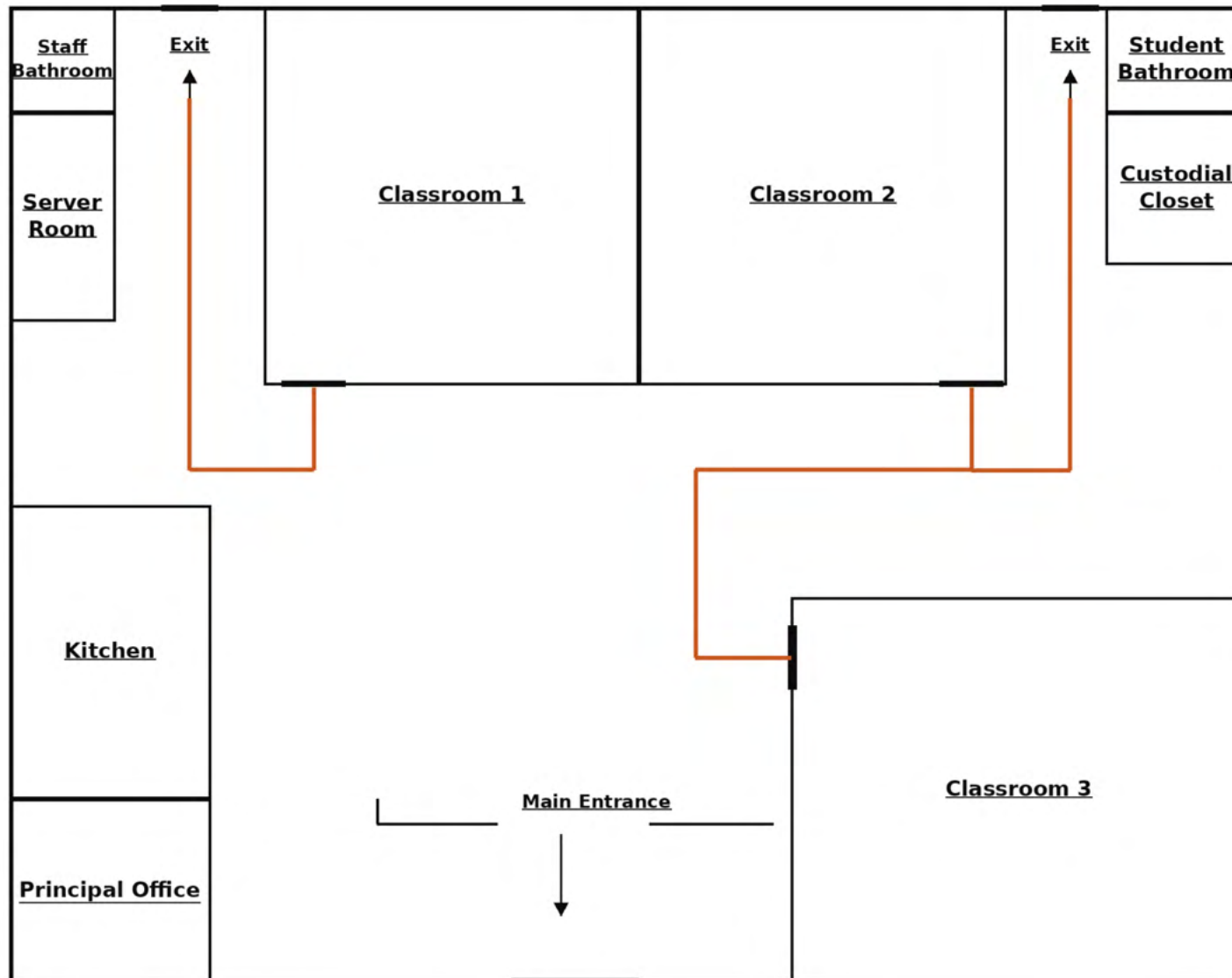
±3,970 SF END CAP AVAILABLE



±3,970 SF END CAP - INTERIOR PHOTOS



±3,970 SF END CAP - FLOOR PLAN



Floor plan is for illustrative purposes only. Tenant to verify all information.

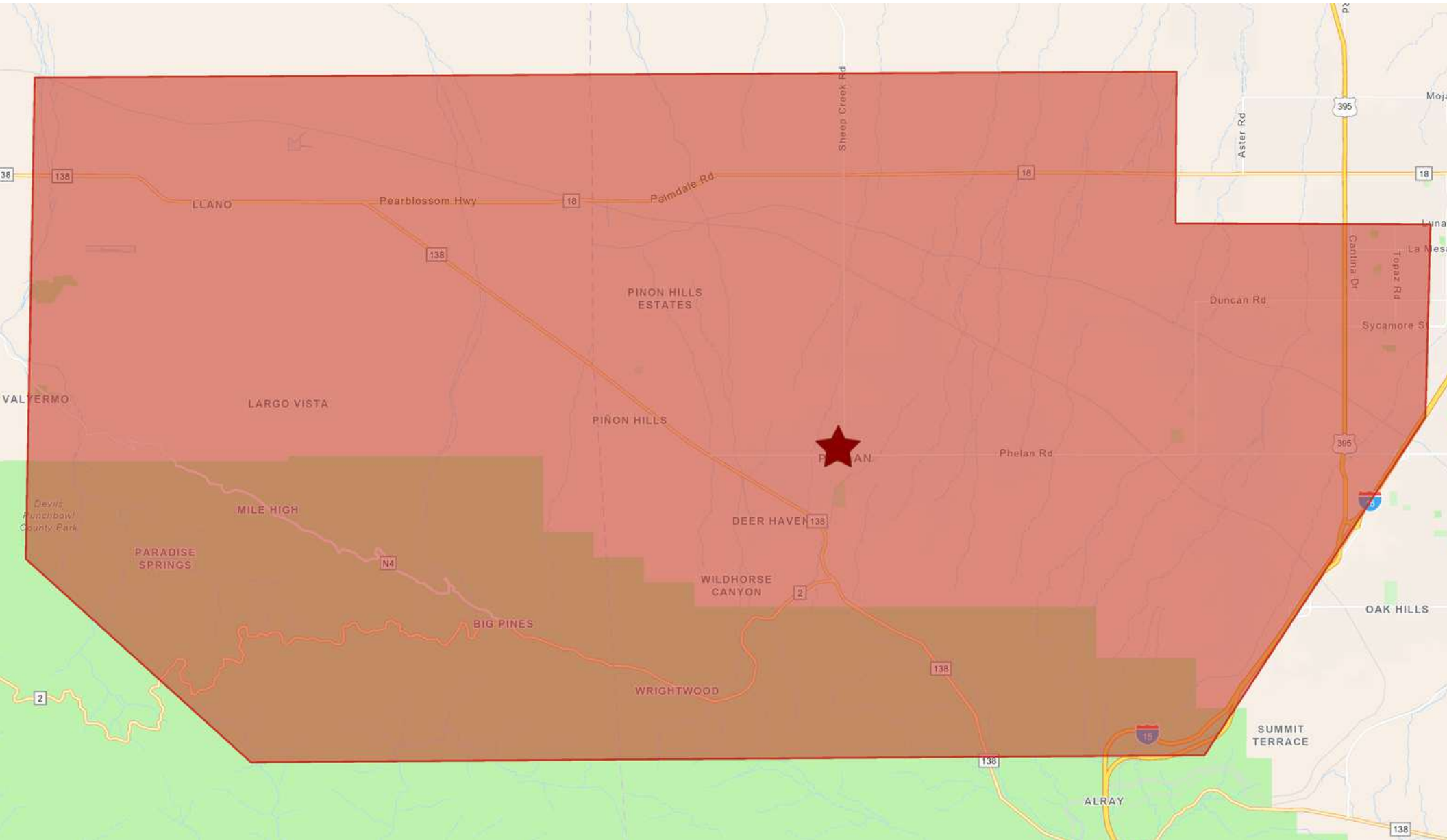
RETAILER MAP



ADDITIONAL PHOTOS



CUSTOM TRADE AREA MAP



DEMOGRAPHICS

POPULATION

2025 Total Population	59,238
2025 Median Age	37.0
2025 Total Households	18,875
2025 Average Household Size	3.1

INCOME

2025 Average Household Income	\$119,904
2025 Median Household Income	\$87,926
2025 Per Capita Income	\$38,241

BUSINESS SUMMARY

2025 Total Businesses	832
2025 Total Employees	5,205

Custom Trade Area

