



ADELANTO TOWNE CENTER

Adelanto, California



Lewis Retail Centers

ADELANTO TOWNE CENTER



- 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 + 38,407 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 underserved market.
- The Adelanto Towne Center is supported by more than 140,000 residents (AHHI \$82,000) 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 4.5 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

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.



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

Death Valley National Park

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



Sequoia National Forest



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

Preserve

Bakersfield

San Luis Obispo

Santa Maria

Lompoc

Santa Barbara

Oxnard

Lancaster

Palmdale

Victorville

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



Los Angeles

Long Beach



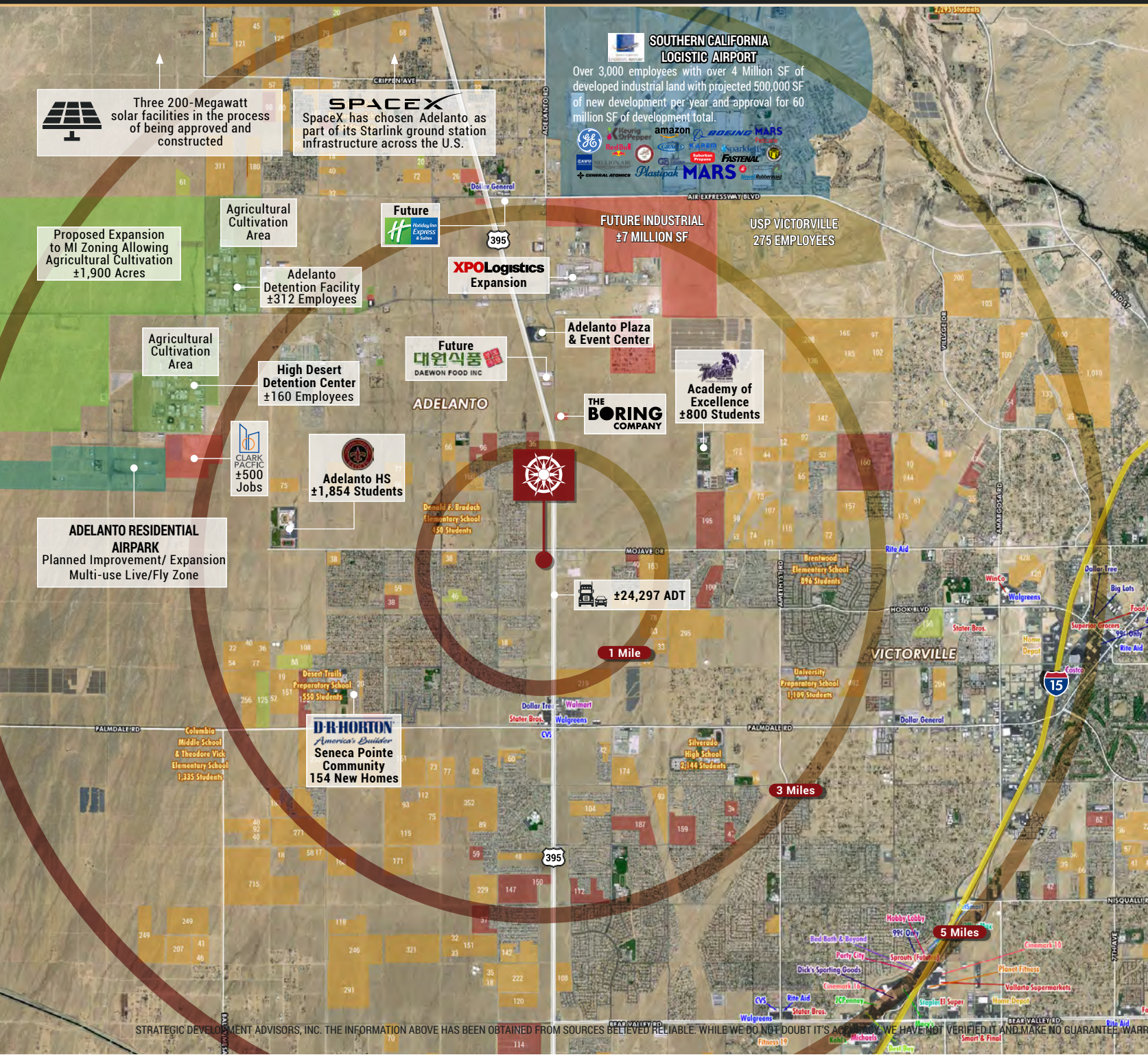
SCLA is home is to over 18 aerospace companies, including international companies such as General Atomics, Boeing and General Electric.

Oceanside

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.



PROJECTED AREA GROWTH



117,494

**2022 TOTAL DAYTIME
WORKER POPULATION
5-MILES**



140,901

**2022 TOTAL
POPULATION
5-MILES**



\$82,791

**2022 AVERAGE
HOUSEHOLD INCOME
5-MILES**



AREA HOUSING DEVELOPMENT

- PROPOSED/
IN APPLICATION
- APPROVED
- UNDER
DEVELOPMENT

SITE PLAN



DEMOGRAPHIC PROFILE

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 TOTAL POPULATION	9,422	61,681	142,633
2022 TOTAL POPULATION	9,052	60,626	140,901
2022 TOTAL DAYTIME POPULATION	6,481	44,994	117,494
2022 DAYTIME POPULATION: WORKERS	651	7,631	32,916
2022 DAYTIME POPULATION: RESIDENTS	5,830	37,363	84,578
2022 MEDIAN AGE	28.4	29.0	29.8

INCOME

2022 MEDIAN HOUSEHOLD INCOME	\$61,422	\$71,843	\$62,572
2022 AVERAGE HOUSEHOLD INCOME	\$ 80,747	\$90,907	\$82,791

HOUSEHOLDS

2027 TOTAL HOUSEHOLDS	2,352	14,967	36,708
2022 TOTAL HOUSEHOLDS	2,246	14,688	36,215
2022 AVERAGE HOUSEHOLD SIZE	4.02	4.02	3.71

HOUSING

2022 HOUSING UNITS	2,322	15,252	38,014
OWNER OCCUPIED	1,455	9,727	21,541
RENTER OCCUPIED	791	4,961	10,959
2022 AVERAGE HOME VALUE	\$343,169	\$357,860	\$349,587

RACE AND ETHNICITY

WHITE	22.95%	22.97%	26.67%
BLACK/AFRICAN AMERICAN	17.51%	18.88%	18.15%
ASIAN	2.64%	4.38%	3.95%
AMERICAN INDIAN/ALASKA NATIVE	3.24%	1.95%	1.83%
PACIFIC ISLANDER	0.12%	0.15%	0.14%
TWO OR MORE RACES	20.32%	21.48%	21.76%
OTHER RACE	55.10%	55.81%	53.91%
HISPANIC POPULATION	67.09%	60.68%	58.42%

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



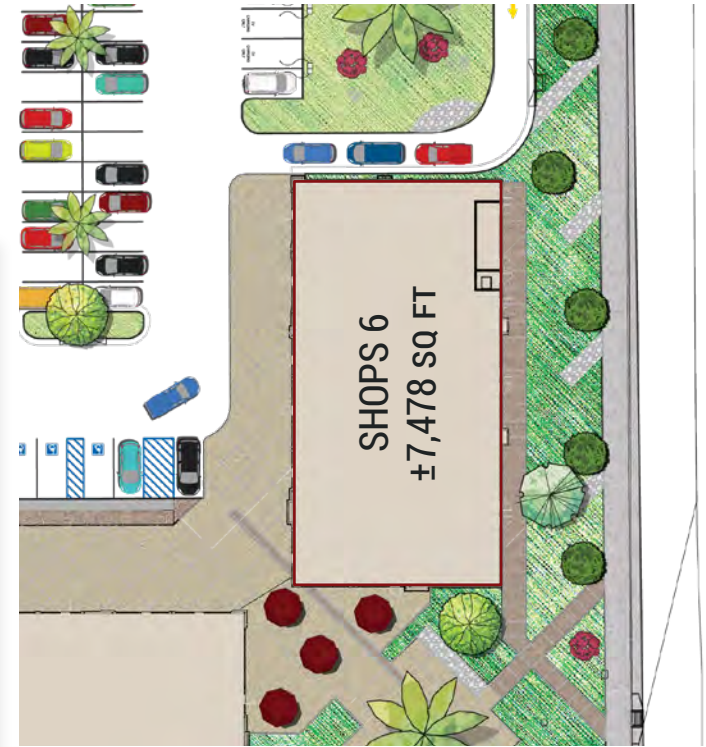
SANDWICH



PIZZA



NAILS



SHOPS 7

±1,200
SQ FT

SUITE 1

±1,400
SQ FT

SUITE 2

±1,850
SQ FT

SUITE 3

±1,395
SQ FT

SUITE 4

±1,510
SQ FT

SUITE 5



ICE CREAM



JUICE



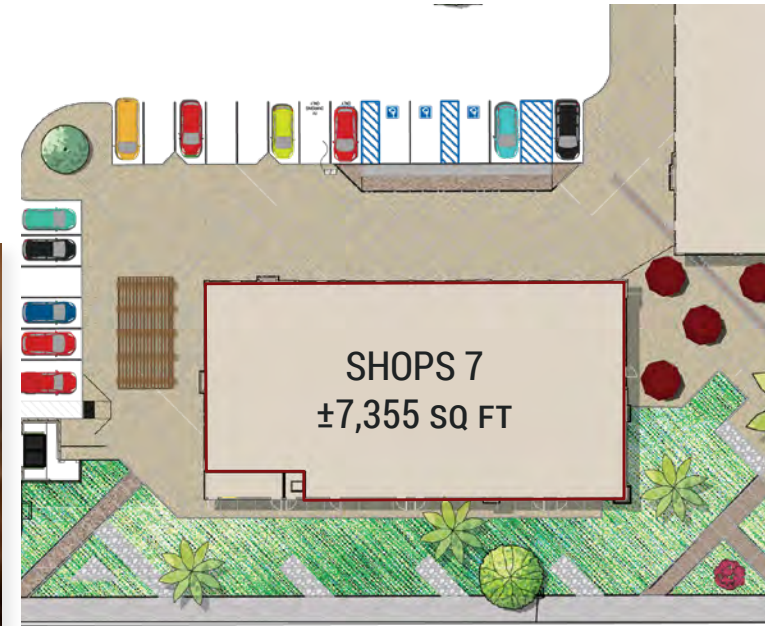
SUSHI



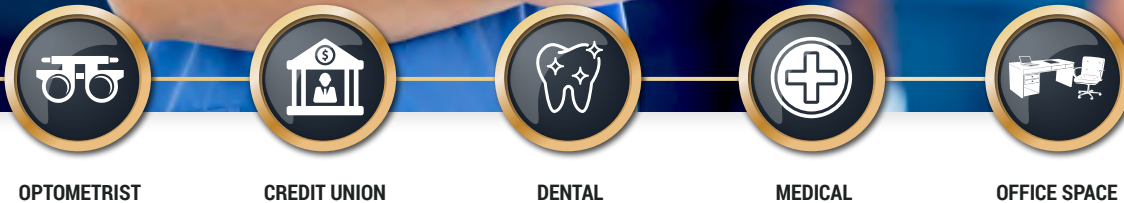
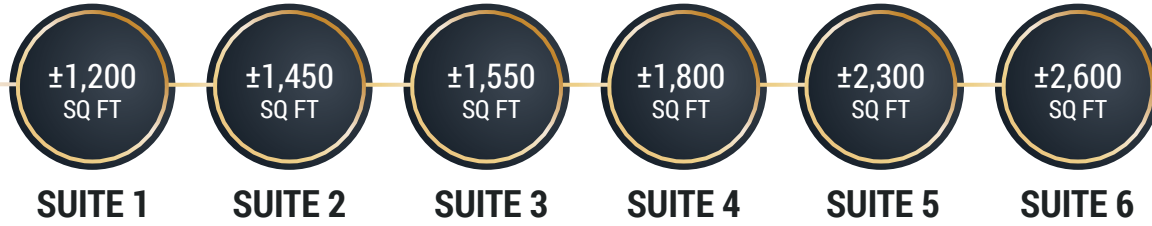
CHINESE FOOD



BURGER



SHOPS 8



PAD A

±1,200
SQ FT

SUITE 1

±1,200
SQ FT

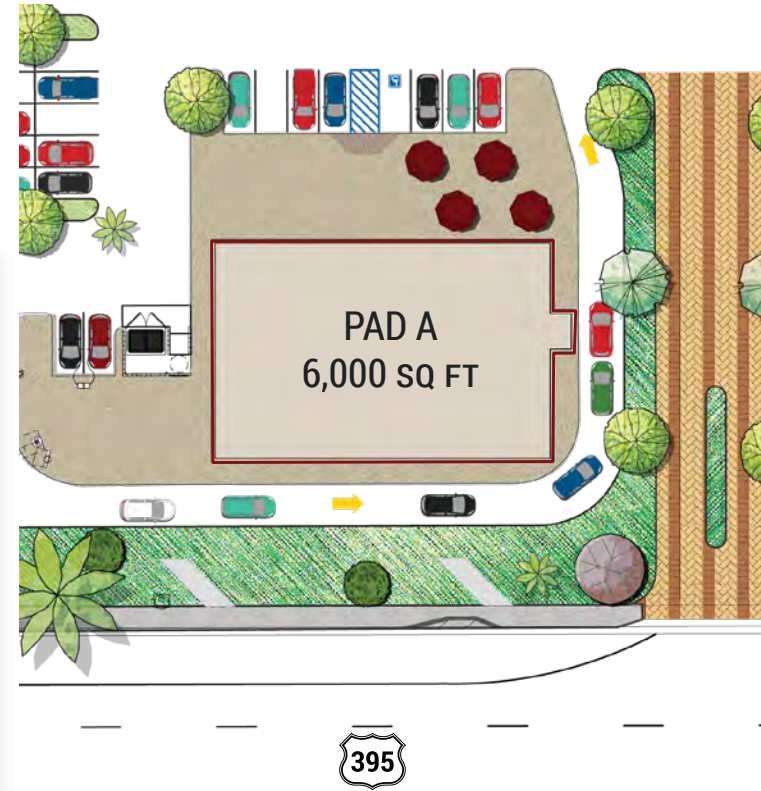
SUITE 2

±1,400
SQ FT

SUITE 3

±2,200
SQ FT

SUITE 4



COFFEE



BAKERY



ICE CREAM



MEXICAN



PIZZA

±2,674
SQ FT

DRIVE THRU



BURGER



MEXICAN



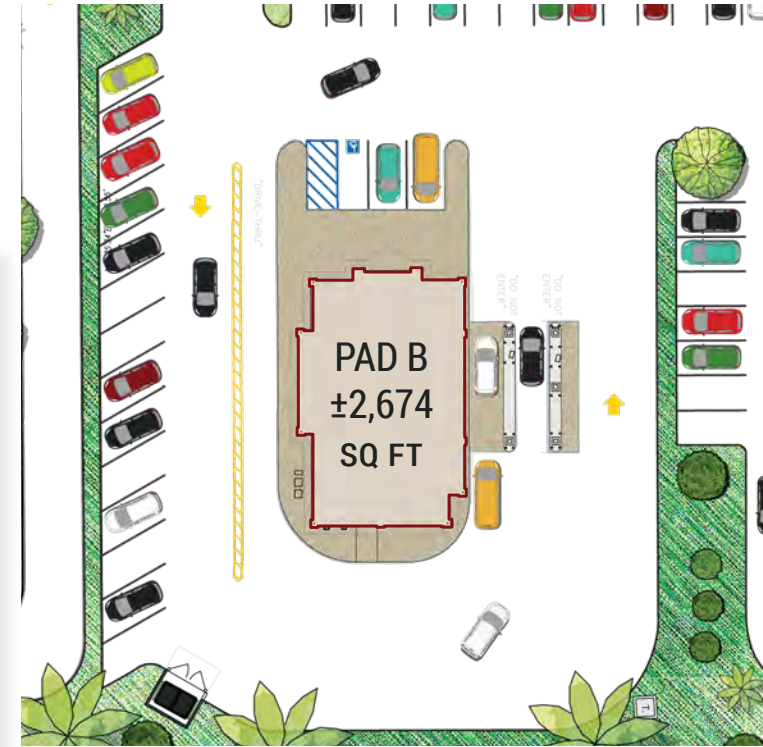
CHINESE FOOD



COFFEE



CHICKEN



PAD C

±1,200
SQ FT

SUITE 1

±1,500
SQ FT

SUITE 2

±2,300
SQ FT

SUITE 3



DENTAL



URGENT CARE



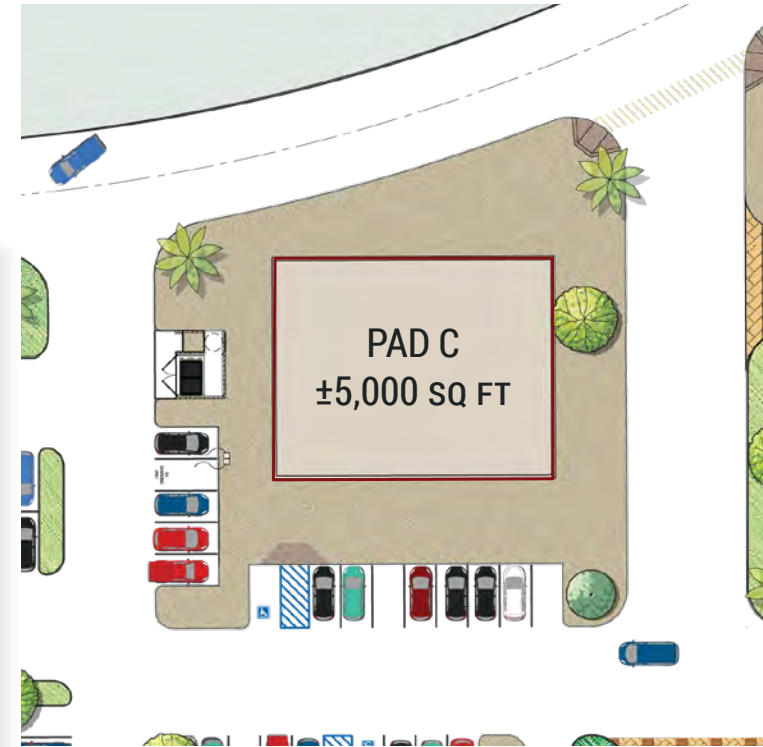
MEDICAL



PET SUPPLY

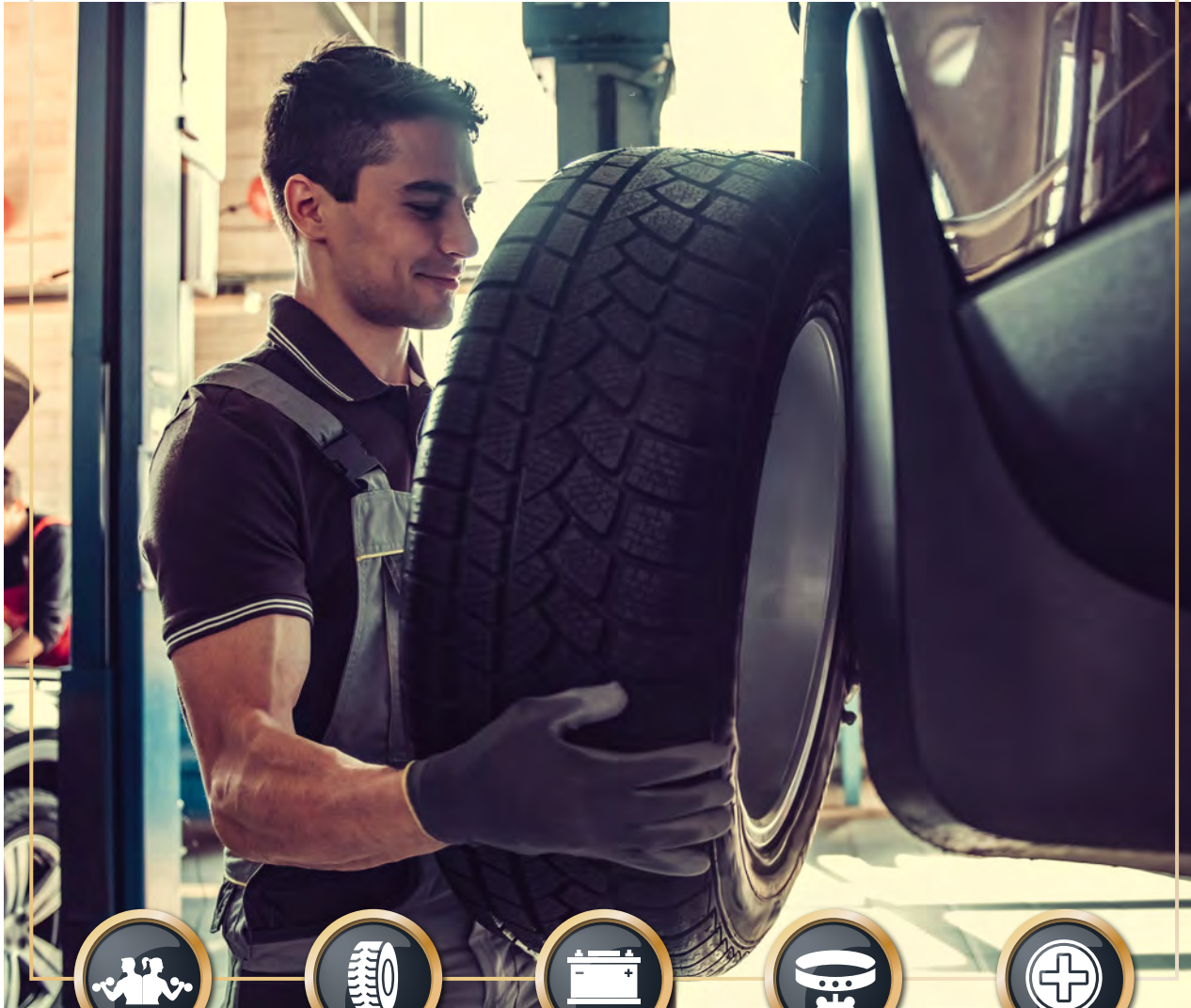


OFFICE SPACE



±8,000
SQ FT

DIVISIBLE



FITNESS



TIRES



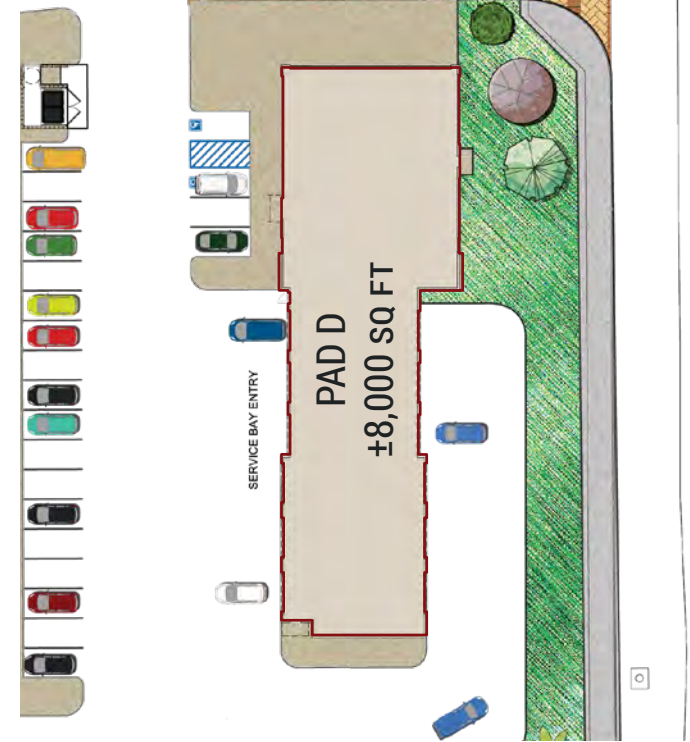
AUTO SUPPLY

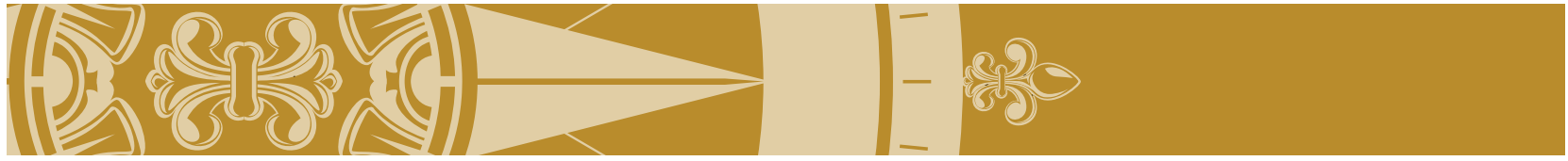


PET SUPPLY



MEDICAL





FOR LEASING INFORMATION



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