



**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 +38,000 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 underserved market.
- The Adelanto Towne Center is supported by more than 140,000 residents (AHHI \$90,000) 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



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.



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



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



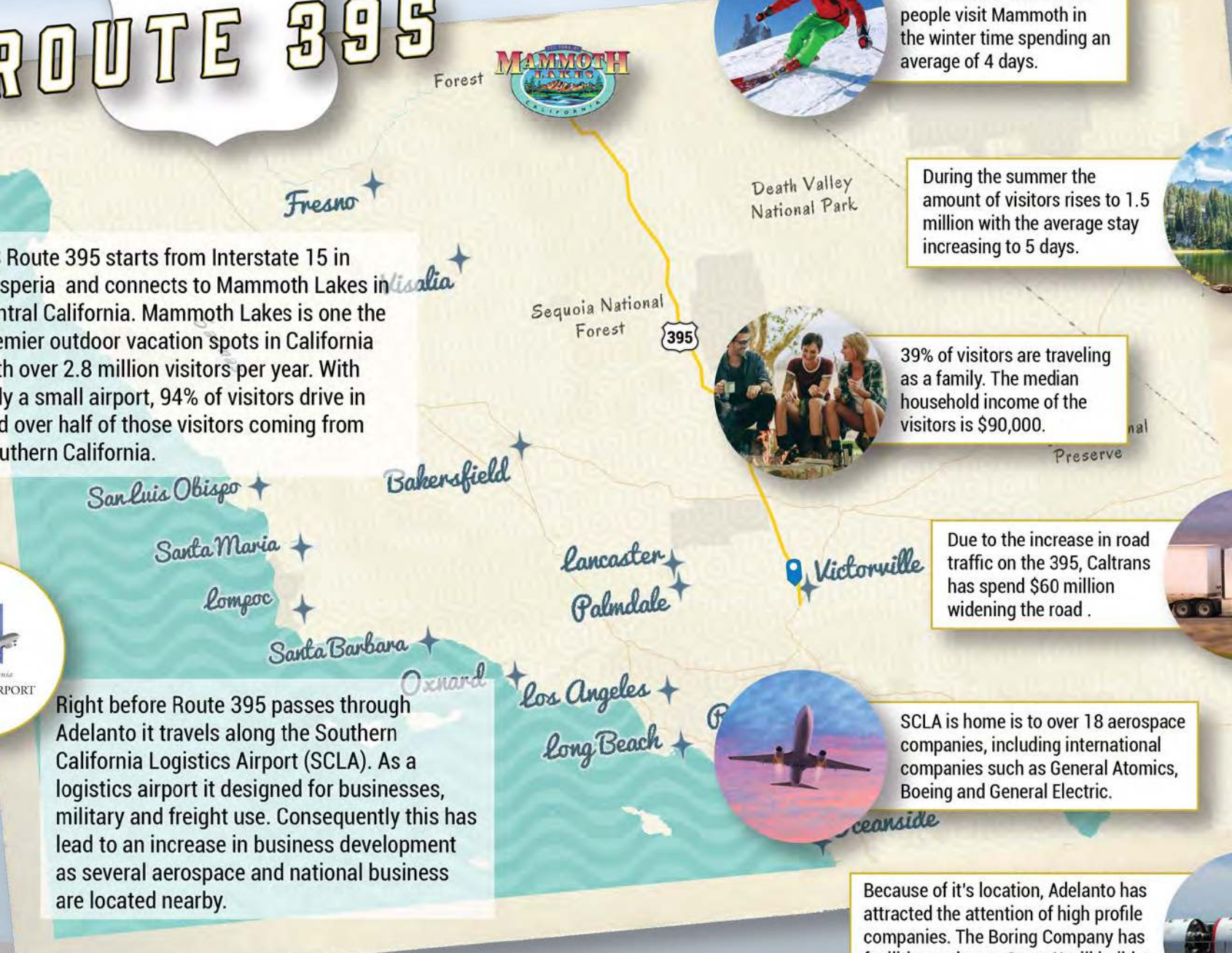
SCLA is home is to over 18 aerospace companies, including international companies such as General Atomics, Boeing and General Electric.



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 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.



# PROJECTED AREA GROWTH



Three 200-Megawatt solar facilities in the process of being approved and constructed

**SPACEX**  
SpaceX has chosen Adelanto as part of its Starlink ground station infrastructure across the U.S.

## SOUTHERN CALIFORNIA LOGISTIC AIRPORT

Over 3,000 employees with over 4 Million SF of developed industrial land with projected 500,000 SF of new development per year and approval for 60 million SF of development total.



Proposed Expansion to MI Zoning Allowing Agricultural Cultivation ±1,900 Acres

Agricultural Cultivation Area

Future Adelanto Express Airport

FUTURE INDUSTRIAL ±7 MILLION SF

USP VICTORVILLE 275 EMPLOYEES

Adelanto Detention Facility ±312 Employees

XPO Logistics Expansion

Adelanto Plaza & Event Center

Future DAEWON FOOD INC

Academy of Excellence ±800 Students

Agricultural Cultivation Area

High Desert Detention Center ±160 Employees

ADELANTO

THE BORING COMPANY

CLARK PACIFIC ±500 Jobs

Adelanto HS ±1,854 Students

ADELANTO RESIDENTIAL AIRPARK  
Planned Improvement/ Expansion Multi-use Live/Fly Zone

±14,100 ADT

±24,418 ADT

1 Mile

210 New Homes Approved by the City of Victorville

D-R HOIKTON America's Builder Seneca Pointe Community 154 New Homes

3 Miles

5 Miles



**32,467**  
2023 TOTAL DAYTIME WORKER POPULATION 5-MILES



**141,852**  
2023 TOTAL POPULATION 5-MILES



**\$90,953**  
2023 AVERAGE HOUSEHOLD INCOME 5-MILES



## AREA HOUSING DEVELOPMENT

- PROPOSED/ IN APPLICATION
- APPROVED
- UNDER DEVELOPMENT

# SITE PLAN



14,110 ADT



MOJAVE DRIVE



395



24,297 ADT

# DEMOGRAPHIC PROFILE

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2028 TOTAL POPULATION	9,662	63,635	145,310
2023 TOTAL POPULATION	9,141	61,670	141,852
2023 TOTAL DAYTIME POPULATION	6,188	44,119	116,005
2023 DAYTIME POPULATION: WORKERS	452	6,706	32,467
2023 DAYTIME POPULATION: RESIDENTS	5,736	37,413	83,528
2023 MEDIAN AGE	28.6	29.3	30.0

## INCOME

2023 MEDIAN HOUSEHOLD INCOME	\$69,410	\$76,167	\$68,325
2023 AVERAGE HOUSEHOLD INCOME	\$100,134	\$100,570	\$90,953

## HOUSEHOLDS

2028 TOTAL HOUSEHOLDS	2,415	15,479	37,462
2023 TOTAL HOUSEHOLDS	2,275	14,949	36,434
2023 AVERAGE HOUSEHOLD SIZE	4.01	4.02	3.72

## HOUSING

2023 HOUSING UNITS	2,336	15,479	37,462
OWNER OCCUPIED	1,490	9,962	21,886
RENTER OCCUPIED	785	4,987	14,548
2023 AVERAGE HOME VALUE	\$299,362	\$453,925	\$400,260

## RACE AND ETHNICITY

WHITE	23.05%	22.83%	26.38%
BLACK/AFRICAN AMERICAN	17.22%	18.76%	18.02%
ASIAN	2.54%	4.26%	3.84%
AMERICAN INDIAN/ALASKA NATIVE	2.28%	2.05%	2.10%
PACIFIC ISLANDER	0.72%	0.71%	0.59%
TWO OR MORE RACES	16.18%	16.31%	16.24%
OTHER RACE	38.01%	35.09%	32.83%
HISPANIC POPULATION	68.27%	61.87%	59.75%

Source: ESRI, US Census



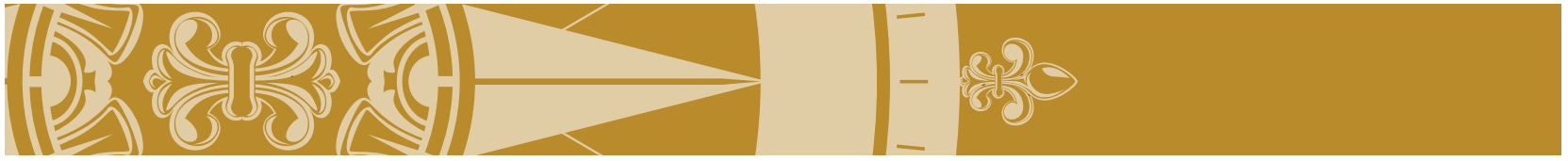
Adelanto (Spanish for "Advance") is a city in San Bernardino County, California, United States. It is approximately 9 miles (14 km) northwest of Victorville in the Victor Valley area of the Mojave Desert, in the northern region of the Inland Empire.

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



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