

# OFFERING MEMORANDUM

**HIGH DESERT GATEWAY**  
(522,500 SF regional Retail power center on 57 acres)  
anchored by:



ON/OFF-RAMPS



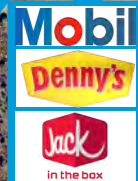
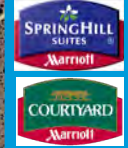
**MAIN STREET MARKETPLACE**  
(proposed 245,914 SF anchored retail center)



**ESCONDIDO PLAZA**  
(60,000 SF Grocery anchored center)



**MAIN STREET** 38,174 AADT



**MAJOR PLACE**



**SUBJECT PROPERTY**

**KAISER PERMANENTE**  
(Proposed 100,000 SF Medical Office Building)

## HESPERIA DEMOGRAPHICS

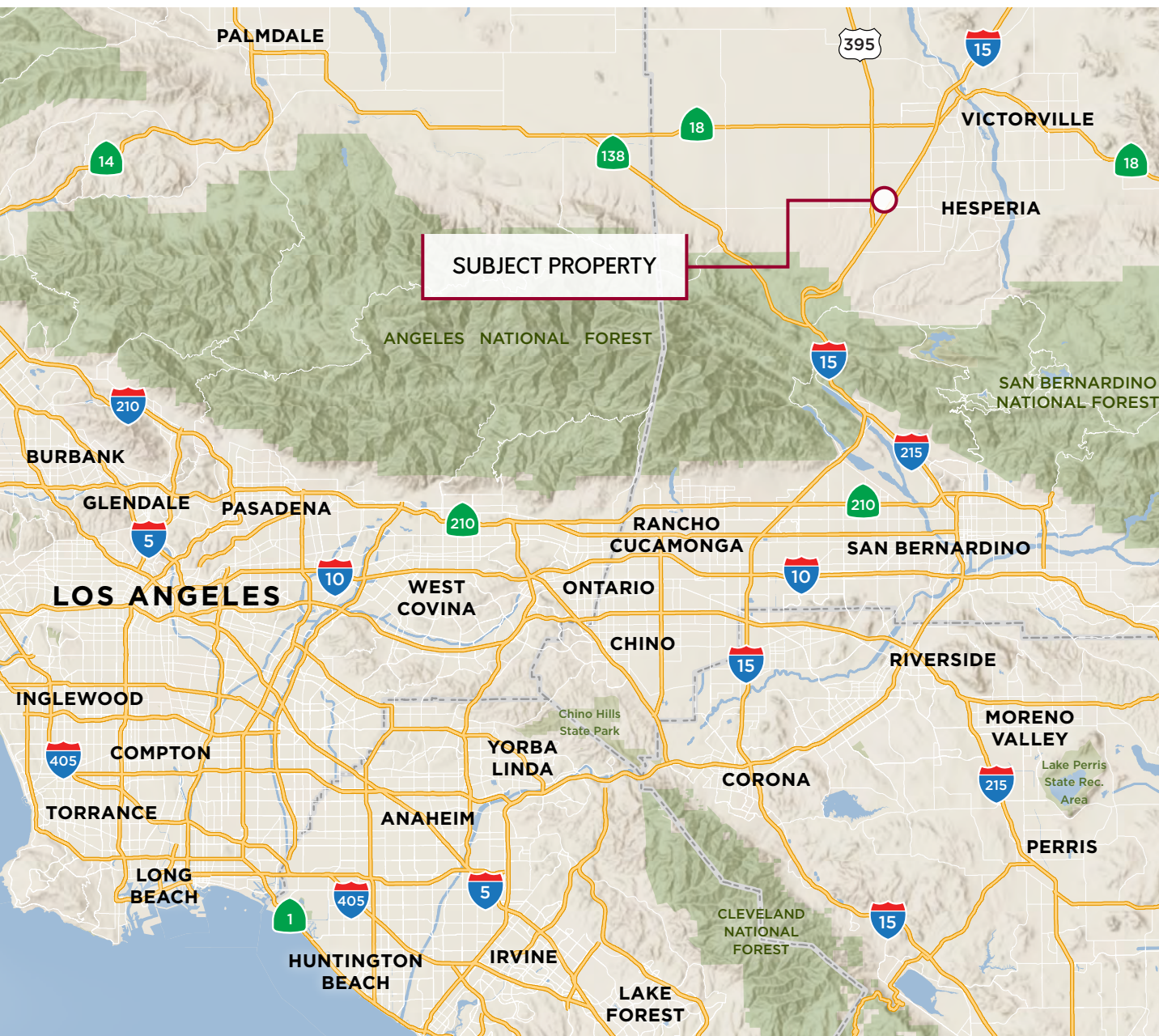
	3-Mile	5-Mile	Population	Hispanic Population	Average HH Size	Average HH Income	Daytime Population	
TOTAL POPULATION	36,397	116,826	5 minutes	20,126	59.2%	3.81	\$78,224	21,912
Households	10,110	33,436	10 minutes	261,918	55.5%	3.49	\$69,858	124,066
Average Household Size	3.6	3.5	15 minutes	129,221	54.2%	3.48	\$69,072	232,291
Average Household Income	\$72,881	\$67,327						

**SOUTHERN CALIFORNIA RETAIL DEVELOPMENT SITE**  
**GROUND ZERO MAIN STREET/I-15 INTERCHANGE LOCATION**

HESPERIA, CALIFORNIA







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OFFERING SUMMARY

PROPERTY INFORMATION

<b>Address:</b>	9635 Mountain Vista Avenue Hesperia, CA 92344
<b>APN:</b>	3057-011-21-0000 3057-011-27-0000
<b>Parcel Size:</b>	10.93 Acres
<b>Zoning:</b>	C2 <a href="#">Click Here for City of Hesperia Zoning and Development Guidelines</a>
<b>Traffic Counts:</b>	<i>Main Street: 38,174 AADT</i> <i>Interstate 15: 113,000 AADT</i>
<b>Financial Information</b>	<i>Price: \$4,000,000</i> <i>Price/PSF (Land): \$8.40/PSF</i>

Site Work Completed Retail Development Site; Primary High-Desert Retail Shopping Destination Location

Highly Improved, Main Street (Hesperia) Location, just off Major I-15 Freeway On/Off-Ramp

Ground Zero Retail Shopping Destination Location (adjacent to High Desert Gateway, Escondido Plaza, Super Wal-Mart Anchored Center, and Main Street Marketplace).

Adjacent to brand new 100,000 sq ft Kaiser Permanente Medical Office Building (breaking ground late 2019), and ancillary hotel and national restaurant uses

Kaiser Permanente to construct at its own cost a brand new public street (Major Place) that separates the subject property from the Kaiser development. The City of Hesperia will provide ongoing maintenance to Major Place, which will provide for a 4-way, signalized intersection at both Escondido Avenue and Mountain Vista Avenue. Therefore, the subject property will benefit from signalized intersections at all four corners of the site.

High Visibility Interstate 15 Freeway Location

Signalized, Hard-Corner Location with Superior Ingress/Egress from 4 Streets

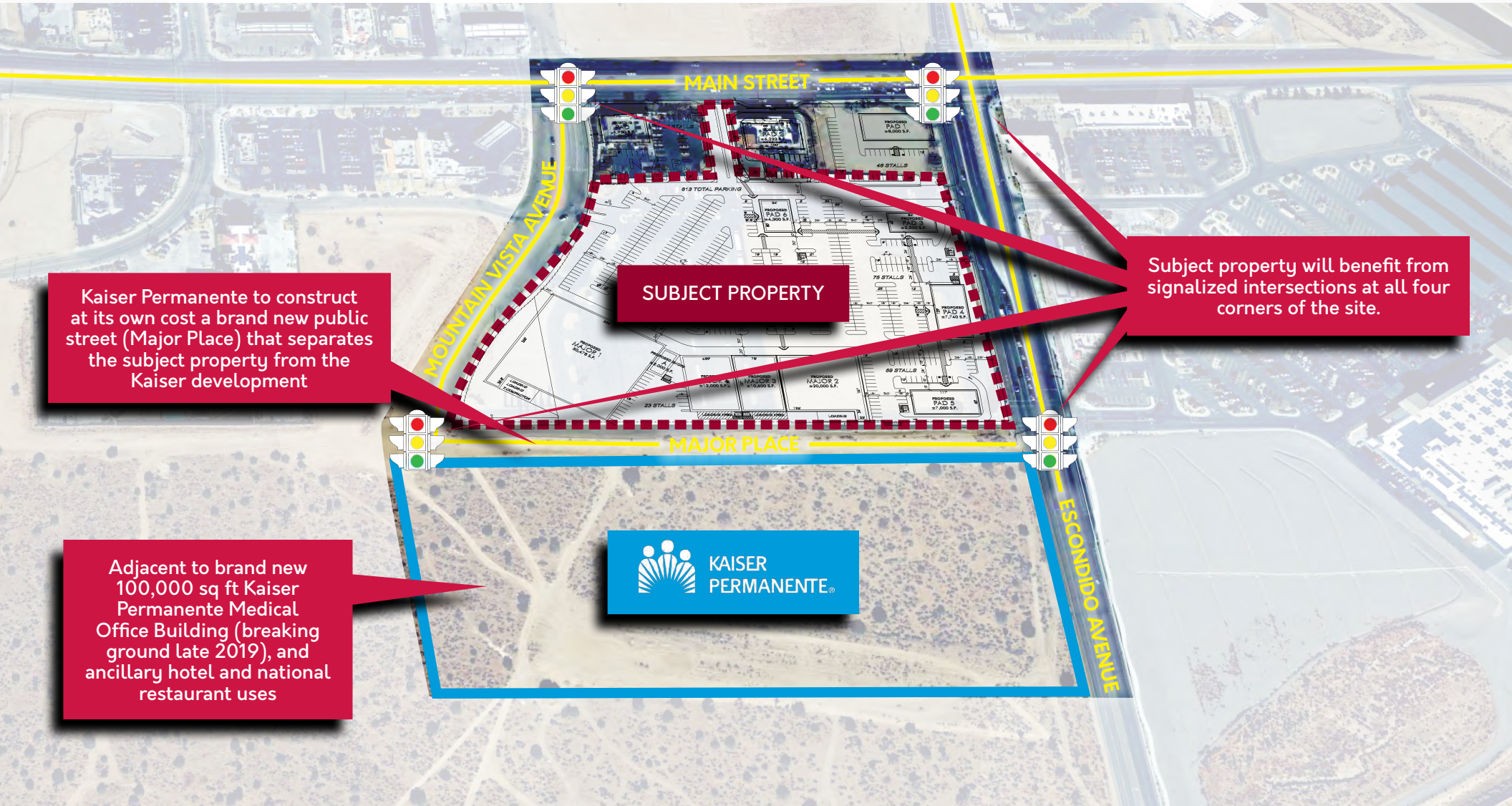
Trade Area Validation with Significant Concentration of National Credit Tenancy







# WHAT'S NEW



Kaiser Permanente to construct at its own cost a brand new public street (Major Place) that separates the subject property from the Kaiser development

SUBJECT PROPERTY

Subject property will benefit from signalized intersections at all four corners of the site.

Adjacent to brand new 100,000 sq ft Kaiser Permanente Medical Office Building (breaking ground late 2019), and ancillary hotel and national restaurant uses





# AERIAL



**HIGH DESERT GATEWAY**  
 (522,500 SF regional Retail power center on 57 acres)  
 anchored by:

**Target** **ROSS** **Marshalls** **CHASE**

**Popeyes** **Shell** **Chevron** **Starbucks** **Arby's**

**IN-N-OUT** **CHIPOTE**

**MAIN STREET MARKETPLACE**  
 (proposed 245,914 SF anchored retail center)

**ESCONDIDO PLAZA**  
 (60,000 SF Grocery anchored center)

**ALDI** **Dollar Tree** **T-Mobile** **Wendys**

**WING-STOP**  
**DEL TACO**

**IHOP**

**MAIN STREET** 38,174 AADT

**PETCO**

**PANDA EXPRESS**  
 CHINESE KITCHEN

**TEXAS**

**BURGER KING**

**SPRINGHILL SUITES**  
 Marriott

**Mobil**  
**Denny's**

**Jack**  
 in the box

**COURTYARD**  
 Marriott

**KAISER PERMANENTE**  
 (Proposed 100,000 SF Medical Office Building)

**O'Reilly**  
 AUTO PARTS

**Walmart**

**SUBJECT PROPERTY**

## HESPERIA DEMOGRAPHICS

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## LOCATION OVERVIEW

Located in Southern California's Inland Empire, **HESPERIA** is a city in the Victor Valley, which lies within eastern San Bernardino County – 90 minutes from Downtown Los Angeles, just minutes from the Cajon Pass, and a minimal commute time to the nearby Ontario, San Bernardino and Riverside employment areas. The Victor Valley is made up of a collection of desert cities including Victorville, Apple Valley, and Hesperia, and has a combined population of nearly 433,000. The Victor Valley Area and Hesperia have been growing rapidly in recent years and are attracting a variety of residential, retail, and industrial development.

Hesperia's growing population has played an important role in the positive business/investment growth since 2010, whereby the City has experienced total population growth in excess of 10%. Single-family residential permits issued by the city last year increased by 35%.

A 200-unit residential development in northwest Hesperia is in the early stages of construction. Hesperia very recently made a significant leap in its residential development process by giving its approval to the Tapestry Project, a major master-planned community that is aimed at younger families, preservation, and environmental sustainability. Over 16,000 homes and over 1.4 million square feet of commercial and

retail space are planned in the community that will sit on 9,365 acres of what is currently vacant land. The project will be constructed in phases over 25 to 30 years and could boost the city's population by up to 80,000. Phase I of the project is expected to break ground in 2019, which will bring 1,884 homes and 400-500 jobs to southeast Hesperia.

There is also a major industrial project planned for southwest Hesperia - the 3.5 million square foot Hesperia Commerce Center. The 13-parcel industrial park on 232 acres will be built near Interstate 15 just north of the Rancho Interchange. The development consists of 34 industrial warehouse and office buildings, wholesale distribution facilities, commercial storage facilities, and an assortment of retail space.

The city is pairing these major projects with the appropriate development infrastructure. Hesperia benefits from the recently completed \$60 million Interchange Bridge at Rancho Road by increased traffic capacity to serve the area. The \$18 million Rancho Road widening project improves five miles of roadway from I-15 east to the Rancho Road Undercrossing. These infrastructure improvements will provide significant benefits for residents and businesses within the Cities of Hesperia and Apple Valley, as they provide another primary east/west thoroughfare to serve the community.



THE TAPESTRY RENDERING



RANCHERO INTERCHANGE PROJECT



FUTURE HESPERIA COMMERCE CENTER

## DISCLAIMER

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