

FOR LEASE

Neighborhood Retail Center



13706-13728 Hesperia Rd
Green Tree Plaza

Lease Rate: **\$1.00 PSF | NNN**

Property Information

- ±26,152 SF Multi-Tenant Retail Building
- 3 Suites Available:
 - 13728-1 - ±1,700 SF
 - 13728-11 - ±1,794 SF
 - 13718-1 - ±1,733 SF
- Situated on ±3.32 Ac
- On the Signalized Corner of Hesperia Rd & Green Tree Blvd
- 28,200 ADT's at the Intersection of Green Tree Blvd. & Hesperia Rd
- The Traffic Counts are Expected to Increase Substantially in 2020 Due to Extensions of Green Tree Blvd Over the Railroad tracks, through Spring Valley Lake and to Yucca Loma Rd in Apple Valley
- Shopping Center is Being Renovated and Repositioned
- Easy Access to Center from Green Tree Blvd, Hesperia Rd & Interstate 15 Freeway

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- The Extension of Green Tree Blvd. from Hesperia Road to Ridgecrest Road would create the 5th east-west street that crosses the railroad tracks and leading to Interstate 15.
- The Yucca Loma Road portion of this corridor has been completed from Apple Valley Road (A) to Ridgecrest Road at a cost of \$60 million include a bridge across the Mojave River.
- The Extension of Green Tree from Hesperia Road (C) to Ridgecrest Road will be completed the summer of 2020. This will cost \$40 million and will involve the construction of a bridge over the railroad tracks.
- The funds have been allocated for this portion of the corridor.
- The City of Victorville has been acquiring land for the Right of Way.
- Construction of the bridge is scheduled to start in 2019.

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- ▶ When completed the Green Tree to Yucca Loma corridor will relieve traffic on both Bear Valley Road to the south and Highway 18 to the north.
 - ▶ Many of the 22,600 individuals that live in Apple Valley north and south of Yucca Loma Road and many of the 10,100 residents of Spring Valley Lake will take the Yucca Loma Green Tree Corridor to get to the I-15 freeway.
 - ▶ Traffic Counts at the intersection of Hesperia Road and Green Tree could increase by 10,000 ADT's once the bridge over the railroad tracks is completed.
 - ▶ The demographics for the Green Tree Market, the portions of Spring Valley Lake and Apple Valley that are likely to access the I-15 via this corridor are below:
- | | | | |
|--------------------------|------|--------|-------------------------|
| ▶ The Green Tree Market: | Pop. | 12,428 | Avg. HH Income \$53,219 |
| ▶ Spring Valley Lake | Pop. | 10,062 | Avg. HH Income \$82,720 |
| ▶ Apple Valley | Pop. | 23,677 | Avg. HH Income \$93,982 |

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- Path of Growth
- Competitive Rents
- Increasing Population
- Building Renovation in Progress
- Easy Access to I-15

BUILDING DIAGRAM

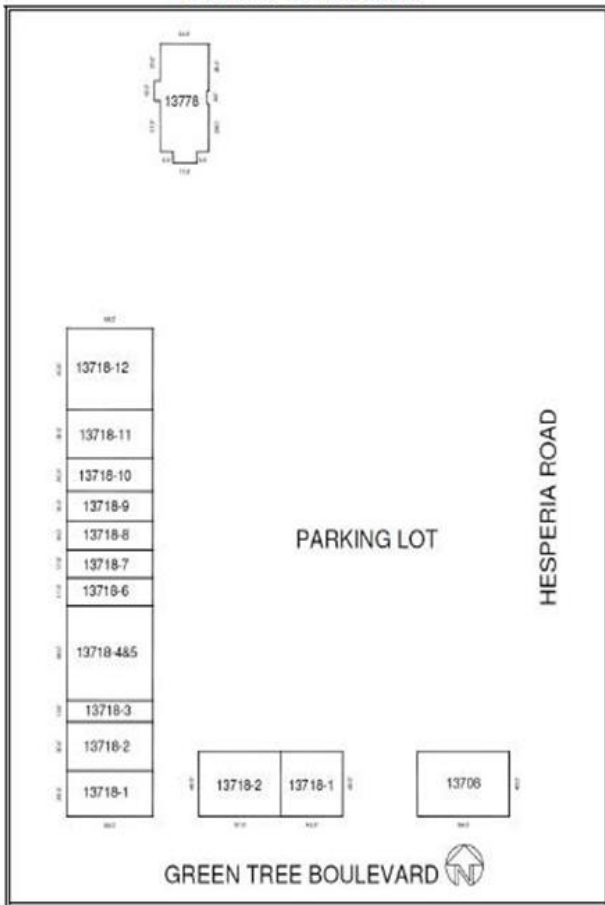


Table 6 – Unit Breakdown

Building	Unit Location	Space	Tenant Name	Unit Size	% Area	
Bldg A	Free	13778	Molly Brown's Café	2,244	8.6%	
Bldg B	End	13728-1	Vacant	1,700	6.5%	
	In-Line	13728-2	Laundromat	1,800	6.9%	
	In-Line	13728-3	Nellie's Alterations	800	3.1%	
	In-Line	13728-4&5	Professional Cleaners	2,866	11.0%	
	In-Line	13728-6	Weight Control Clinic	1,000	3.8%	
	In-Line	13728-7	Merle Norman Cosmetics	1,000	3.8%	
	In-Line	13728-8	Maywood Traffic School	1,100	4.2%	
	In-Line	13728-9	Pro Nails	1,095	4.2%	
	In-Line	13728-10	Blazing Scissors	1,200	4.6%	
	In-Line	13728-11	Vacant	1,794	6.9%	
	In-Line	End	13728-12	Ricky's Karaoke	3,000	11.5%
	Bldg C	Free	13718-1	Vacant	1,733	6.6%
Free		13718-2	Fratelli's Pizzeria	2,260	8.6%	
Bldg D	Free	13708	U Save Market	2,560	9.8%	
Total				26,152	100.0%	