



WESTERN  
RETAIL ADVISORS



DAILY NEEDS ANCHORED DEVELOPMENT WITH RETAIL & RESTAURANT PADS

# ADELANTO CITY CENTER

NWC of Highway 395 & Air Expressway, Adelanto, CA 92301



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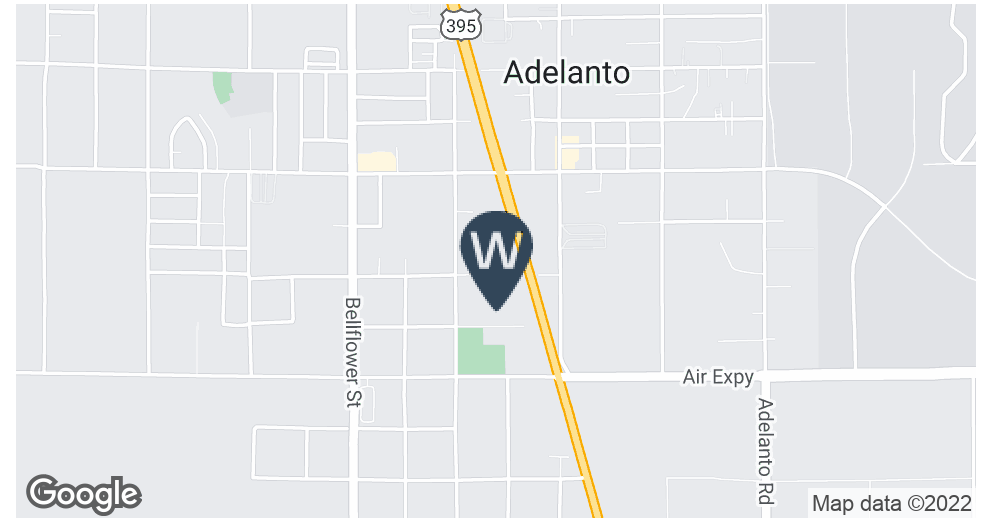
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### LOCATION DESCRIPTION

Located in the heart of Adelanto's downtown hub, this is one of California's growing high desert communities undergoing a revitalization with industrial, housing and commercial development in the surrounding trade area. The project is easily accessible from Southern California's Logistical Airport, home to logistical centers for Boeing, Fed Ex, Rubbermaid and Goodyear - an estimated 60% of all goods moving in and out of Southern California travel through the SCLA.

### PROPERTY HIGHLIGHTS

- 60,000 SF of new retail construction within a 48 acre, mixed-use project
- Directly adjacent to new medical, multi-family, hospitality and city services
- Prime location at the intersection of Air Expressway and Highway 395
- Catering to the underserved & expanding daytime population of 110,111 people within a 15 minute drive time
- Expansive bike ways and green spaces incorporated throughout to create a gathering place for the community

### AREA COTENANTS



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**LEGEND**

- Existing Retail
- Proposed Retail

**ADDELANTO INDUSTRIAL PARK II**

- Space Pak
- McElroy Metal Service Center
- Inca Plastics
- General Atomics
- Sunway Sign Company
- Fiber Care Bath
- Duffy Electric Boat Co.
- Kelly Gas

**ADDELANTO INDUSTRIAL PARK III**

- High Desert Distribution Center
- Apple+ IDADA
- Clark Pacific
- Molded Fiber Glass / MFG West
- EMI - Designing Manufacturing Installation
- Scott Turbin Mixer
- Cactus Horse Corral
- Borden's Heavy Metal
- Green Desert Growers
- Titan Clean California

**ADDELANTO INDUSTRIAL PARK I**

- Mobile Pipe Lining & Coating
- Western States Wholesale
- Holiday Rock
- Valley Quality Truck Bodies
- Lone Star Commodities
- Fast Lane Transportation
- Traffic Devices Inc.

**Other Labels:**

- amazon
- IRON MOUNTAIN
- SOUTHERN LOGISTICS WAREHOUSE
- OR PEPPER SNAPPLE
- Adelanto City Hall
- THE BORING COMPANY
- Palmdale Road
- Happy Trails Hwy
- Highway 99
- Highway 15

**Retail Locations:**

- Walmart
- Target
- Costco
- Kroger
- Petco
- Lowes
- Home Depot
- Best Buy
- Ulta
- Vons
- Petco
- Food 4 Less
- WinCo Foods
- Big Lots
- Dollar Tree
- Garden of Eatin'
- Michaels
- Kohl's
- Dick's Sporting Goods
- Macys
- Barnes & Noble
- Sears
- Petsmart
- RoboBots
- Hobby Lobby
- Valencia
- El Super
- Smart Food





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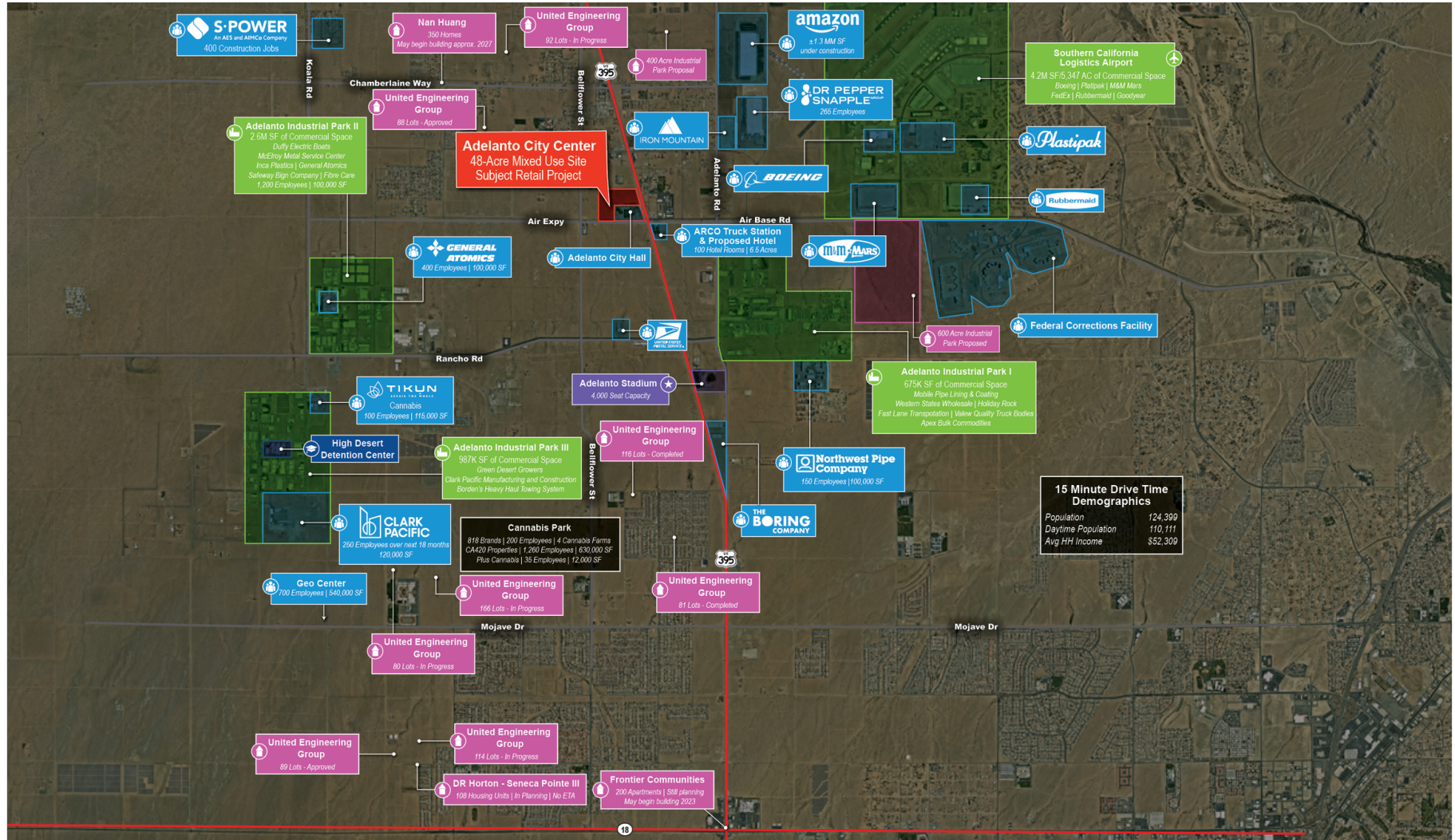


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POPULATION SUMMARY	5 MILES	7 MILES	15 MINUTE DRIVE TIME
Total Population	58,568	119,586	124,463
Total Population in 5 years	61,416	124,964	130,038
Annual Growth Rate	0.95%	0.88%	0.88%
Median Age	28.9	29.1	29.2
INCOME SUMMARY			
Median Household Income	\$49,784	\$52,694	\$52,315
Average Household Income	\$60,482	\$65,003	\$64,750
BUSINESS SUMMARY			
Total Businesses	585	2,073	2,326
Total Employees	7,925	20,895	22,794
Daytime Population	50,575	104,787	110,111
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	8.0%	8.9%	8.8%
Bachelor's Degree	5.6%	7.1%	7.0%
Graduate / Professional Degree	3.1%	4.3%	4.2%
Percent of Population with Degrees	16.7%	20.3%	20.0%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	15,918	35,693	37,104
White Collar	45.3%	50.0%	50.0%
Service Industry	22.4%	21.7%	21.8%
Blue Collar	32.3%	28.3%	28.2%
HOUSEHOLD SUMMARY			
Households	13,749	30,386	31,807
Average Household Size	3.87	3.75	3.73
Average Family Size	4.16	4.06	4.56
Median Home Value	\$225,202	\$226,136	\$226,754

\* 2020 Demographic data derived from ESRI

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