



Adelanta Towne Center

SWC OF US HWY 395 AND MOJAVE DRIVE • ADELANTO, CA

Lewis Retail Centers

Ielen Sarkisian

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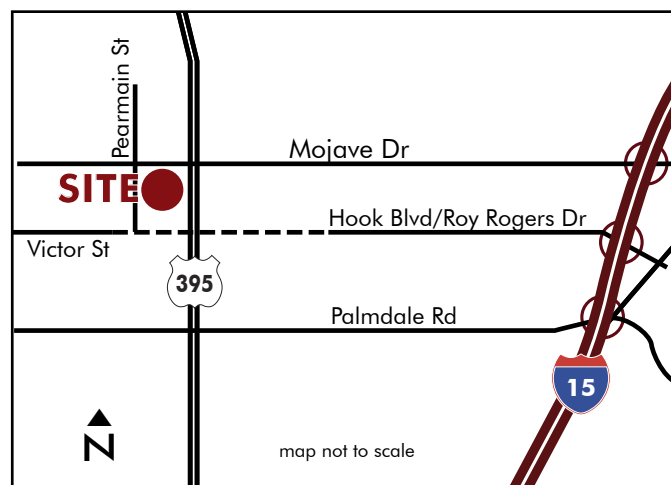
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44,700SF Community Center

Pad and Shop Space Available



PROJECT FEATURES

- 44,700 Square Feet of GLA on 13.2 Acres
- Bulls-eye intersection of Highway 395 and Mojave Drive
- Highway 395 is the primary connector from the I-15 to the multimillion square foot Southern California Logistics Center
- Between 2000 and 2017, estimated population increased 677% in a 3-mile radius
- Projected Opening 2020

DEMOGRAPHICS

Population & Income	3-Mile	5-Mile	10-Mile
2023 Projected Population	55,677	134,049	189,648
2018 Estimated Population	52,438	127,522	180,493
2018 Est. Avg. HH Income <small>Source: ESRI, U.S. Census</small>	\$69,229	\$67,405	\$64,439

TRAFFIC COUNTS

Highway 395 23,409 cars/day
Source: Caltrans, 2009. Increased 2.5% annually.

DEMOGRAPHIC PROFILE

	3 Mile Radius	5 Mile Radius	7 Mile Radius	
Population	2023 Total Population	55,677	134,049	189,648
	2018 Total Population	52,438	127,522	180,493
	2018 Total Daytime Population	39,434	109,421	161,000
	2018 Daytime Population: Workers	4,694	29,076	45,450
	2018 Daytime Population: Residents	34,740	80,345	115,650
	2018 Median Age	28.0	29.2	29.6
Households	2023 Total Households	13,824	34,843	51,169
	2018 Total Households	13,104	33,306	48,959
	2018 Average Household Size	3.98	3.67	3.57
Race & Ethnicity	White	44.27%	45.74%	46.47%
	Black/African American	17.50%	16.39%	14.91%
	Asian	4.41%	3.95%	3.65%
	American Indian/Alaska Native	1.06%	1.18%	1.23%
	Pacific Islander	0.55%	0.48%	0.44%
	Other Race	25.49%	25.73%	26.75%
	Two or More Races	6.71%	6.52%	6.55%
	Hispanic Population	58.76%	56.77%	56.99%
	2018 Median Household Income	\$58,812	\$55,381	\$52,575
	2018 Average Household Income	\$69,229	\$67,405	\$64,439
Housing	2018 Housing Units	14,132	36,219	53,393
	Owner Occupied	9,355	20,936	29,281
	Renter Occupied	3,748	12,370	19,679
	2018 Average Home Value	\$243,606	\$234,568	\$234,160

Source: ESRI, US Census

Adelanto Course Center

PROJECTED HOUSING GROWTH

3 MILE

PROPOSED	297
APPROVED	9,285
UNDER DEVELOPMENT	263

5 MILE

PROPOSED	684
APPROVED	19,140
UNDER DEVELOPMENT	263

MAP EXTENT

PROPOSED	684
APPROVED	24,345
UNDER DEVELOPMENT	343

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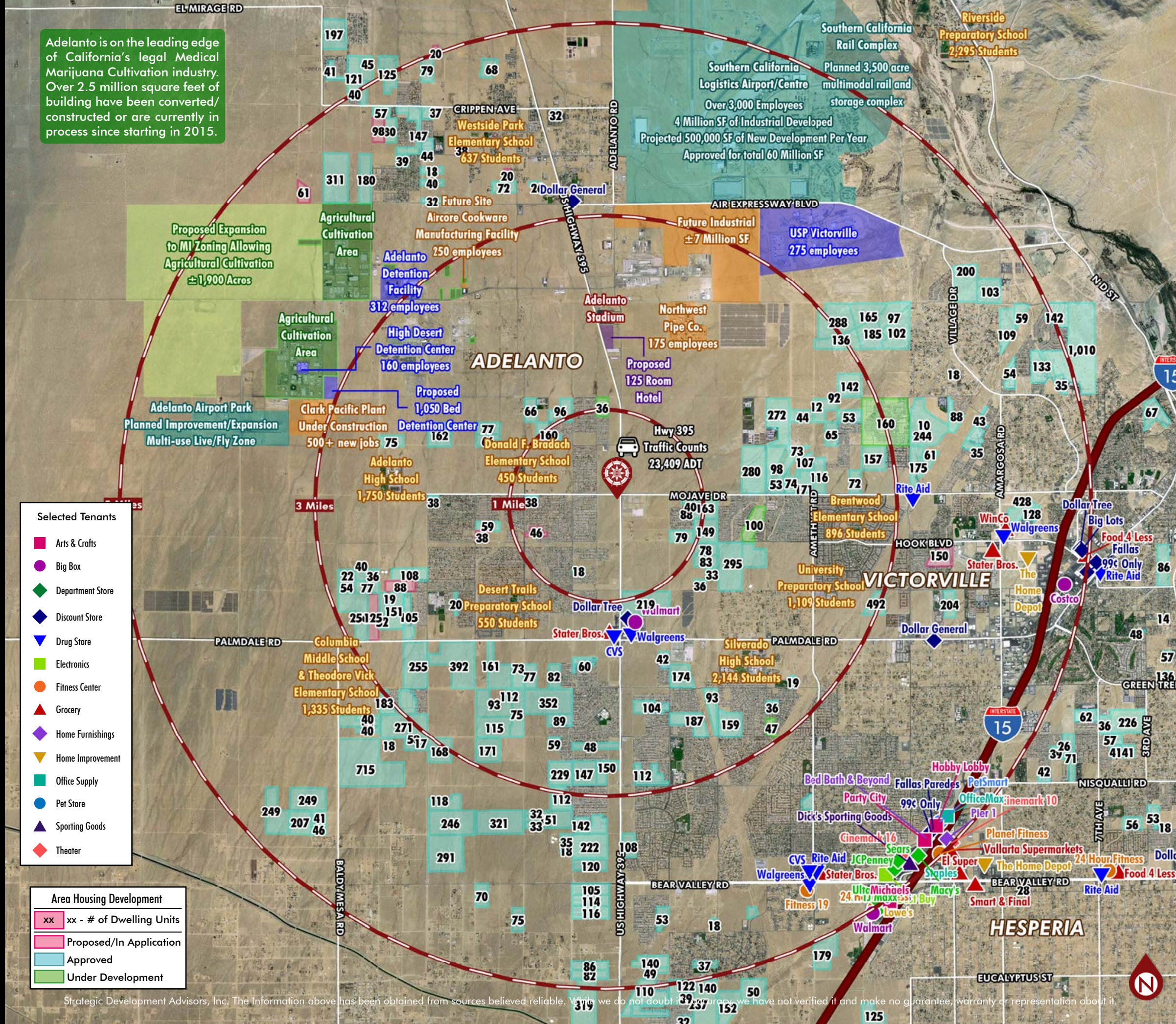


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Adelanto is on the leading edge of California's legal Medical Marijuana Cultivation industry. Over 2.5 million square feet of building have been converted/constructed or are currently in process since starting in 2015.

- Selected Tenants
- Arts & Crafts
 - Big Box
 - Department Store
 - Discount Store
 - Drug Store
 - Electronics
 - Fitness Center
 - Grocery
 - Home Furnishings
 - Home Improvement
 - Office Supply
 - Pet Store
 - Sporting Goods
 - Theater

- Area Housing Development
- xx - # of Dwelling Units
 - Proposed/In Application
 - Approved
 - Under Development



Strategic Development Advisors, Inc. The Information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

Adelanto Course Center

SITE PLAN



LOCATION

US HWY 395 & MOJAVE DR
ADELANTO, CA



LAND AREA

13.2 ACRES



GROSS LEASABLE AREA

44,700 SF



TRAFFIC COUNTS

HIGHWAY 395
23,409
Average daily traffic for 24 Hours, both directions.
Caltrans 2009. Increased 2% annually.



2018 POPULATION

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AVG HH INCOME

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MOJAVE DR



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RENDERINGS

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Perspective View Looking North East



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Perspective View Looking North East



Perspective View Looking South West from US 395



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