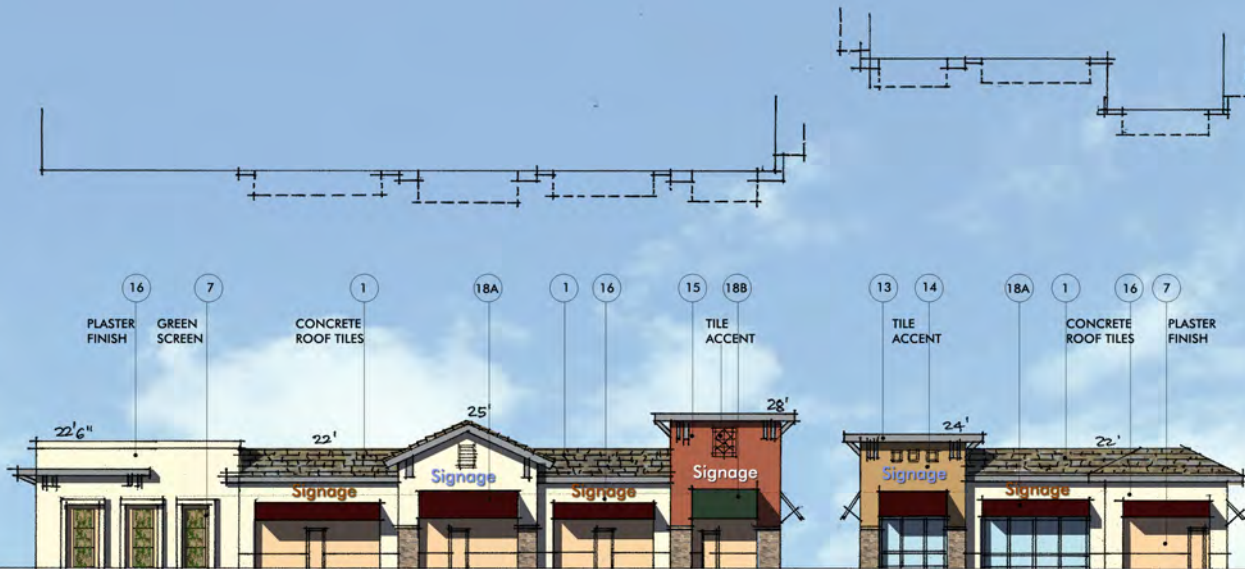


HIGH DESERT GATEWAY WEST

SWC MAIN STREET & CATABA ROAD, HESPERIA, CALIFORNIA



PROJECT FEATURES

- + ±152,700 SF community shopping center in a prime location
- + Main Street is a major off-ramp on the I-15 Freeway
- + Positioned to serve the existing trade area as well as future growth
- + Part of the Main Street and Freeway Corridor Specific Plan
- + Situated at the gateway to the High Desert Trade Area
- + Anchor, pad and shop space available
- + Projected opening 2017

DEMOGRAPHICS

Radius	3 Miles	5 Miles	10 Miles
Estimated Population 2015	33,050	112,243	293,232
Projected Population 2020	34,991	119,239	311,484
Estimated Avg. HH Income	\$64,044	\$63,953	\$60,419

Source: Applied Geographic Solutions 04/2015

TRAFFIC COUNT

I-15 Freeway at Main Street 160,700 AADT (2014)

Source: Caltrans

IELEN SARKISIAN

Lic. 01325914

T. 626.243.5290

ielen.sarkisian@sdacre.com



Lewis Retail Centers

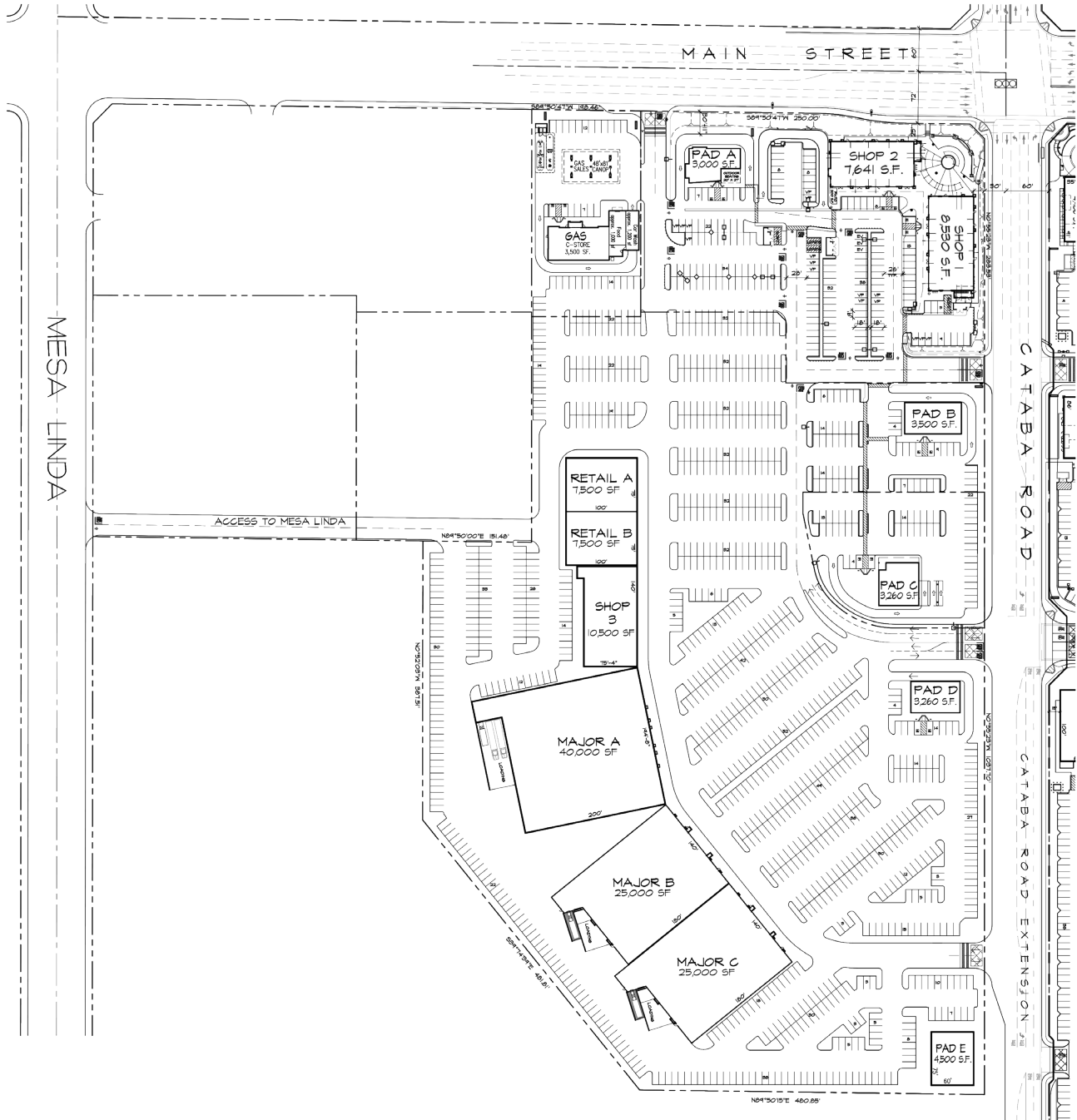
HIGH DESERT GATEWAY WEST

SWC MAIN STREET & CATABA ROAD, HESPERIA, CALIFORNIA



HIGH DESERT GATEWAY WEST

SWC MAIN STREET & CATABA ROAD, HESPERIA, CALIFORNIA



Lewis Retail Centers

Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

HIGH DESERT GATEWAY WEST

SWC MAIN STREET & CATABA ROAD, HESPERIA, CALIFORNIA

	3 Miles		5 Miles		10 Miles	
POPULATION						
Estimated Population (2015)	33,050		112,243		293,232	
Projected Population (2020)	34,991		119,239		311,484	
Census Population (2010)	31,268		107,751		276,366	
Census Population (2000)	15,644		67,196		171,567	
Projected Annual Growth (2015-2020)	1,941	1.2%	6,996	1.2%	18,253	1.2%
Historical Annual Growth (2010-2015)	1,782	1.1%	4,492	0.8%	16,866	1.2%
Historical Annual Growth (2000-2010)	15,624	10.0%	40,554	6.0%	104,799	6.1%
HOUSEHOLDS						
Estimated Households (2015)	9,236		32,147		87,129	
Projected Households (2020)	9,726		33,958		92,104	
Census Households (2010)	8,646		30,557		81,139	
Census Households (2000)	4,948		20,741		55,333	
Projected Annual Growth (2015-2020)	490	1.1%	1,811	1.1%	4,975	1.1%
Historical Annual Change (2000-2015)	4,288	5.8%	11,405	3.7%	31,796	3.8%
RACE AND ETHNICITY						
Total Population (2015)	33,050		112,243		293,232	
White (2015)	17,853	54.0%	60,705	54.1%	159,589	54.4%
Black or African American (2015)	2,561	7.7%	10,773	9.6%	35,574	12.1%
American Indian or Alaska Native (2015)	398	1.2%	1,353	1.2%	3,595	1.2%
Asian (2015)	1,469	4.4%	4,565	4.1%	11,760	4.0%
Hawaiian or Pacific Islander (2015)	119	0.4%	358	0.3%	1,071	0.4%
Other Race (2015)	8,918	27.0%	28,376	25.3%	64,942	22.1%
Two or More Races (2015)	1,732	5.2%	6,113	5.4%	16,702	5.7%
Not Hispanic or Latino Population (2015)	15,542	47.0%	54,554	48.6%	153,490	52.3%
Hispanic or Latino Population (2015)	17,507	53.0%	57,689	51.4%	139,742	47.7%
HOUSING						
Total Housing Units (2015)	9,767		33,994		92,239	
Total Housing Units (2010)	9,730		33,756		90,447	
Historical Annual Growth (2010-2015)	37	0.1%	239	0.1%	1,792	0.4%
Housing Units Owner-Occupied	6,787	73.5%	22,657	70.5%	58,812	67.5%
Housing Units Renter-Occupied	2,448	26.5%	9,490	29.5%	28,317	32.5%
Average Household Size	3.6		3.5		3.3	
HOUSEHOLD INCOME DISTRIBUTION (2015)						
HH Income \$200,000 or More	295	3.2%	599	1.9%	1,482	1.7%
HH Income \$150,000 to \$199,999	239	2.6%	1,184	3.7%	2,685	3.1%
HH Income \$125,000 to \$149,999	344	3.7%	1,669	5.2%	3,832	4.4%
HH Income \$100,000 to \$124,999	749	8.1%	2,524	7.9%	6,466	7.4%
HH Income \$75,000 to \$99,999	1,241	13.4%	4,106	12.8%	10,354	11.9%
HH Income \$50,000 to \$74,999	2,019	21.9%	6,638	20.6%	17,339	19.9%
HH Income \$35,000 to \$49,999	1,214	13.1%	4,304	13.4%	12,506	14.4%
HH Income \$25,000 to \$34,999	831	9.0%	3,195	9.9%	8,704	10.0%
HH Income \$15,000 to \$24,999	913	9.9%	3,577	11.1%	10,785	12.4%
HH Income \$10,000 to \$14,999	588	6.4%	1,598	5.0%	4,602	5.3%
HH Income Under \$10,000	801	8.7%	2,754	8.6%	8,373	9.6%
EST. AVERAGE HOUSEHOLD INCOME (2015)	\$64,044		\$63,953		\$60,419	
EST. MEDIAN HOUSEHOLD INCOME (2015)	\$53,809		\$53,689		\$49,480	
EST. PER CAPITA INCOME (2015)	\$17,900		\$18,322		\$18,288	

Demographic Source: Applied Geographic Solutions 04/2015



Lewis Retail Centers