



**LEWIS
RETAIL CENTERS**

ADELANTO PLACE



- Ideally located at the major signalized intersection of Highway 395 and Mojave Drive with irreplaceable frontage of over 120 ft along Highway 395 with exposure to over +39,000 CPD
- Highway 395 is the main transportation route for commuters traveling north/south through Victorville. This thoroughfare grants access to significant employers located to the north of the property.
- Ideal location for quick-service restaurants, drive-thru concepts, and service-oriented retail, with minimal competition in an underserved market.
- Adelanto Place is supported by more than 140,000 residents (AHHI \$109,000) and 33,738 daytime employees in the 5-mile trade area.
- The Inland Empire is experiencing explosive growth, with an increase of approximately 50,000 to 60,000 new residents every year.
- The population of San Bernardino and Riverside Counties has now surpassed 4.6 million people, making it the 12th largest Metropolitan Statistical Area (MSA) in the United States and overtaking San Francisco.
- Adelanto has attracted several large-scale industrial projects, including a warehouse and distribution center for Walmart, and a manufacturing facility for a major aerospace company.

ROUTE 395



An estimated 1.3 million people visit Mammoth in the winter time spending an average of 4 days.



During the summer the amount of visitors rises to 1.5 million with the average stay increasing to 5 days.



About 50-60% of visitors are traveling as a family. The median household income of the visitors is \$163,500.



Due to the increase in road traffic on the 395, Caltrans has spend \$99.7 million widening the road .



SCLA is home is to over 18 aerospace companies, including international companies such as General Atomics, Boeing and General Electric.



Because of it's location, Adelanto has attracted the attention of high profile companies. The Boring Company has facilities and soon SpaceX will build a ground station for it's satellites.

US Route 395 begins at Interstate 15 in Hesperia and continues north to Mammoth Lakes in central California. Mammoth Lakes attracts more than 2.8 million visitors each year, with about 94% arriving by car and more than half of those traveling from Southern California.

Just before Route 395 enters Adelanto, it runs adjacent to the Southern California Logistics Airport, a facility designed to support commercial, military, and freight operations. This specialized focus has attracted significant business activity to the area, leading to continued growth among aerospace companies and major national firms located nearby.



SITE PLAN



DEMOGRAPHIC PROFILE

POPULATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|------------------------------------|---------------|---------------|---------------|
| 2030 TOTAL POPULATION | 9,211 | 65,595 | 147,243 |
| 2025 TOTAL POPULATION | 8,825 | 63,702 | 144,348 |
| 2025 TOTAL DAYTIME POPULATION | 5,763 | 46,113 | 118,566 |
| 2025 DAYTIME POPULATION: WORKERS | 286 | 7,496 | 33,738 |
| 2025 DAYTIME POPULATION: RESIDENTS | 5,477 | 38,617 | 84,828 |
| 2025 MEDIAN AGE | 30.4 | 30.6 | 31.8 |

INCOME

| | | | |
|-------------------------------|-----------|-----------|----------|
| 2025 MEDIAN HOUSEHOLD INCOME | \$82,363 | \$87,114 | \$77,670 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$102,964 | \$109,890 | \$99,261 |

HOUSEHOLDS

| | | | |
|-----------------------------|-------|--------|--------|
| 2030 TOTAL HOUSEHOLDS | 2,359 | 16,457 | 39,121 |
| 2025 TOTAL HOUSEHOLDS | 2,223 | 15,771 | 37,884 |
| 2025 AVERAGE HOUSEHOLD SIZE | 3.96 | 3.94 | 3.64 |

HOUSING

| | | | |
|-------------------------|-----------|-----------|-----------|
| 2025 HOUSING UNITS | 2,292 | 16,399 | 39,781 |
| OWNER OCCUPIED | 1,628 | 11,114 | 23,884 |
| RENTER OCCUPIED | 595 | 4,657 | 14,000 |
| 2025 AVERAGE HOME VALUE | \$379,797 | \$453,948 | \$423,625 |

RACE AND ETHNICITY

| | | | |
|-------------------------------|--------|--------|--------|
| WHITE | 22.31% | 21.98% | 25.54% |
| BLACK/AFRICAN AMERICAN | 16.61% | 18.19% | 17.54% |
| ASIAN | 2.69% | 4.47% | 4.06% |
| AMERICAN INDIAN/ALASKA NATIVE | 2.27% | 2.06% | 2.12% |
| PACIFIC ISLANDER | 0.75% | 0.72% | 0.61% |
| TWO OR MORE RACES | 16.25% | 16.29% | 16.30% |
| OTHER RACE | 39.12% | 36.28% | 33.83% |
| HISPANIC POPULATION | 69.52% | 63.05% | 61.01% |

Source: ESRI, US Census

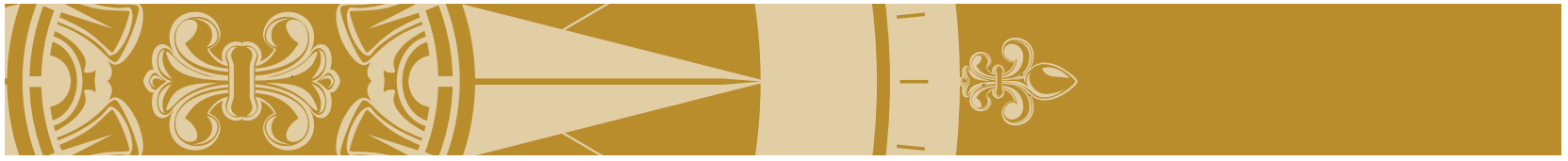


Adelanto is a High Desert community in San Bernardino County located along U.S. Highway 395, approximately nine miles northwest of Victorville. The city sits within the Victor Valley submarket of the Inland Empire, an emerging growth corridor driven by relatively low land costs, expanding infrastructure, and proximity to major logistics and employment centers.

The presence of the former George Air Force Base—now redeveloped as Southern California Logistics Airport (SCLA)—has been a key economic catalyst. This asset has supported large-scale warehouse, distribution, and aerospace uses, positioning Adelanto as a secondary Inland Empire industrial node and driving steady job creation in the Victor Valley.

From a commercial real estate perspective, the Highway 395 corridor has become the primary axis of growth, with increasing concentrations of retail, service, and mixed-use development near Mojave Drive and Air Expressway. Public infrastructure investments, including planned roadway improvements and corridor widening, are expected to further enhance accessibility and long-term viability for commercial uses.

Residential growth is a major supporting factor. Within an approximate three-mile radius of the subject area, there are roughly 3,588 approved homes across 39 tracts, representing a substantial pipeline of future population and consumer demand. This expanding housing base is expected to drive continued demand for neighborhood retail, quick-service restaurants, and service-oriented commercial development, reinforcing Adelanto's position as an emerging opportunity market within the Inland Empire North.



FOR LEASING INFORMATION



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