

PHELAN VILLAGE ±15,064 SF FOR LEASE

4013 Phelan Rd., Phelan, CA 92371



JOIN:

STATER BROS.
markets



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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

- Co Anchor Opportunity Available in Phelan Village Shopping Center. National and regional tenants include a top-performing newly remodeled Stater Bros, McDonald's, Dollar Tree, AutoZone, Verizon Wireless, T-Mobile, Subway, H&R Block, & Excelsior Charter School.
- ±15,064 SF Available for Lease.
- ± 1,338 SF space built out as a UPS Store. Tenant's lease expires June 30, 2024
- Nearest competing grocery-anchored center is over 10 miles away in Adelanto. In addition to the city of Phelan, the center draws from the areas of Oak Hills, Pinon Hills, and Wrightwood, which is often called The Land of Four Seasons by residents and tourists.
- The trade area has a 2022 population of 60,636, a strong average household income of \$83,182, and a much larger demand than current supply regarding retail options.
- Located on the prime signalized intersection of Phelan Road and Sheep Creek Rd with over ±27,809 CPD, Phelan Village Shopping Center has excellent visibility, an impressive pylon sign, and two monument signs.
- The entire center is very appealing and clean with new paint, great lighting, and nice landscaping.
- Space Available with Back Door Loading Dock.

SITE PLAN



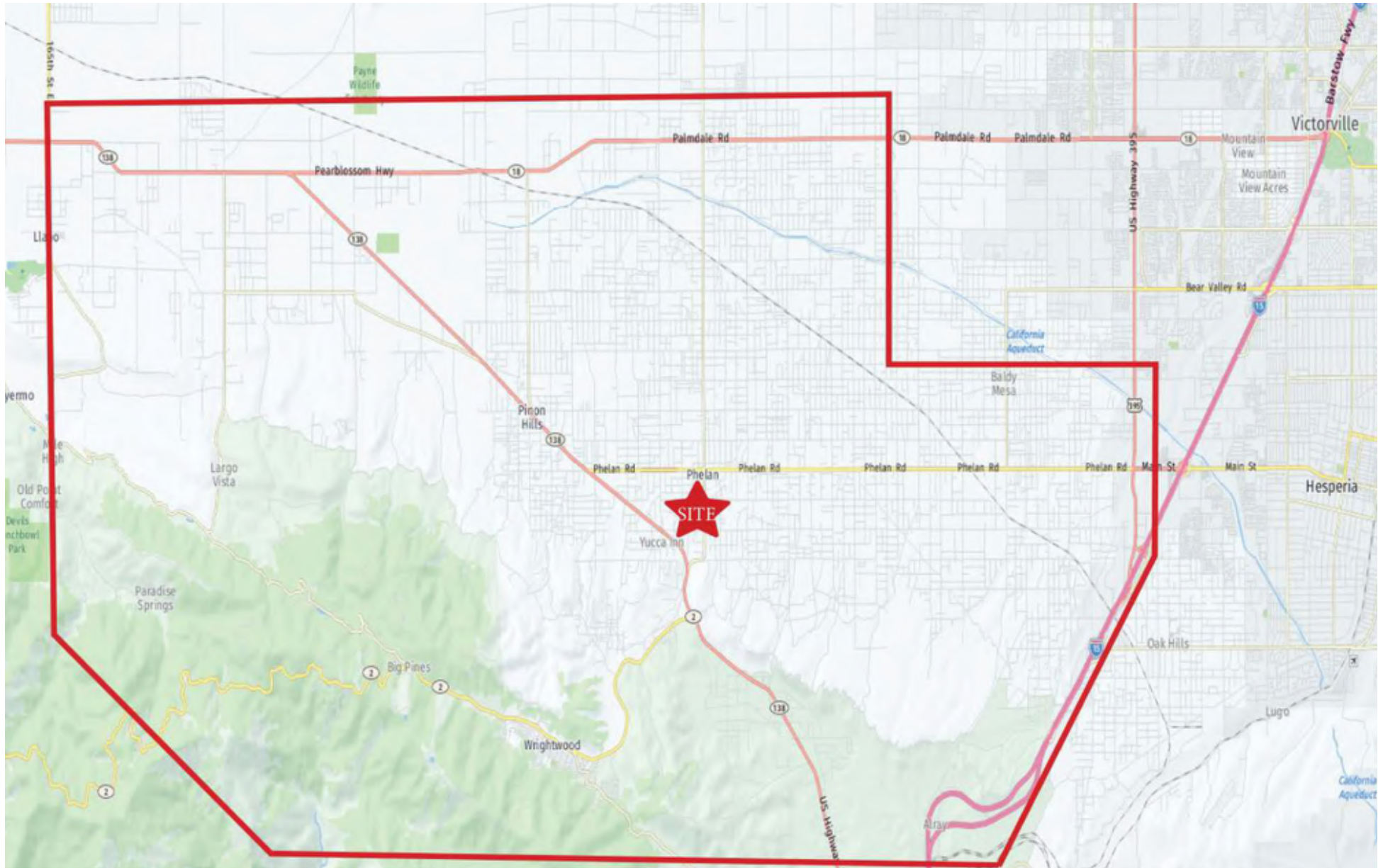
SIGNAGE OPPORTUNITIES



RETAILER MAP



CUSTOM TRADE AREA MAP



DEMOGRAPHICS

Custom Trade Area

POPULATION

| | |
|-----------------------------|--------|
| 2022 Population | 60,636 |
| 2022 Total Households | 19,258 |
| 2022 Average Household Size | 3.1 |
| 2022 Median Age | 37.0 |

INCOME

| | |
|-------------------------------|----------|
| 2022 Average Household Income | \$83,182 |
| 2022 Median Household Income | \$72,760 |
| 2022 Per Capita Income | \$26,613 |

BUSINESS SUMMARY

| | |
|-----------------------|-------|
| 2022 Total Businesses | 855 |
| 2022 Total Employees | 6,546 |