

1 ACRE PADS IN SUPER WALMART ANCHORED CENTER

9501 Escondido Ave. | Hesperia, CA 92344
SEC Main St & Escondido Ave.

FOR SALE - \$995,000 EA.



FEATURES

- Shopping Center is anchored by Walmart Supercenter and additional retailers are well known national brands
- Kaiser Permanente located right across the street along Escondido Ave. it is slated to break ground at the end of the year
- O'Reilly Auto Parts is now open and surrounding parcels in neighboring sites are slated to start construction in the near future.
- A population of over 117k with an average income of over \$74k within 5 miles
- 1-acre Regional Commercial Zoning development opportunity.
- The parcel has separate drive access from Escondido Ave.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,056	27,006	92,314
Average Income	\$64,969	\$65,842	\$66,158
Daytime Population	8,019	21,498	58,410

TRAFFIC COUNTS

36,000 CPD at the corner of Main & Escondido

** Derived from Sites to Do Business*



VISIT INTERACTIVE MAP

PRESENTED BY



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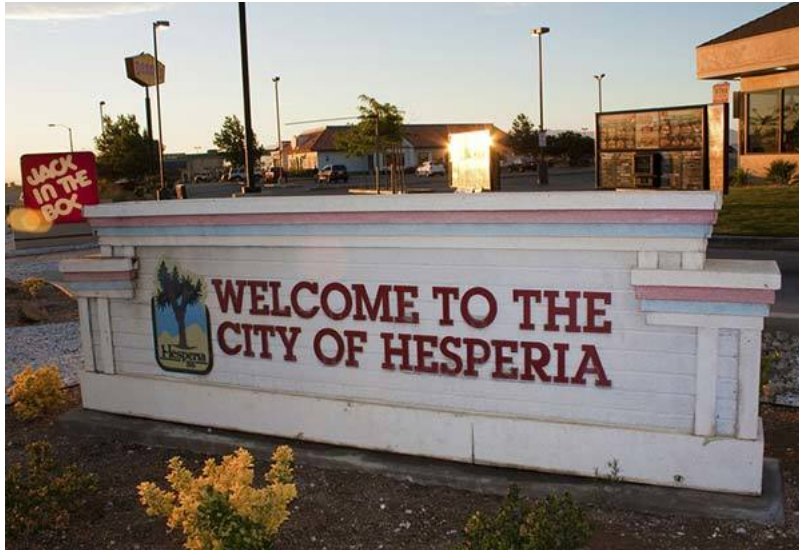
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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes and appreciates the importance of co-operating brokers in the industry that actively represent prospective buyers. It is our goal to work closely with these brokers and share our fee with them, although this fee is not always shared equally due to certain circumstances. We are pleased to inform the buyer's broker of the co-operating fee for this listing or any of our other listings upon request. It is our policy to NOT share our fee with buyers/principals that are licensed brokers as our experience has been that we do just as much if not more work in these situations and then get paid substantially less as a result.

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REGIONAL MAP | 1 Acre Pads In Super Walmart Anchored Center



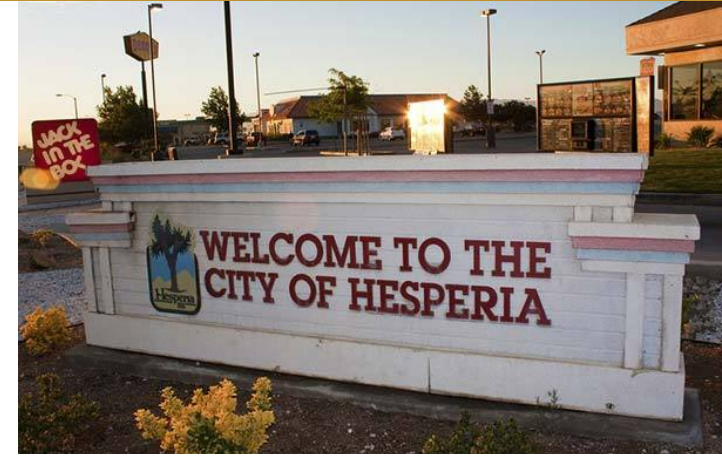
SITE LAY OUT | 1 Acre Pads In Super Walmart Anchored Center



AERIAL MAP | 1 Acre Pads In Super Walmart Anchored Center



CITY OF HESPERIA



HESPERIA

Hesperia is located in Southern California's Inland Empire which is comprised of San Bernardino & Riverside Counties. Hesperia is located in San Bernardino County, the nation's largest county by land mass and one of the fastest growing regions of the United States. It's location at the top of the Cajon Pass puts it in close proximity to the major employment centers of Ontario, San Bernardino & Riverside.

Hesperia is a pro-business, pro-growth community that is constantly striving to take advantage of its strategic location. It is the closest city to the major employment centers, while still providing a family oriented location with affordable housing, shopping, open space, clean air, and plenty of outdoor activities. It is 1/3rd of the way to Las Vegas from Los Angeles & Orange Counties, less than 1 hour from Big Bear & Lake Arrowhead, and just a short drive to the San Bernardino Mountains. During the past decade over 700,000 SF of retail has been constructed including national businesses such as Target, Super Walmart, Aldi, & Marriot. Many restaurants have recently opened new locations including The Habit Burger, Panda Express, Starbucks, Pieology, Yogurtland, Golden Corral and many more.

The City's population has grown substantially over the past few decades including a 44% growth rate from 2000 to 2010 resulting in a City with almost 100,000 residents, but a much larger trade area due to the significant population surrounding the city in Victorville, and unincorporated communities such as Oak Hills & Phelan.

The largest employers in the region include the Southern California Logistics Airport, Victor Valley College, Walmart Distribution Center, CEMEX, General Atomics, County of San Bernardino, Fiber Care Baths, Federal Correctional Institution, Desert Valley Hospital.

The presence of undeveloped industrial, residential and commercial land in the closest proximity to where areas are becoming built out, combined with a proactive government, bodes well for the future growth of the city.

INLAND EMPIRE | 1 Acre Pads In Super Walmart Anchored Center

INLAND EMPIRE

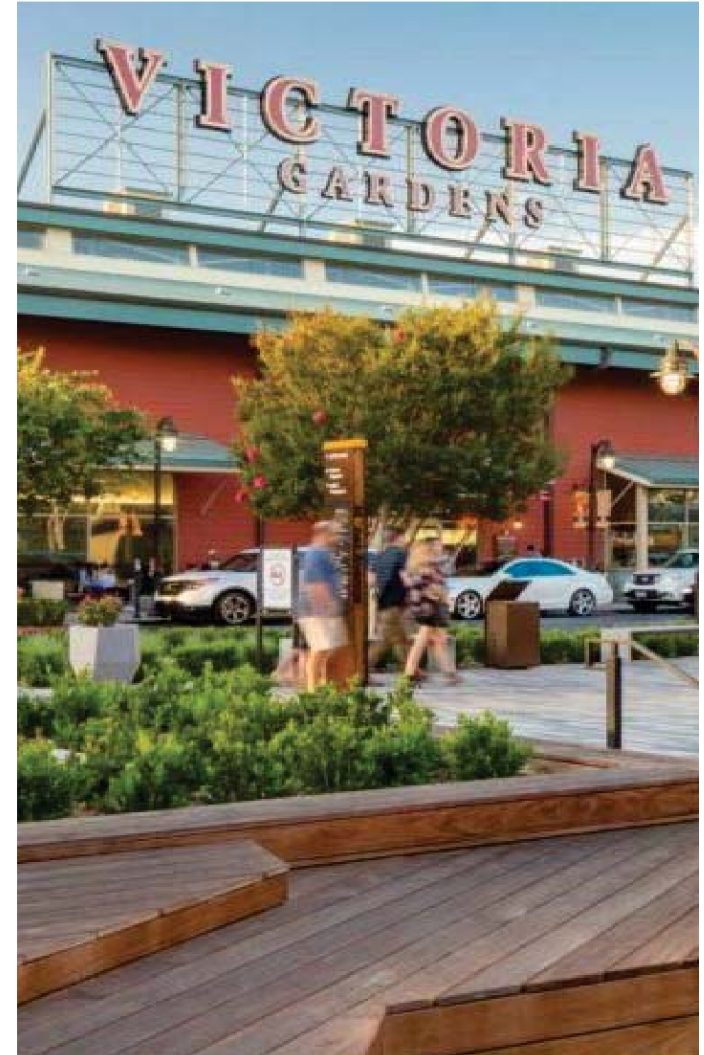
The Inland Empire is comprised of San Bernardino & Riverside Counties and is currently home to about 4.5M people with growth expected to exceed 5M people within the next 5 years.

The Inland Empire has the 24th largest economy in the United States with \$134B of economic activity. Job growth is currently in excess of 3% per year making the region 2nd in job growth only to the Silicon Valley region of California. Distributing & warehousing are major components of the Inland Empire's growth as the Inland Empire is one of the largest industrial markets in the country with over 500M square feet of industrial buildings.

Employment continues to increase with the unemployment rate now below 6.5%. Leading the job growth is logistics, professional employment, health care, education and leisure & hospitality. The Inland Empire has averaged 50,000 new jobs in each of the past 3 years and now employs over 1.35M people. The result of this job & income growth is record taxable sales.

The region is also home to many top colleges and universities including The Claremont Colleges, University of California – Riverside, Cal Poly Pomona, University of Redlands, University of La Verne, California Baptist University, La Sierra University, Cal State San Bernardino, and numerous community colleges.

Home prices are a major competitive advantage of the region with the median home price at approximately \$285,000 compared to Los Angeles County at \$575,000 and Orange County at \$655,000. Even the cost of housing in the high income areas of the Inland Empire are moderate in comparison with median home prices as follows: Chino Hills (\$587,000), Claremont (\$628,000), Redlands (\$351,300), Temecula (\$398,200) and Corona (\$439,000).



TENTATIVE HOUSING TRACT MAP | 1 Acre Pads In Super Walmart Anchored Center



HESPERIA





Expert sees smooth sailing for High Desert economy, with no hint of a recession looming

VICTORVILLE — It will be another year of “smooth sailing” for the local economy and real estate market, with state regulations one of the few dangers during the journey.

With the theme “Review. Forecast. Grow,” the annual High Desert Real Estate Symposium drew civic leaders, and those in the real estate and business industry, who discovered housing starts are up, unemployment is down and the future economic outlook looks promising.

Hosted by Coldwell Bank Commercial and held at the Hilton Garden Inn Conference Center in Victorville, Claremont McKenna College professor Manfred Keil told the audience, “The good news is that there is no indication whatsoever of a recession coming in 2018 or 2019.”

The associate director of the Lowe Institute of Political Economy, Keil added that signs of a national recession are usually felt in the High Desert, with the area feeling the effects of recovery last.

One troubling issue for the Inland Empire is that 40 percent of the labor force, about 4.2 million people, commute to Los Angeles, Orange and San Diego counties.

“Those numbers are a reflection of affordable housing, unemployment in the Inland Empire at 4.1 percent and the lack of jobs in the area, especially the High Desert,” Keil said. “One interesting note, employment in the Inland Empire is growing faster than Silicon Valley.”



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DEMOGRAPHICS | 1 Acre Pads In Super Walmart Anchored Center

	3 miles	5 miles	10 miles
Population			
2000 Population	18,811	70,549	176,737
2010 Population	34,726	110,219	282,680
2018 Population	36,989	117,179	304,714
2023 Population	38,359	121,694	319,250
2000-2010 Annual Rate	6.32%	4.56%	4.81%
2010-2018 Annual Rate	0.77%	0.74%	0.91%
2018-2023 Annual Rate	0.73%	0.76%	0.94%
2018 Male Population	49.7%	49.4%	49.7%
2018 Female Population	50.3%	50.6%	50.3%
2018 Median Age	30.8	30.9	32.0

In the identified area, the current year population is 304,714. In 2010, the Census count in the area was 282,680. The rate of change since 2010 was 0.91% annually. The five-year projection for the population in the area is 319,250 representing a change of 0.94% annually from 2018 to 2023. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 30.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	52.8%	52.6%	54.0%
2018 Black Alone	6.4%	8.6%	10.7%
2018 American Indian/Alaska Native Alone	1.2%	1.2%	1.2%
2018 Asian Alone	3.7%	3.5%	3.6%
2018 Pacific Islander Alone	0.4%	0.3%	0.4%
2018 Other Race	30.1%	28.0%	24.2%
2018 Two or More Races	5.5%	5.7%	6.0%
2018 Hispanic Origin (Any Race)	58.0%	55.7%	51.4%

Persons of Hispanic origin represent 51.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	5,848	21,977	57,097
2010 Households	9,564	31,581	83,049
2018 Total Households	9,897	32,919	88,455
2023 Total Households	10,185	33,977	92,260
2000-2010 Annual Rate	5.04%	3.69%	3.82%
2010-2018 Annual Rate	0.42%	0.50%	0.77%
2018-2023 Annual Rate	0.58%	0.63%	0.85%
2018 Average Household Size	3.74	3.56	3.39

The household count in this area has changed from 83,049 in 2010 to 88,455 in the current year, a change of 0.77% annually. The five-year projection of households is 92,260, a change of 0.85% annually from the current year total. Average household size is currently 3.39, compared to 3.33 in the year 2010. The number of families in the current year is 70,157 in the specified area.

DEMOGRAPHICS | 1 Acre Pads In Super Walmart Anchored Center

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$61,369	\$59,665	\$55,665
2023 Median Household Income	\$73,237	\$70,011	\$63,570
2018-2023 Annual Rate	3.60%	3.25%	2.69%
Average Household Income			
2018 Average Household Income	\$78,376	\$74,662	\$71,884
2023 Average Household Income	\$95,575	\$88,823	\$85,350
2018-2023 Annual Rate	4.05%	3.53%	3.49%
Per Capita Income			
2018 Per Capita Income	\$21,157	\$20,965	\$21,135
2023 Per Capita Income	\$25,598	\$24,786	\$24,932
2018-2023 Annual Rate	3.88%	3.41%	3.36%

Households by Income

Current median household income is \$55,665 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$63,570 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$71,884 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$85,350 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$21,135 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$24,932 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	6,262	23,413	61,416
2000 Owner Occupied Housing Units	4,611	16,280	41,328
2000 Renter Occupied Housing Units	1,236	5,696	15,769
2000 Vacant Housing Units	415	1,437	4,319
2010 Total Housing Units	10,707	34,829	92,493
2010 Owner Occupied Housing Units	7,006	21,907	56,359
2010 Renter Occupied Housing Units	2,558	9,674	26,690
2010 Vacant Housing Units	1,143	3,248	9,444
2018 Total Housing Units	10,838	35,423	95,338
2018 Owner Occupied Housing Units	6,925	21,753	57,618
2018 Renter Occupied Housing Units	2,971	11,165	30,837
2018 Vacant Housing Units	941	2,504	6,883
2023 Total Housing Units	11,083	36,385	98,812
2023 Owner Occupied Housing Units	7,443	23,394	62,912
2023 Renter Occupied Housing Units	2,743	10,583	29,348
2023 Vacant Housing Units	898	2,408	6,552

Currently, 60.4% of the 95,338 housing units in the area are owner occupied; 32.3%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 92,493 housing units in the area - 60.9% owner occupied, 28.9% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 1.36%. Median home value in the area is \$238,600, compared to a median home value of \$218,492 for the U.S.

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PROFESSIONAL BACKGROUND

Paul Galmarini specializes in the leasing of high quality retail projects and working with expanding retailers that can benefit from his outstanding relationships and in-depth knowledge of the Inland Empire and San Gabriel Valley retail real estate markets. Demonstrating his success, he has consistently won the prestigious CoStar Power Broker Award* over the past decade.

Paul actively represents multiple retail developers, restaurants and retailers. He has represented Ralphs Grocery and Macaroni Grill in the disposition of their excess property. Additionally, he has represented and advised local college districts and municipalities in the strategy and execution of their real estate objectives. He has extensive experience working on ground up developments ranging from Target, Walmart, and Costco outparcel developments to re-tenanting vacant large boxes and the creation of parcels within anchored projects for new development.

The following highlights a sample of the regional and national tenants Paul has completed deals with: Sprouts Farmers Markets, WSS, 99 Cents Only, Family Dollar, Dollar General, Regency Theaters, Petco, Sears, Planet Fitness, Fitness 19, Crunch Fitness, Chipotle, Starbucks, The Habit Burger, Pieology, Oggis Pizza & Brewing, El Pollo Loco, KFC, King Taco, Raising Cane's, Blaze Pizza, 7-Eleven, Wells Fargo, Bank of the West, Bank of America, Navy Federal Credit Union, Arrowhead Credit Union, AT&T, Verizon, Massage Envy, GNC, Sherwin Williams, US Army, Goodwill, Pacific Dental and Mattress Firm.

Paul joined Progressive in 2008 and was the first member of the PREP team. His diligent work ethic combined with his positive attitude has created outstanding results. He began his retail real estate career in 2007 working at RBI Retail Brokers in Riverside where he learned the basics of retail real estate; including both landlord and tenant representation.

Paul is fluent in French and Spanish. He lives in Rancho Cucamonga with his wife and two children.

*Costar Power Broker 2009, 2010, 2011, 2012, 2014, 2015, 2016, 2017, 2018, 2019, 2021, 2022

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PROFESSIONAL BACKGROUND

Greg Bedell joined Progressive Real Estate Partners in 2013. Greg focuses on the representation of buyers and sellers in the acquisition and disposition of retail investment properties. Greg primarily represents sellers throughout the Inland Empire and San Gabriel Valley where he can best use his knowledge of the market to maximize value for his clients. He represents buyers throughout the Western United States.

Prior to joining Progressive, Greg worked with The Walt Disney Company. He began his career as an intern in The Disney College Program, later moving into the company's luxury hotels division. Prior to his employment with Disney, Greg held positions with the City of Riverside and the United States Census Bureau.

Greg graduated Magna Cum Laude from California State Polytechnic University, Pomona with a degree in Finance, Real Estate & Law. Greg is one of the founding officers of Cal Poly's Real Estate Association and currently sits on the Alumni Board.

Greg is adept at utilizing technology to improve his client's ability to identify acquisition and development opportunities. For example, he has created a proprietary property database that employs Google Maps and cloud-based resources to track opportunities for his clients.

Greg is an active member of the International Council of Shopping Centers (ICSC). Greg holds the highly coveted and respected Certified Commercial Investment Manager (CCIM) designation which requires over 60 hours of coursework and a vast volume of completed investment sales transactions. Greg earned the designation in his mid-20's becoming one of the youngest ever to earn the designation.

ADVISOR BIO & CONTACT

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