

EXECUTIVE SUMMARY



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HIGHLIGHTS:

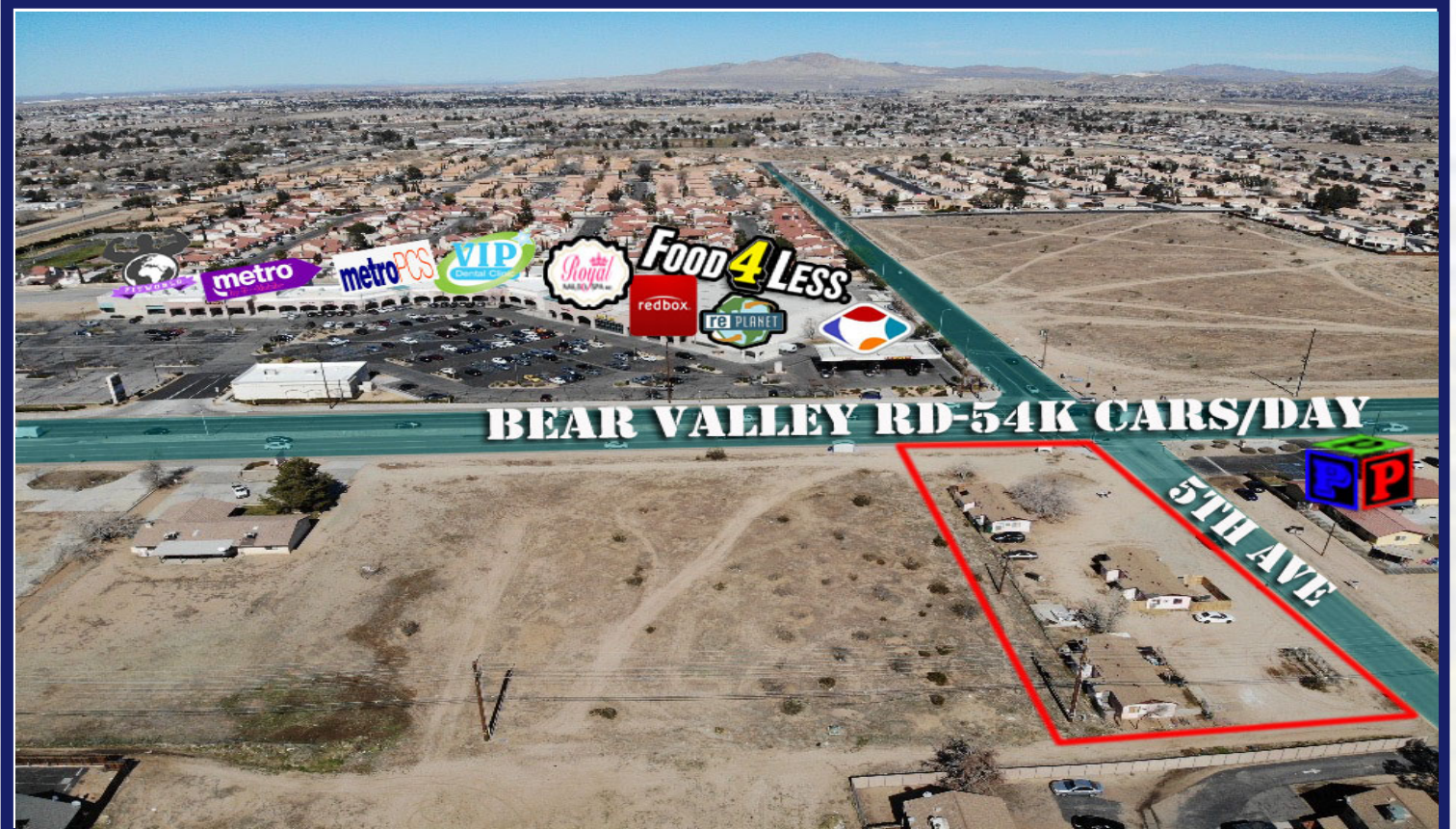
- 30,492 SF Signalized Corner Lot with over 54K Cars/day
- 395 Feet of Signalized Corner Frontage – 105 by 290 Feet
- Across the Street from Food4Less, Rite Aid and other National Tenants
- 2 Blocks from 148 Bed – Desert Valley Hospital
- 1 Block from the 36 Acre Victorville Connection Development which will include 376 Residential Units and 91K SF of Commercial & Medical Space
- Population of over 272K within 15 minute drive
- Massive Population Growth of over 4.4% per Year

OFFERING SUMMARY: 12060 5th Ave offer a tenant a possible drive thru location on a 54K cars/day signalized corner with over 395 Feet of Frontage. In addition to being neighbored by numerous national tenants like Food4Less and Rite Aid, the area is seeing massive growth. The yearly population growth of over 4.1% is seeing massive development all over Hesperia & Victorville. In addition to the 36 Acre Victorville Connection coming soon 1 Block away, 4 new housing communities, 4 new schools and a new Hospital have already been approved for Hesperia.

DEMOGRAPHICS: Massive population growth of over 4.4% per year within 1 & 3 mile radius. The average household income was estimated at over \$78,000 within a 3 mile radius.

LEASE RATE: \$140,000 Per Year NNN Ground Lease

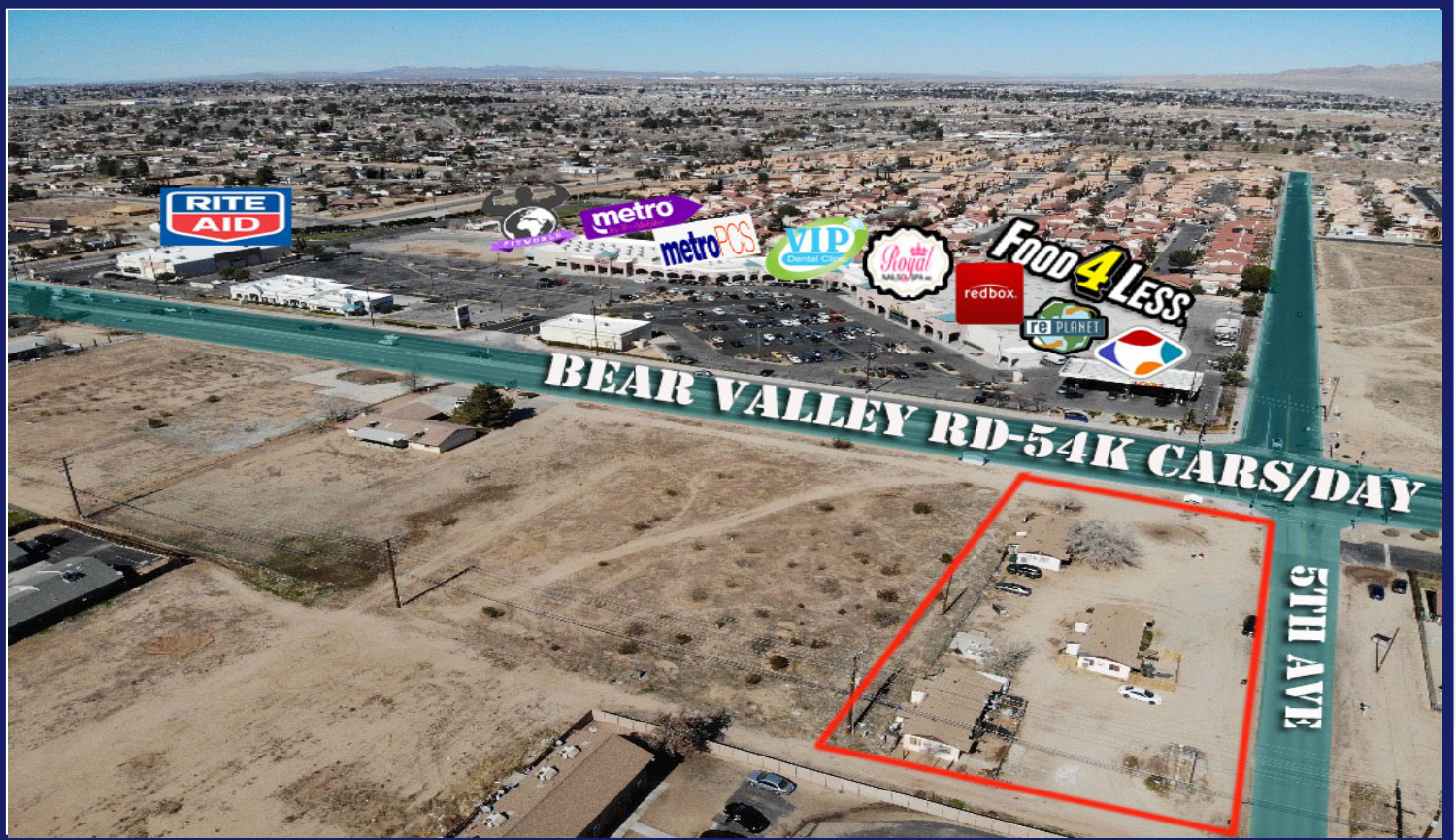
PROPERTY PICTURES



PROPERTY PICTURES

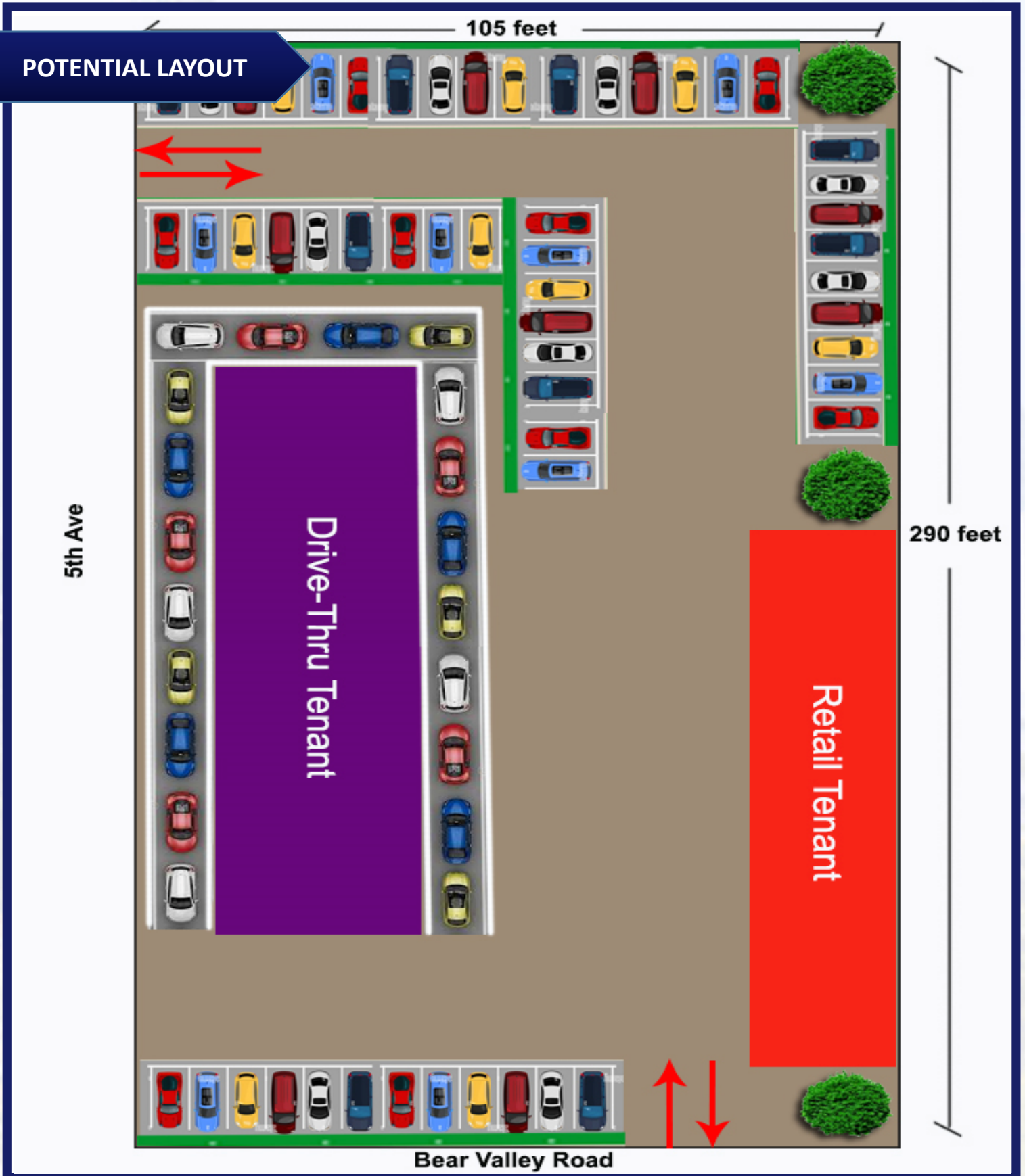
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Commercial Real Estate Investments



PROPERTY PICTURES

POTENTIAL LAYOUT

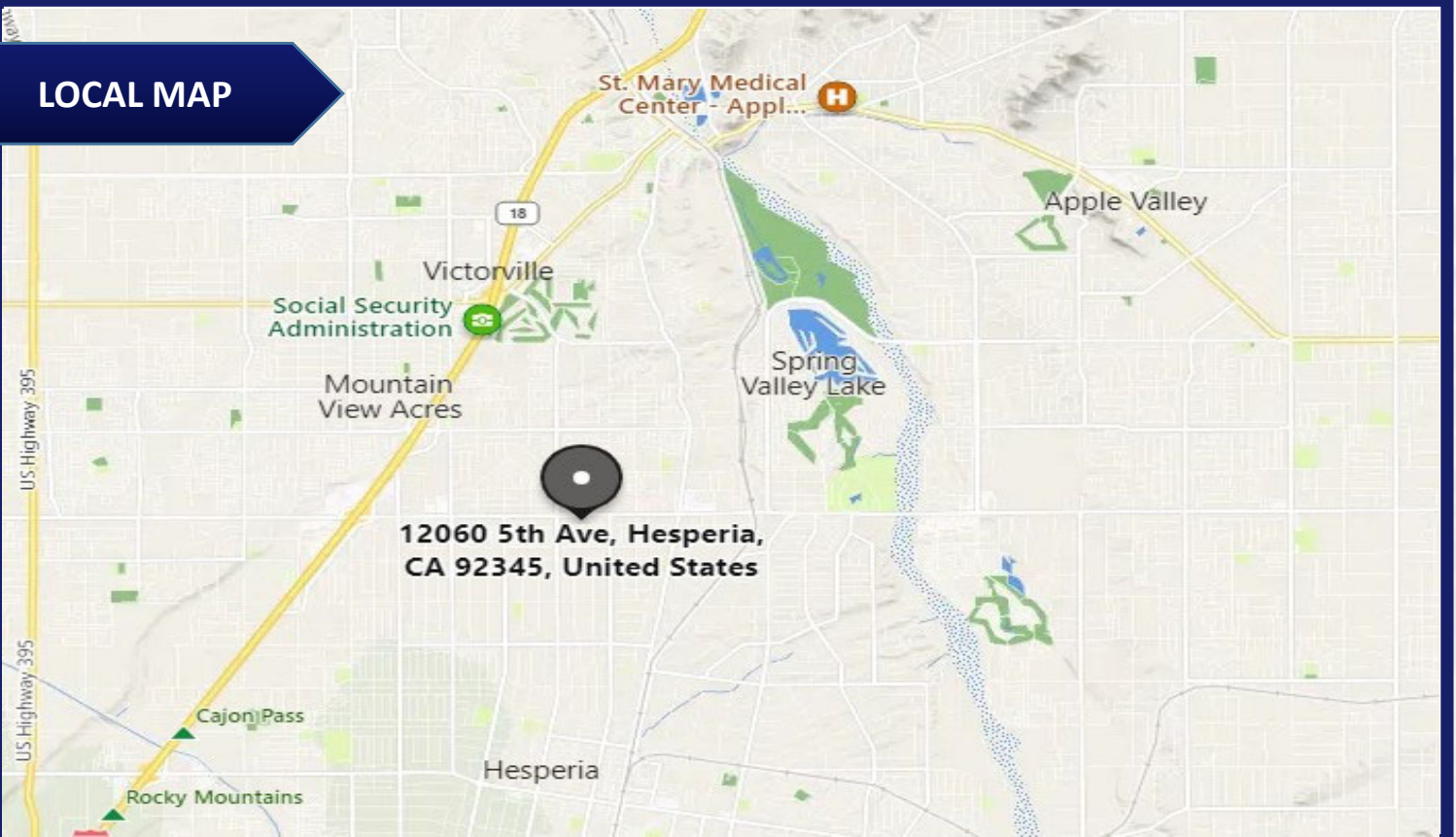


PROPERTY PICTURES

AERIAL MAP

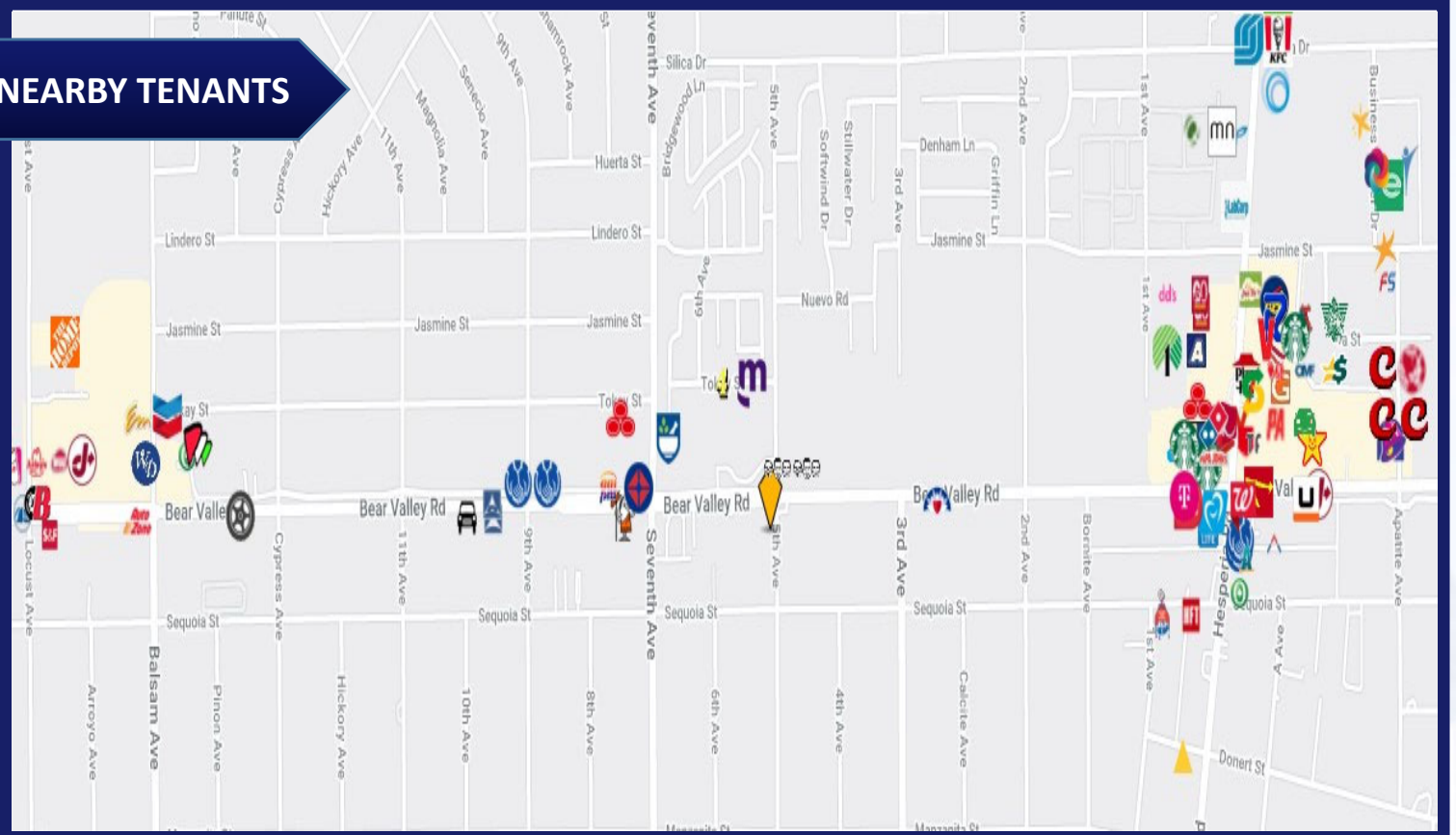


LOCAL MAP



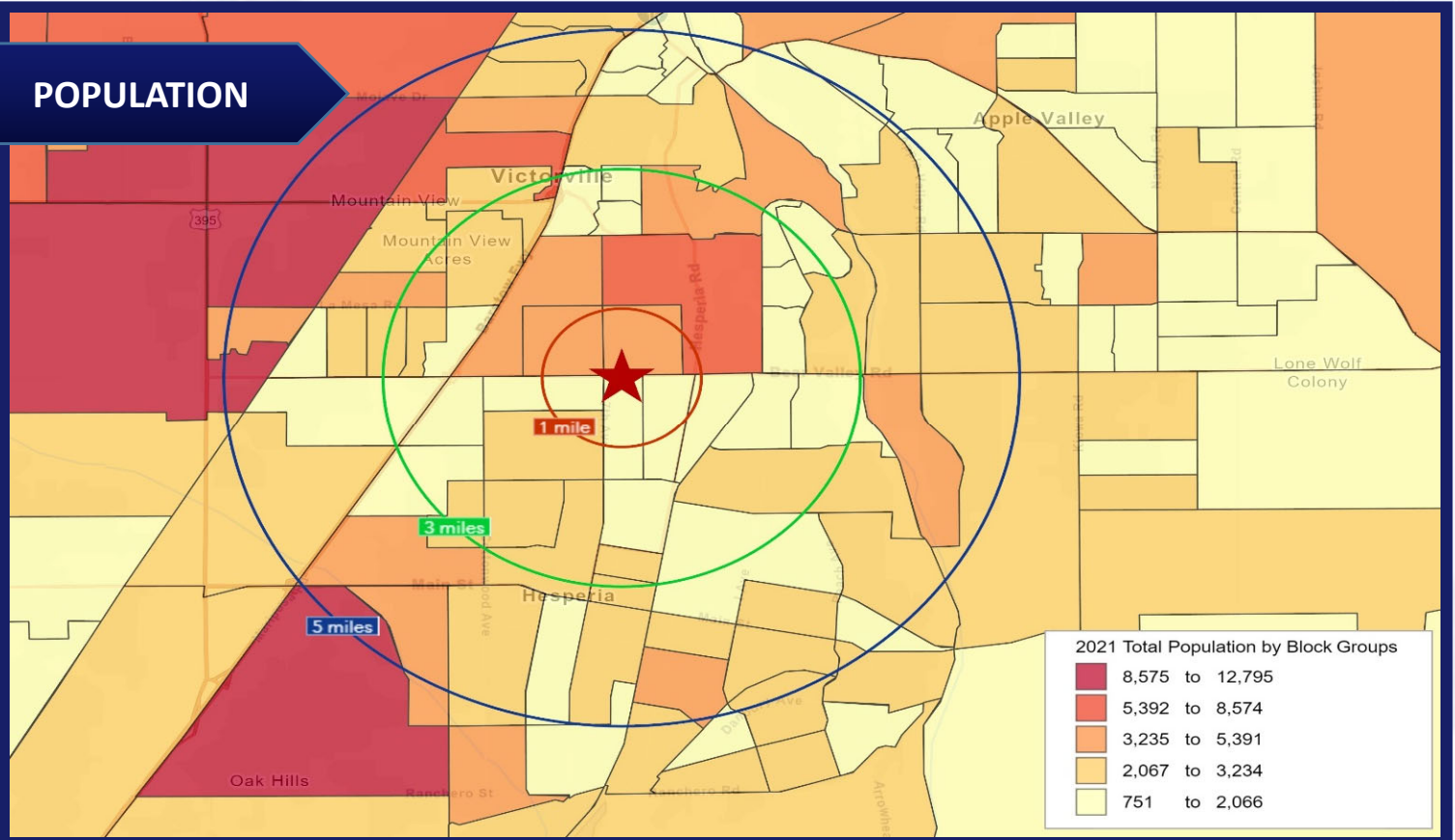
PROPERTY PICTURES

NEARBY TENANTS

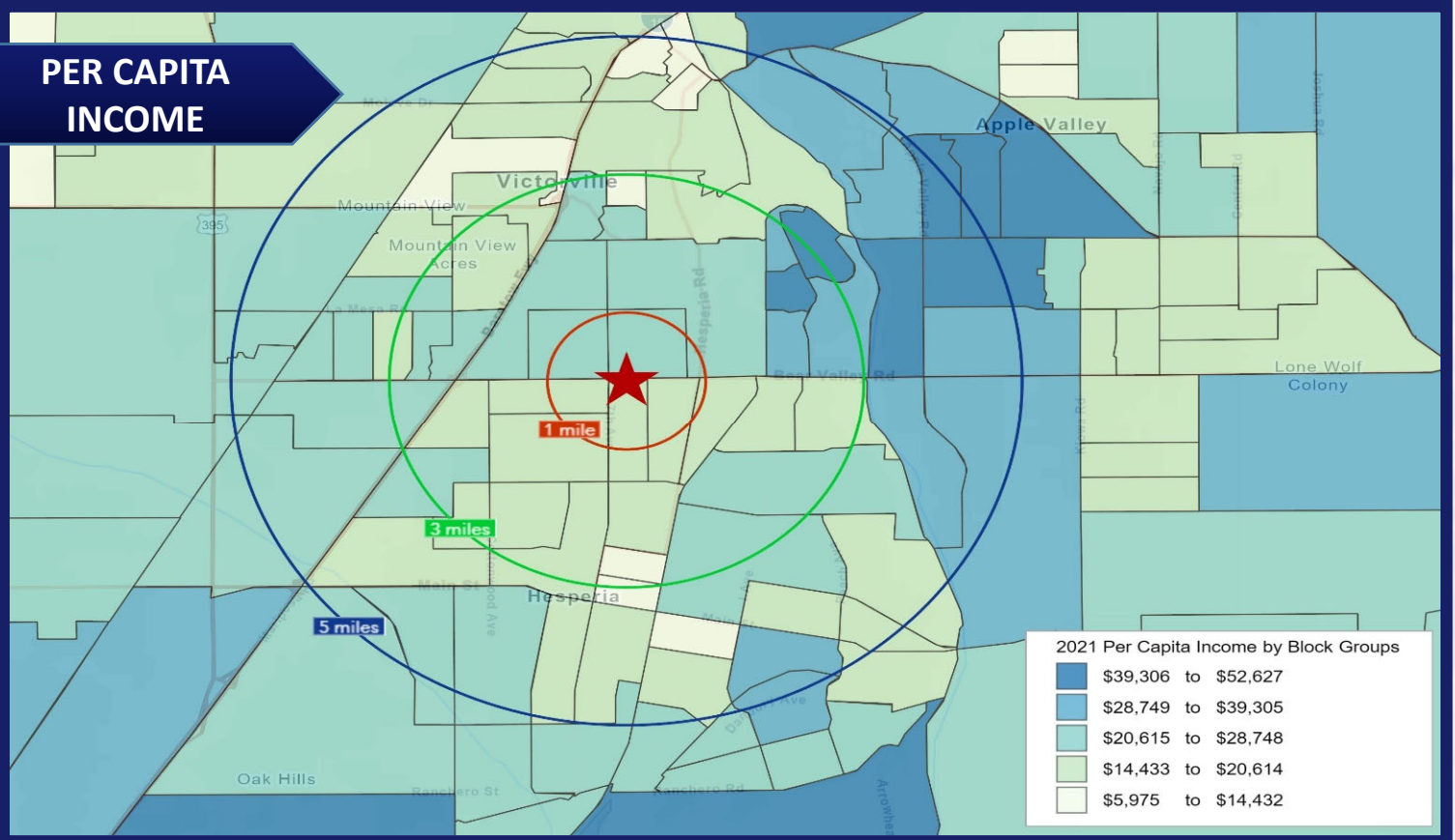


DEMOGRAPHICS

POPULATION

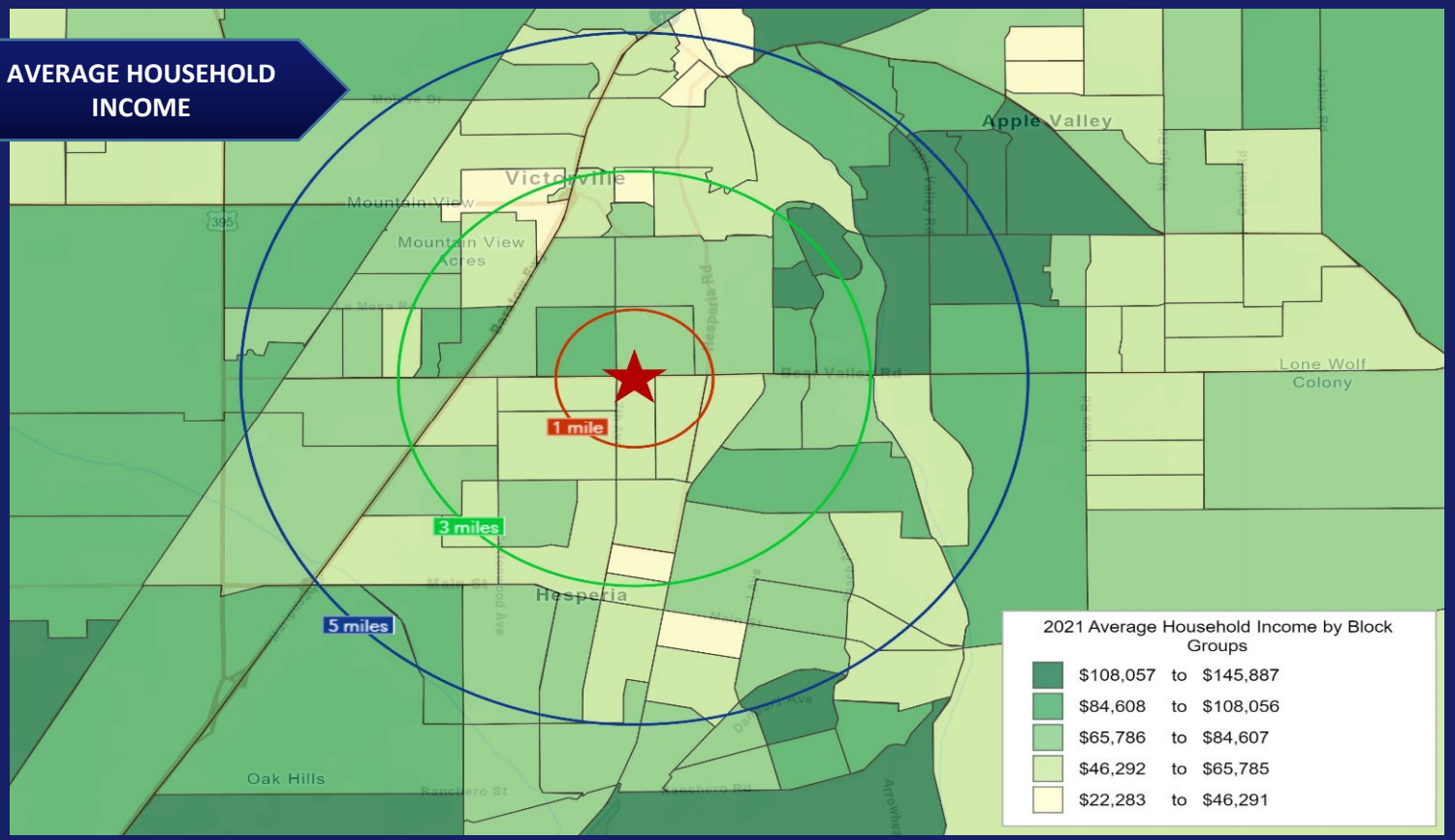


PER CAPITA INCOME

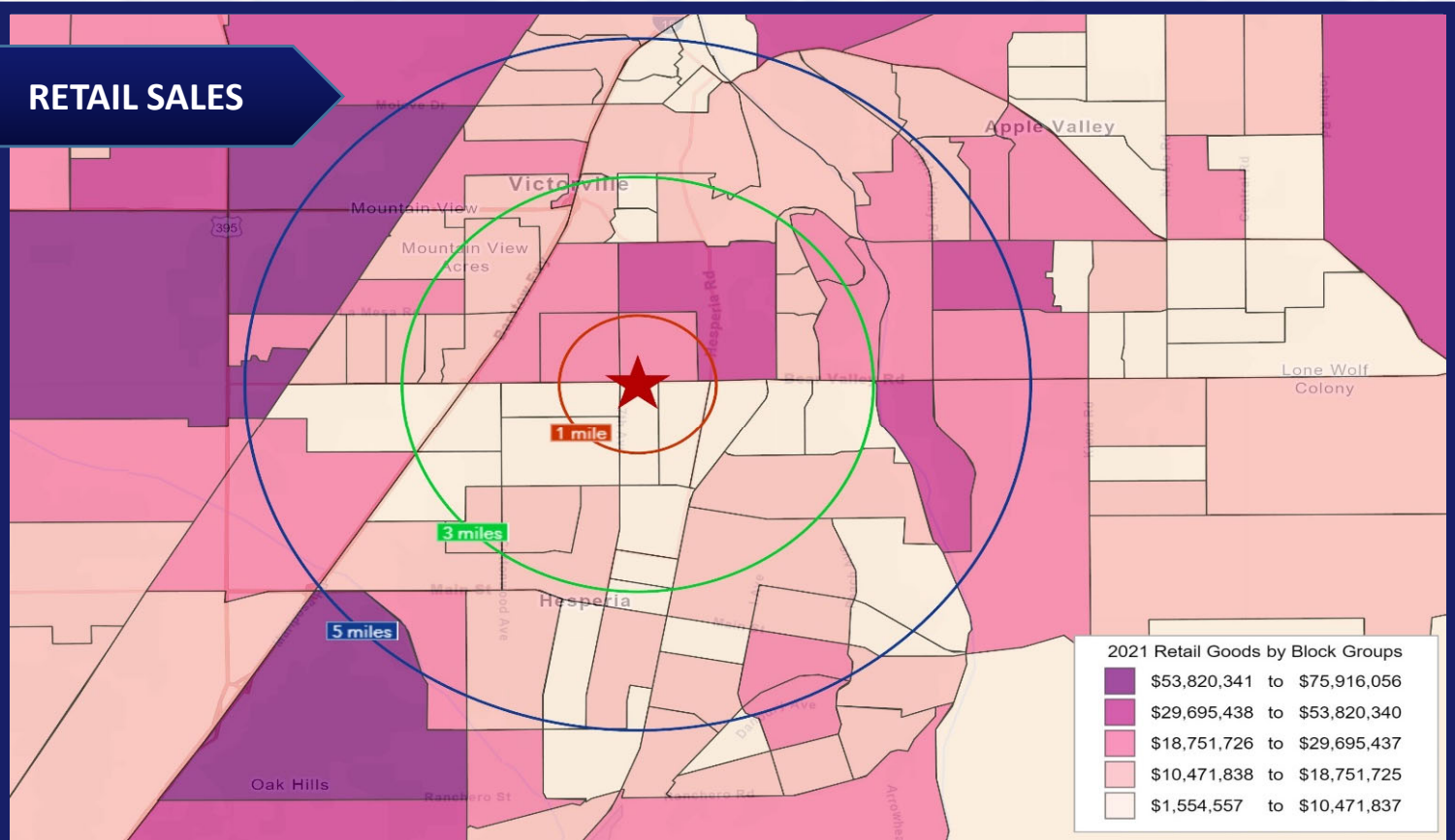


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

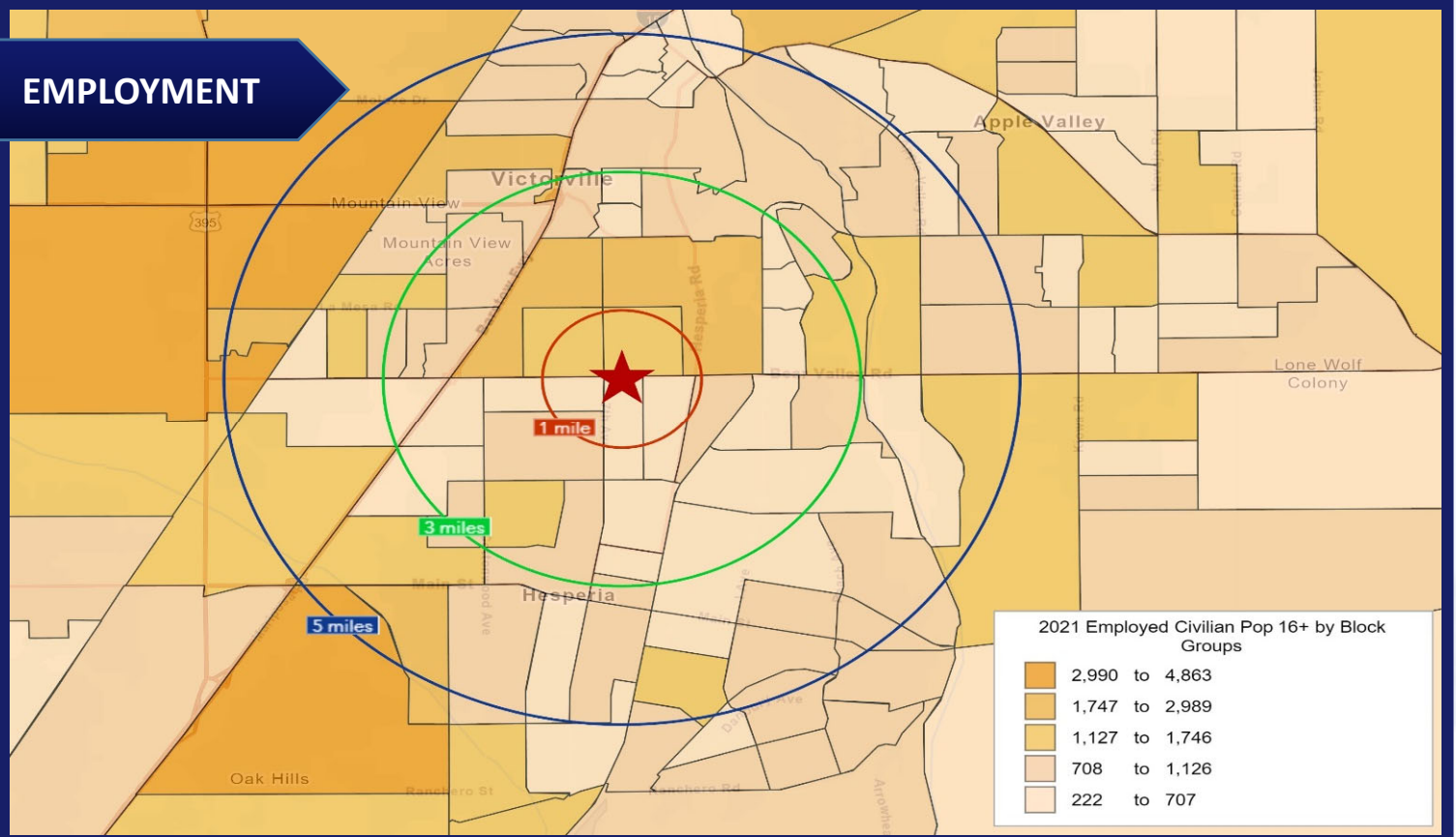


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

