

SAXON & CO

REAL ESTATE BROKERAGE & INVESTMENTS

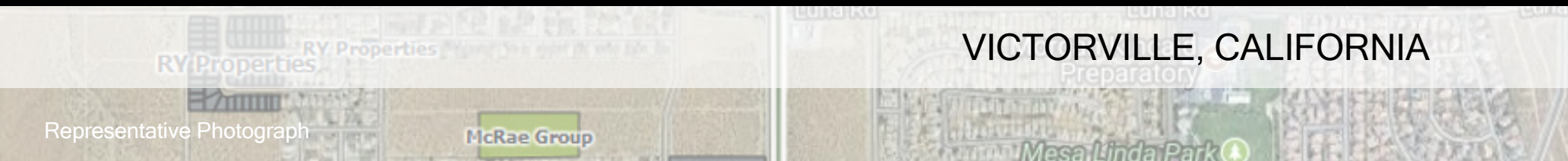
OFFERING MEMORANDUM



17.6 ACRES PRIME HIGHWAY 395 COMMERCIAL/ MIXED-USE DEVELOPMENT

VICTORVILLE, CALIFORNIA

Representative Photograph



DISCLAIMER:

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



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CA BRE #01259110**

SAXON&CO

REAL ESTATE BROKERAGE & INVESTMENTS



OPPORTUNITY OVERVIEW

The Property is a single 17.6-acre (APN:3096-381-010), infill parcel of land with approximately 3.8 acres zoned commercial (C-1) and 13.8 acres zoned residential (R-1) and is located in one of most desirable and highly trafficked locations in City of Victorville: Also available is an approximately 4.4 acre (APN:3096-381-09) commercial (C-1) zoned parcel, adjacent and directly south of the Property, which together comprises approximately 8 acres of (C-1) commercial land.

The Property represents a unique opportunity to develop a large scale commercial and/or mixed-use development on the hard-signalized southeast corner of Cal-Trans Highway 395 and Dos Palmas: The 1st traffic signal (less than one-half mile) south of the intersection Highway Cal-Tans Highway 395 & Highway 18 (Palmdale Road), the commercial epicenter for west Victorville and City of Adelanto. On the northeast corner of Cal-Trans Highway 395 & Highway 18 is the most recent and largest commercial development in the City of Victorville with a new Walmart Super Center (12234 Palmdale Road, CA 92392), Walgreens, McDonald's and several other retail stores and restaurants. The Walmart Super Center has been built and fully stabilized for approximately 2+ years with great success. On the northwest corner is the largest and vibrant commercial centers in the City of Adelanto with Stater Brother's super market, Starbucks, Bank of America, Denny's and several other retail and fast food restaurants.

- Infill Commercial and/or residential mixed-use development located in one of most desirable and highly trafficked locations in City of Victorville:
- 17.6 acre infill site: 3.8 acres commercial (C-1) & 13.8 acres residential (R-1)
- 4.4 acre commercial (C-1) parcel, adjacent & to the south, also available for sale (Total approximately 8 acres of C-1 commercial land)
- Potential 500 plus feet direct freeway frontage on Cal Trans Highway 395
- 150,000 Avg Daily Traffic Count (AADT) at Highway 395 & Highway 18 (Palmdale Rd)
- Several 1000's newer resale homes surround the property and new housing developments (DR Horton, KB Home, Frontier Homes, Legacy, Evergreen and others within a few miles radius. More rooftops more commercial demand!
- Located within 30-minute drive to major employment centers in the San Bernardino, Riverside and Los Angeles counties
- City of Victorville is known for its developer and builder friendly environment

PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

SAXON&CO

REAL ESTATE BROKERAGE & INVESTMENTS

LOCATION

The Property is located on the hard, signalized southeast corner of Cal-Trans Highway 395 and Dos Palmas Road and extends east to Mesa Linda Avenue in the City of Victorville (APN: 3096-381-01). Also available is the approximately 4.4 commercial zoned (C-1) acre site adjacent and to the south (APN: 3096-381-09). Future extension of Cantina Road will separate the commercial (C-1) from the residential (R-1) of Property and is the easterly boundary of the commercial zoned portion of both properties.

MUNICIPALITY

City of Victorville, County of San Bernardino, CA

ASSESSOR PARCEL NUMBERS & ACREAGE

17.6 acres (APN: 3096-381-01)

4.4 acres (APN: 3096-381-09)

PROPERTY CONDITION

The Properties are in unimproved condition.

ENTITLEMENTS

Zoned commercial (C-1) and residential (R-1) within the City of Victorville. City of Victorville is open to rezoning the residential (R-1) proportion of the Property.

HOMEOWNER'S ASSOCIATION

There is no HOA currently in place for the Properties.

CFD INFORMATION

There is no CFD currently in place for the Properties.

TAX INFORMATION

The total tax rate is approximately 1.2% of assessed value with no other fixed assessments. No other Mello Roos (CFD) is tied to the Property.

UTILITIES

- Electricity: Southern California Edison
- Water: City of Victorville
- Gas: Southwest Gas Corporation
- Sewer: City of Victorville
- Telephone: Verizon
- Cable: Charter Communications

EDUCATION

Victorvalley School District

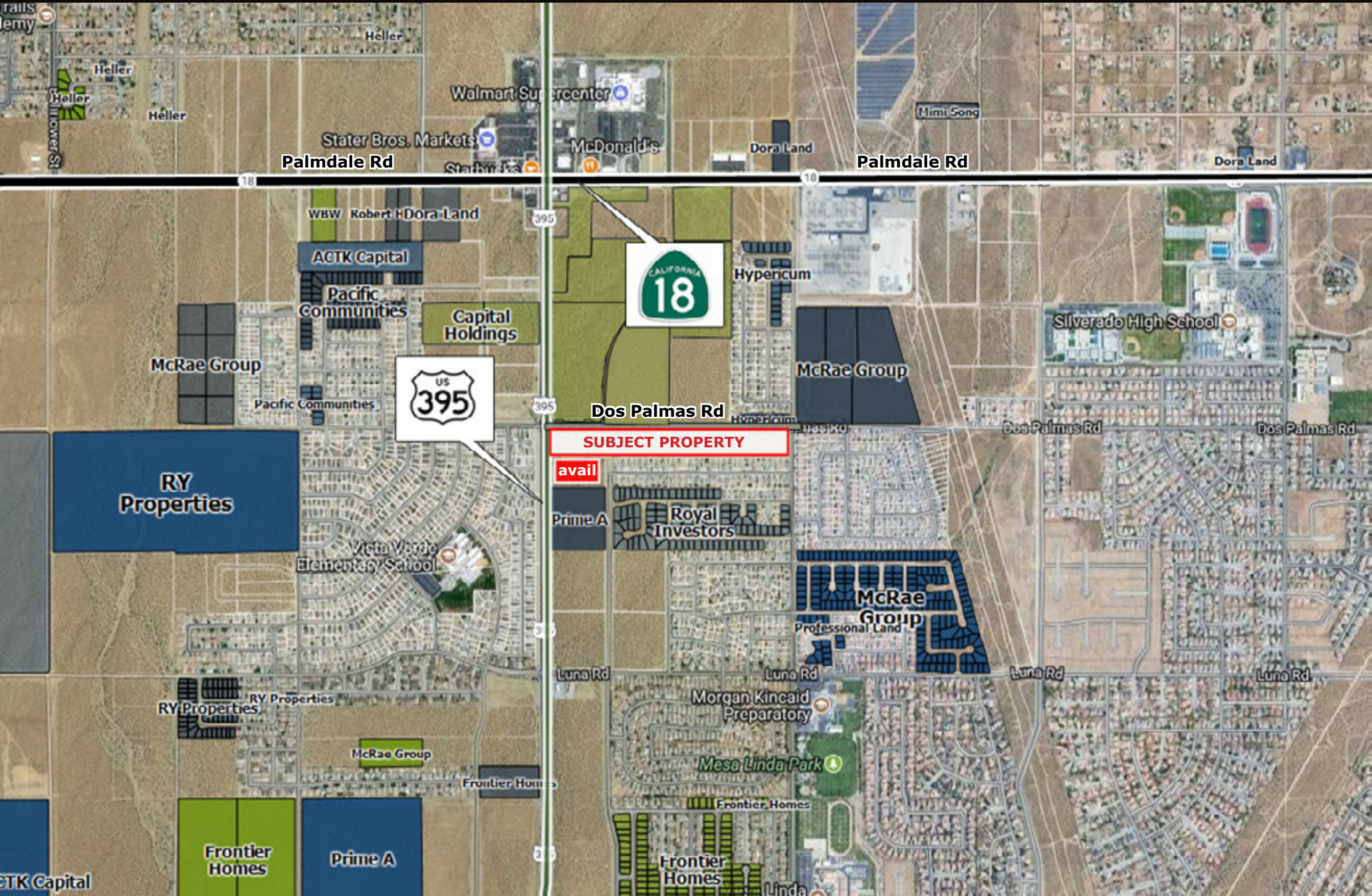
- Victorvalley Union High School District (Overall Grade: C)
- Adelanto Elementary School District (Overall Grade: C-)

The Property is located on the hard, signalized southeast corner of Cal-Trans Highway 395 and Dos Palmas Road and extends east to Mesa Linda Avenue in the City of Victorville.



I OPPORTUNITY OVERVIEW

AERIAL MAP



Palmdale Rd

Palmdale Rd



Dos Palmas Rd

SUBJECT PROPERTY

avail

RY Properties

Vista Verde Elementary School

Royal Investors

McRae Group

RY Properties

McRae Group

Frontier Homes

Frontier Homes

Prime A

Frontier Homes

Morgan Kincaid Preparatory

Mesa Linda Park

Frontier Homes

Silverado High School

Dos Palmas Rd

Dos Palmas Rd

Luna Rd

Luna Rd

ETK Capital

VICINITY MAP

SHOP	
01	Walmart
02	Stater Bros. Markets
03	Dunia Plaza
04	The Mall of Victor Valley
05	Bear Valley Plaza Shopping Center
06	Costco
07	Victor Plaza Shopping Center
08	Home Depot
09	WinCo Foods
10	HiDesert Plaza Shopping Center
PLAY	
01	Eagle Ranch Park
02	Scandia Family Fun Center
03	Green Tree Golf Course
LEARN	
01	Vista Verde Elementary School
02	Morgan Kincaid Preparatory
03	Mesa Linda Middle School
04	Victor Valley Christian –Private
05	Silverado High School
WELLNESS	
01	Desert Valley Hospital
02	St. Joseph Health



OFFERS DUE

Submit offers in writing to:

antonio@saxonandcompany.com

PURCHASE PRICE

Submit offer.

LETTER OF INTENT

The Subject Property shall be removed from the market and the Feasibility Period shall commence upon the execution of a fully executed Purchase Contract.

FEASIBILITY PERIOD

Buyer shall have a Feasibility Period in which to investigate all aspects of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Letter of Intent.

It is the Seller's intent to have the Feasibility Period Expire 45 days from the execution of the Letter of Intent.

CLOSE OF ESCROW

Close of escrow shall occur no later than thirty days (30) from expiration of Feasibility Period.

TITLE & ESCROW

To be determined by Buyer and Seller.

OFFER DETAILS

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed Buyer, its principals and/or material aspects of its corporate organization. Buyer's submission should include information regarding Buyer's relevant experience and financial where withal, and its intended equity and debt sources for consummating the Transaction.

"AS-IS SALE" :NO REPRESENTATIONS AND WARRANTIES

The Property is being sold "as-is" with no representations or warranties from either the Seller or its Affiliates. The information provided is intended to help a Buyer develop an offer to purchase the Property, but the Buyer must not rely on anything other than its own due diligence.

BROKERAGE FEE

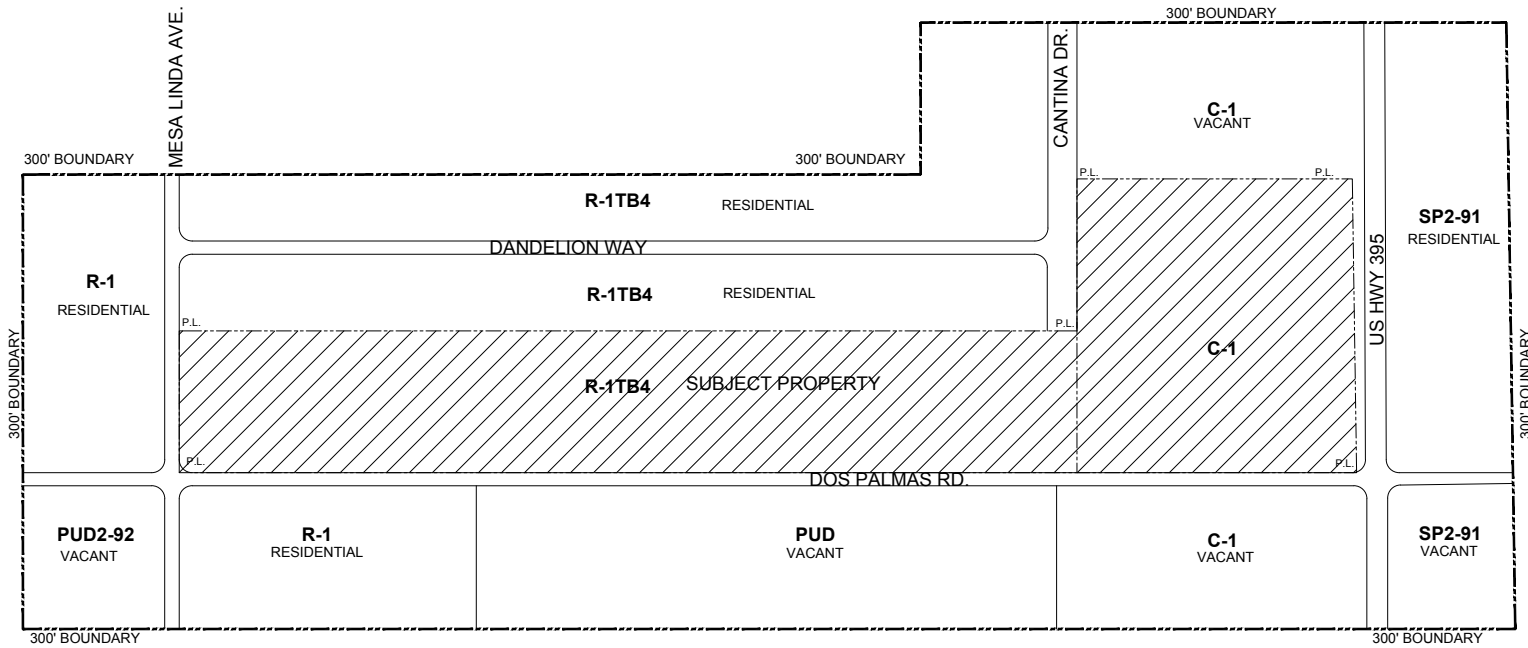
The brokerage fees will be paid for by the Seller. Seller expressly reserves the right, at their sole discretion, to reject any oral expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice



PARCEL MAP

The Buyer of the property will process all entitlements for the newly proposed commercial, residential or mixed-use development.

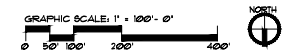
Following Pages include Conceptual Commercial Site Plan for Approximately 8 (3.8 & 4.4 C-1 parcels) acres commercial (ONLY): 41,400 sf Retail, 26,600 sf Restaurant/Drive thru & 469 parking stalls



MARK SEMINARO
 P.O. BOX 8105
 NEWPORT BEACH, CA 92658
 (714) 754-0344

DATE: 07.08.15
 PROJECT NUMBER: 439.1501.01

300' PLAN FOR ADJACENT PROPERTIES
**SEC US HWY 395 & DOS PALMAS RD.,
 VICTORVILLE, CA**



R-E-D Architectural Group

PLANNING ■ ARCHITECTURE ■ INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.957.7765 ■ 818.957.7767 F

PLOTTED EASEMENTS



First American
Title Company

Reference No.: 4477946


County: San Bernardino


Plotted Easements


Legend


 PIQ


11/30/1920 Bk M Pg187
(Right of way for Ditches &
Canals - Not Plottable)

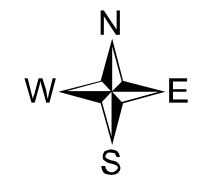
 06/16/1989 # 89-219086
(Ingress and Egress &
Public Utilities)

 03/12/1991 # 91-083893
(Undisclosed closed width -
Permanent)

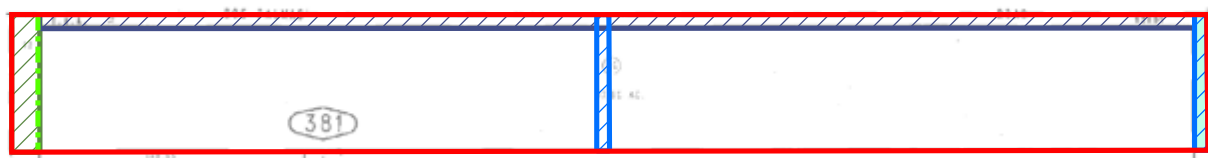
 05/28/1993 # 93-232329
(Streets, Highways)

 08/24/2005 3 2005-0626551
(Street, Highways)

 12/16/2011 # 2011-0535069
(Streets, Highways)



HIGHWAY NO.395



MESA LINDA AVENUE

CANTINA DRIVE

381

51

52

27

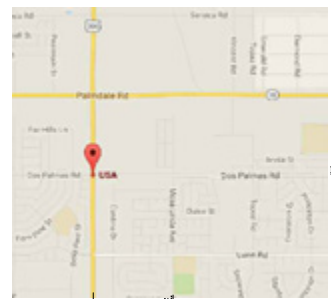
39

09

Par. 2
4.42 AC.
P.W. 115/22-23

Par. 2
0.95 AC.
P.W. 210/65-66

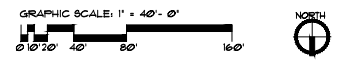
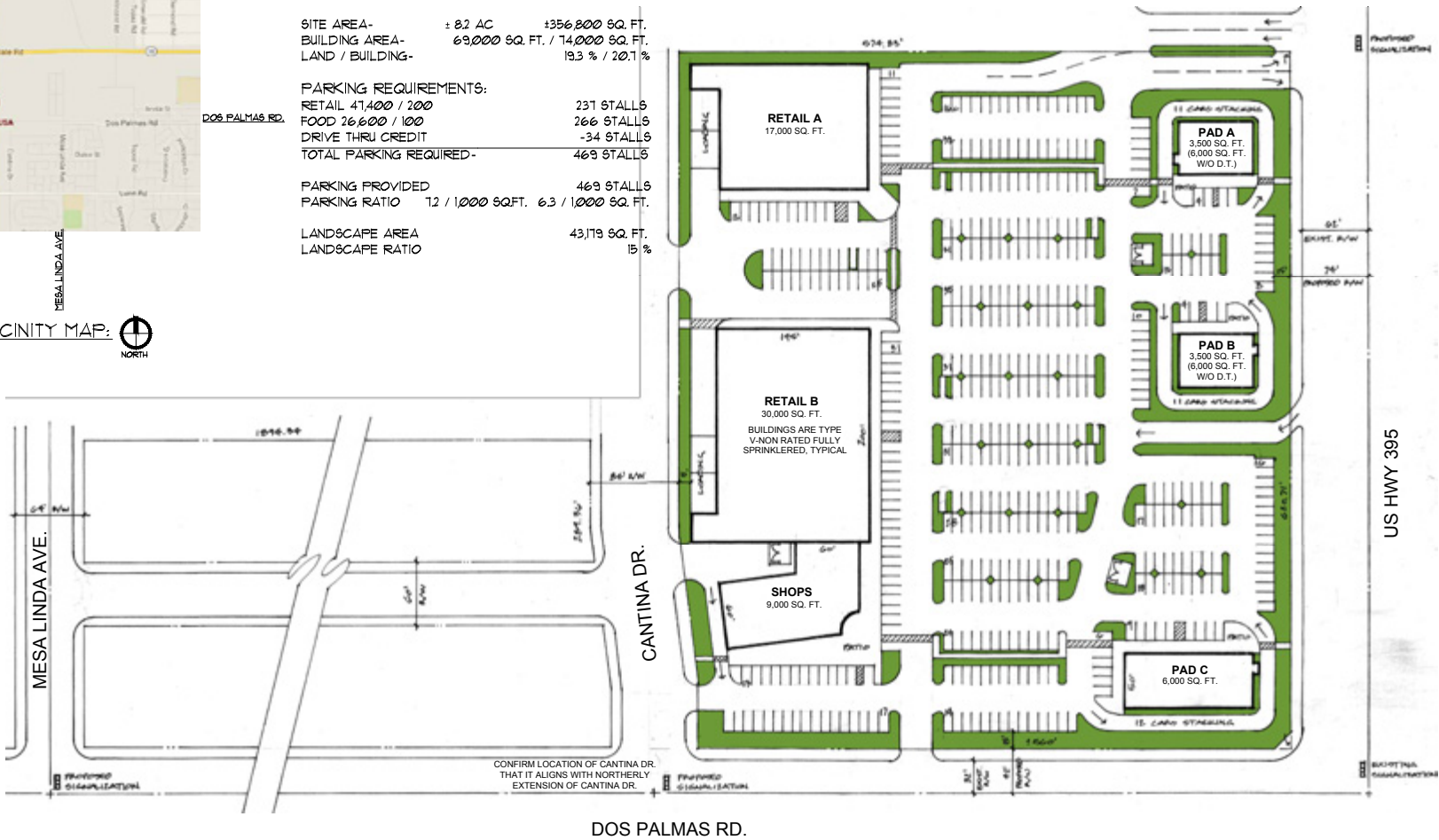
CONCEPTUAL COMMERCIAL SITE PLAN



VICINITY MAP: [North Arrow]

PROPERTY SUMMARY:

SITE AREA-	+ 8.2 AC	+356,800 SQ. FT.
BUILDING AREA-	69,000 SQ. FT.	74,000 SQ. FT.
LAND / BUILDING-		19.3 % / 20.1 %
PARKING REQUIREMENTS:		
RETAIL 41,400 / 200		231 STALLS
FOOD 26,600 / 100		266 STALLS
DRIVE THRU CREDIT		-34 STALLS
TOTAL PARKING REQUIRED-		469 STALLS
PARKING PROVIDED		
PARKING RATIO	12 / 1,000 SQ.FT.	6.3 / 1,000 SQ. FT.
LANDSCAPE AREA		43,178 SQ. FT.
LANDSCAPE RATIO		15 %



MARK SEMINARO
 P.O. BOX 8105
 NEWPORT BEACH, CA 92658
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SITE PLAN
SEC US HWY 395 & DOS PALMAS RD.,
VICTORVILLE, CA

R+E+D Architectural Group

PLANNING ■ ARCHITECTURE ■ INTERIORS
 3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
 P 818.957.7765 ■ 818.957.7767 F



Victor Valley, CA

Victorville lies at the heart of Southern California attractions, from beautiful beaches on the Pacific coast to hiking, camping and skiing in the San Bernardino mountains. Outdoor activity is a mainstay in weather-friendly Victorville. Year-round moderate temperatures make it perfect for swimming, golf, team sports and children's activities.

NOTABLE RESORTS INCLUDE:

Bear Mountain Resort

Lake Arrowhead Village

Mount Baldy Ski Area

Mountain High Resort

Snow Summit

Snow Valley Mountain Resort



DINING

Over the past year alone, Victor Valley has seen an increase in restaurants and local breweries expanding from the Los Angeles area. Oak Hills Brewing Company, one of the most popular spots in Hesperia, hosts trivia night every week



RECREATION

Victor Valley is in a prime location for those who love the outdoors. Whether it's a weekend trip to Big Bear Lake or kayaking on Hesperia Lake, the valley offers it all.



ARTS

With over four schools in the Victor Valley dedicated to art, residents are able to express their creative side by registering for classes at the schools, participate in local poetry readings, and even how case their work at local farmer's markets.



EMPLOYMENT

Victor Valley's top employers include Southern California Logistics Airport, Victor Valley College (seen above), and Desert Valley Hospital. Residents also benefit to the short commute times on Interstate 15 to cities like Fontana.

VICTOR VALLEY

MOJAVE RIVER VALLEY & PACIFIC CREST TRAIL

The Mojave River Valley has been inhabited for over 8,000 years, a site was first home to the Serrano Native Americans who lived along the Mojave River. Through out its 120 mile course, the river makes its way to the present day Mojave River Dam south east Victor Valley. The Mojave River isn't the only prominent and historical characteristic of Victor Valley, the Pacific Crest Trail also runs through the southern tip of the city with a 33 mile trail called Mojave River Forks, which offers panoramic views of the entire valley.

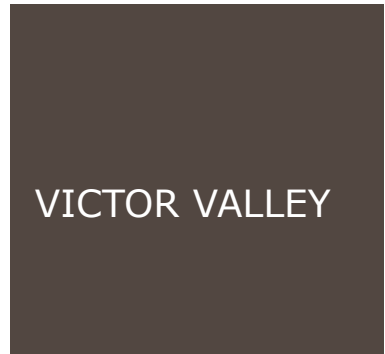
LAKES & RECREATION

Whether on foot, bike, or even kayak, there are plenty of activities to explore the community of Victor Valley. With miles of natural open space located at the southern tip of Victor Valley, it is a haven for outdoor enthusiasts who frequent spots like Hesperia Lake Park and the Mojave River Forks. Those who enjoy exploring new trails, fishing, boating, and camping will enjoy the close proximity to Silverwood Lake, Spring Valley Lake, and Lake Arrowhead.

TOP 20 BEST PLACES TO RAISE A FAMILY IN SAN BERNARDINO COUNTY.

CLOSEST CITY IN VICTOR VALLEY TO SURROUNDING LAKE RESORTS.

TOP 15 MOST DIVERSE AND WELCOMING PLACES TO LIVE IN SAN BERNARDINO COUNTY



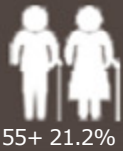
In Victor Valley, it is almost impossible to not embrace the outdoors with the miles of natural trails and open space that are located within the community.



...THE GATEWAY TO THE HIGH DESERT

DEMOGRAPHICS | SAN BERNARDINO COUNTY

POPULATION | 2,035,210



MEDIAN AGE



HOUSEHOLD INCOME



\$54,469

Median Household Income

MISSION STATEMENT

The mission of County of San Bernardino is to satisfy its residents by providing service that promotes the health, safety, well being, and quality of life of its residents according to the County Charter, general laws, and the will of the people it serves.

UNEMPLOYMENT



#OF HOUSEHOLDS



OF EMPLOYEES



SCHOOLS



- Top Rated
- Award Winning
- Activity Focused
- Great Student-Teacher Ratios

COUNTY AMENITIES



MAJOR CITIES



San Bernardino
61.95 square miles



Lake Arrowhead
18.95 square miles



Victorville
73.89 square miles



Fontana
43.02 square miles

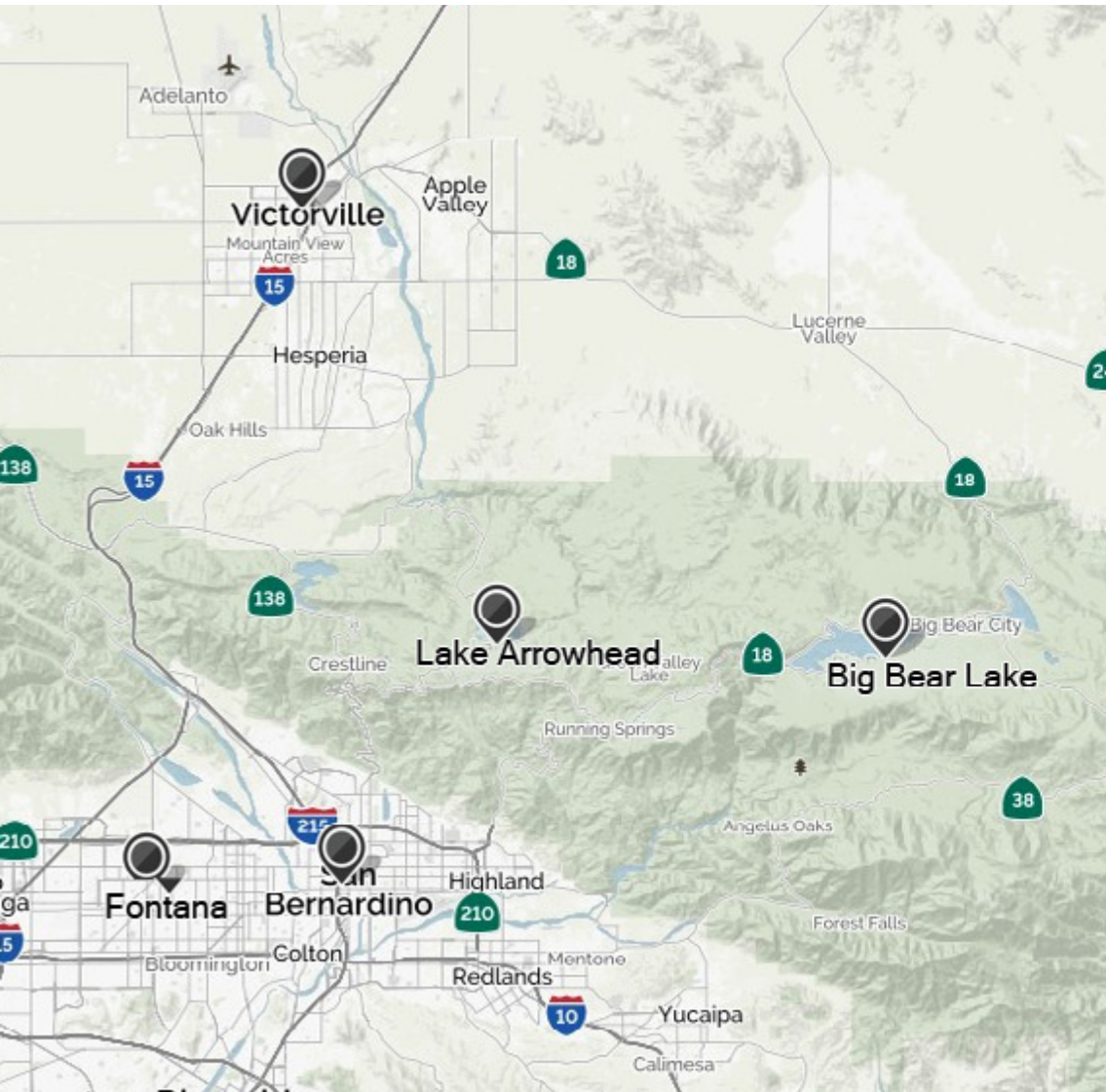
COMMUTE TIMES



29.9 Minutes
Average Commute time for all of San Bernardino County



DRIVE TIMES



Big Bear Lake
1 hour 20 minutes



Lake Arrowhead
1 hour 5 minutes



Fontana
41 minutes



San Bernardino
35 minutes



Hesperia
20 minutes



EDUCATION

VICTOR VALLEY SCHOOL DISTRICT:

Victor Valley Union High School District serves roughly 10,000 students in grades 7-12 at eight campuses in the cities of Victorville and Adelanto, CA. VVUHSD Superintendent Dr. Ron Williams, our Board of Trustees, and more than 900 faculty and staff members are committed to great results for our students. The oldest high school district in the Victor Valley region of California's High Desert, VVUHSD celebrated its 100th anniversary during the 2015-16 school year

VICTORVALLEY UNION HIGH SCHOOL DISTRICT (OVERALL GRADE: C)

ADELANTO ELEMENTARY SCHOOL DISTRICT (OVERALL GRADE: C-)

PRIVATE SCHOOLS

As an alternative to the public schools, there are surrounding private schools in the Victor Valley area. Victor Valley Christian and Hesperia Christian School are the closest in proximity to Hesperia North & South.

VICTOR VALLEY CHRISTIAN | (GRADES K-12)

15260 NISQUALLI ROAD, VICTORVILLE, CA 92395

HESPERIA CHRISTIAN SCHOOL | (GRADES PK-12)

16775 OLIVE STREET, HESPERIA, CA 92345

HIGHER EDUCATION:

Several universities and colleges are within driving distance from Victorville, including:

- California Baptist University
- Brandman University (formerly Chapman University)
- Azusa Pacific University,
- Victor Valley Community College,
- University of La Verne
- Barstow Community College,
- California State University San Bernardino
- University of Redlands
- University of Phoenix
- Loma Linda University.



MAJOR EMPLOYERS:

Formerly the U.S. George Air Force Base, and now taking global access into the 21st century, the Southern California Logistics Airport (SCLA) is a dedicated air cargo facility and a 5,000-acre master planned, multimodal business complex. The SCLA integrates manufacturing, industrial and office facilities with nine core business units that include: air cargo, aviation maintenance, rail complex, real estate development, military defense programs, flight testing, advanced flight training, charter passenger service, and business & executive jet travel center. SCLA employs a highly skilled and diverse work force from the Inland Empire and greater Los Angeles. SCLA has been designated a Foreign Trade Zone (FTZ) and is now a significant source of new jobs in the area. Companies locating their business in SCLA receive additional benefits from the Local Agency Military Base Recovery Act (LAMBRA).

Cal Portland Company opened a regional facility in nearby Adelanto in 2016, Also Big Lots is opening a 1M sf regional Distribution facility in Apple Valley later this year.

Dr. Pepper opened their new location at the SCLA in Victorville in 2012. It will be the company's Western hub in a regional manufacturing and distribution footprint, serving consumers in California and parts of the desert Southwest. Located on 57 acres, the new 850,000-square-foot facility represents a \$150 million investment. The new facility offers 550,000 square feet of warehouse space and 300,000 square feet of production. The production space features five bottling lines with the room to add three more lines. While the plant will not produce Dr. Pepper, it will manufacture a range of DPS brands, including Snapple, Mott's, Hawaiian Punch, Nantucket Nectars, Clamato, Deja Blue, Real Lemon and Mr. and Mrs. T. When the facility is fully operational, it is projected to produce 40 million cases a year and employ approximately 200 people. Employers are benefiting from an expanding and skilled workforce. The Victor Valley's population is expected to grow at a faster rate than the US.





COMPETITIVE MARKET AREA



STONE BRIAR BY FRONTIER HOMES



DIAMOND RIDGE BY FRONTIER HOMES



FALCON RIDGE BY KB HOME



JUNIPER AT SILVERSTONE BY D.R. HORTON



SUN CITY APPLE VALLEY BY DEL WEBB



SKYHAVEN II BY EVERGREEN HOMES



SPRINGFIELD BY LEGACY HOMES



LEGACY COLLECTION BY VISTA PACIFIC HOMES



WILDFLOWER AT LAS HACIENDAS BY KB HOME



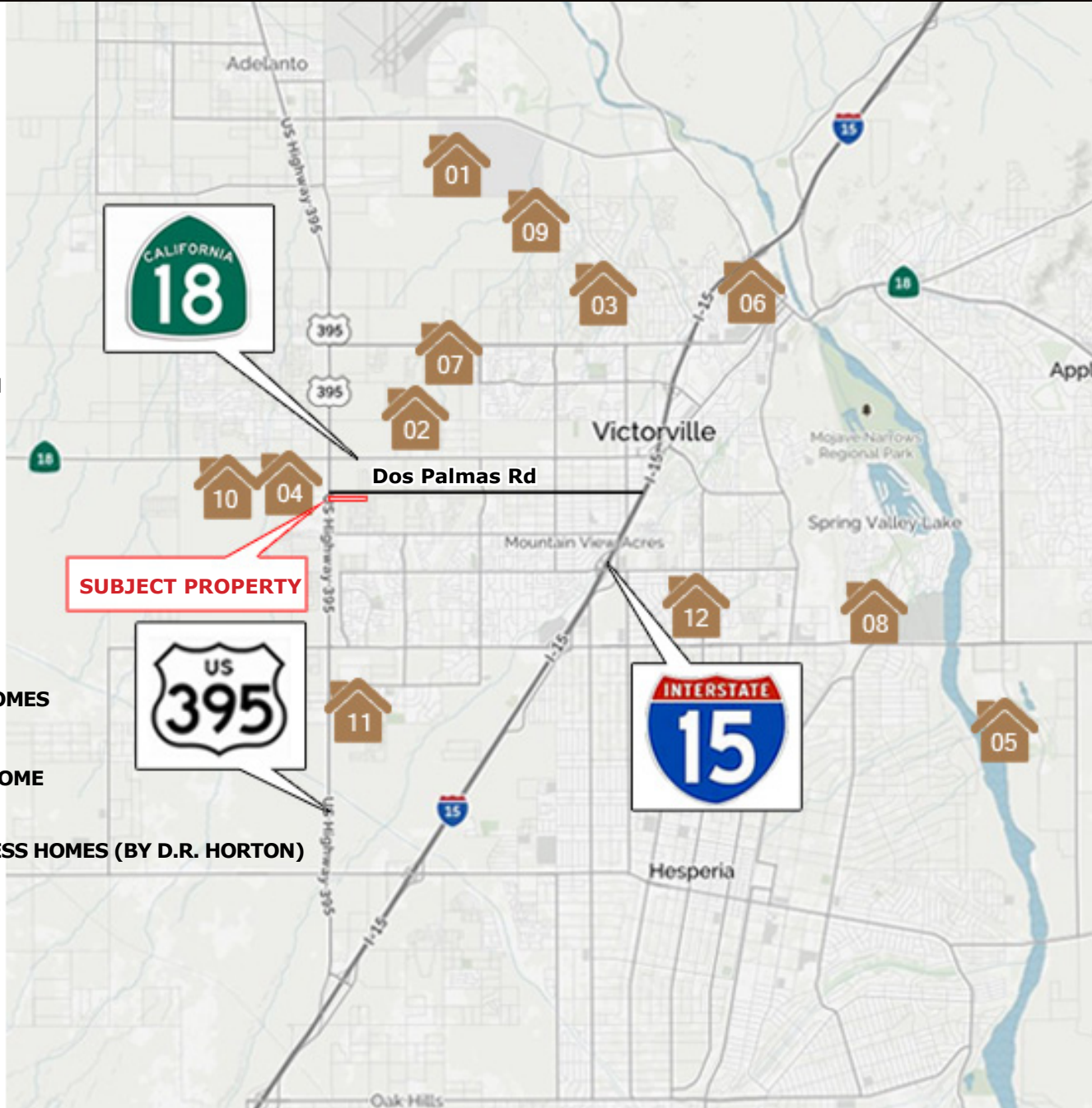
AGAVE POINTE AT SILVERSTONE BY EXPRESS HOMES (BY D.R. HORTON)



AMBER BY LEGACY HOMES



MOUNTAIN VIEW BY LEGACY HOMES





COMPETITIVE MARKET OVERVIEW



	*SUN CITY APPLE VALLEY	JUNIPER AT SILVERSTONE	AGAVE POINTE AT SILVERSTONE	WILDFLOWER AT LAS HACIENDAS
Submarket	Apple Valley	Victorville	Victorville	Victorville
Builder	Del Webb	D.R.Horton	Express Homes (by D.R.Horton)	KB Home
Min. Lot Size	5,500	7,200	7,200	7,200
Opening Date	1/1/2004	3/3/2018	2/24/2018	5/27/2014
Total Homes	1,750	64	41	165
Total Homes Sold	1,730	24	20	163
Total Homes Remaining	5	40	21	2
Monthly Sales Rate	10.1	9.0	6.0	3.9
Average Price	\$299,000	\$339,900	\$309,900	\$279,990
Average Price / SF	\$158	\$135	\$148	\$124
Average SF	1,893	2,516	2,085	2,252
Homeowners Association	\$184	\$0	\$0	\$0
Total Tax Rate with Assessments	1.25%	1.83%	1.83%	2.20%



COMPETITIVE MARKET OVERVIEW



	SKYHAVEN II	SPRINGFIELD	STONE BRIAR	DIAMOND RIDGE
Submarket	Victorville	Victorville	Adelanto	Victorville
Builder	Evergreen Homes	Legacy Homes	Frontier Communities	Frontier Communities
Min. Lot Size	7,400	5,000	7,200	7,000
Opening Date	8/31/2017	6/8/2015	4/29/2017	12/2/2017
Total Homes	59	135	65	122
Total Homes Sold	42	120	60	20
Total Homes Remaining	17	15	5	102
Monthly Sales Rate	4.2	4.1	5.2	3.5
Average Price	\$289,490	\$296,010	\$274,417	\$332,507
Average Price / SF	\$154	\$136	\$150	\$141
Average SF	1,885	2,172	1,827	2,360
Homeowners Association	\$0	\$0	\$0\$0	\$0
Total Tax Rate with Assessments	1.25%	2.00%	1.55%	1.36%



COMPETITIVE MARKET OVERVIEW



	FALCON RIDGE	LEGACY COLLECTION	AMBER	MOUNTAIN VIEW
Submarket	Victorville	Hesperia	Victorville	Victorville
Builder	KB Home	Vista Pacific Homes	Legacy Homes	Legacy Homes
Min. Lot Size	7,300	18,000	7,200	6,000
Opening Date	8/19/2017	6/6/2015	Summer 18	Summer 18
Total Homes	59	42	89	56
Total Homes Sold	9	33	0	0
Total Homes Remaining	50	9	0	0
Monthly Sales Rate	1.0	1.0		
Average Price	\$263,490	\$359,233	\$299,000	\$359,000
Average Price / SF	\$130	\$173		
Average SF	2,026	2,078		
Homeowners Association	\$0	\$0		
Total Tax Rate with Assessments	1.40%	1.20%	1.20%	1.20%