



Economic Development

**2021**  
**San Bernardino County**  
Business Growth  
OPPORTUNITIES

# RETAIL & DEVELOPMENT



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TO LAS VEGAS ➡

# SAN BERNARDINO COUNTY

TO LAUGHLIN ➡

- BARSTOW
- ADELANTO
- VICTORVILLE
- APPLE VALLEY
- HESPERIA
- UPLAND
- MONTCLAIR
- ONTARIO
- ONT AIRPORT
- CHINO HILLS
- CHINO
- COLTON
- GRAND TERRACE
- BIG BEAR LAKE
- LAKE ARROWHEAD
- RANCHO CUCAMONGA
- RIALTO
- FONTANA
- YUCAIPA
- REDLANDS
- LOMA LINDA
- HIGHLAND
- SAN BERNARDINO
- NEEDLES
- TWENTYNINE PALMS
- YUCCA VALLEY

LOS ANGELES COUNTY

ORANGE COUNTY

RIVERSIDE COUNTY





# Business Growth **OPPORTUNITIES**

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# WHERE VISION MEETS OPPORTUNITY

2021

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Business Growth  
OPPORTUNITIES

# RETAIL & DEVELOPMENT

## UNINCORPORATED AREA SHOPPING CENTERS



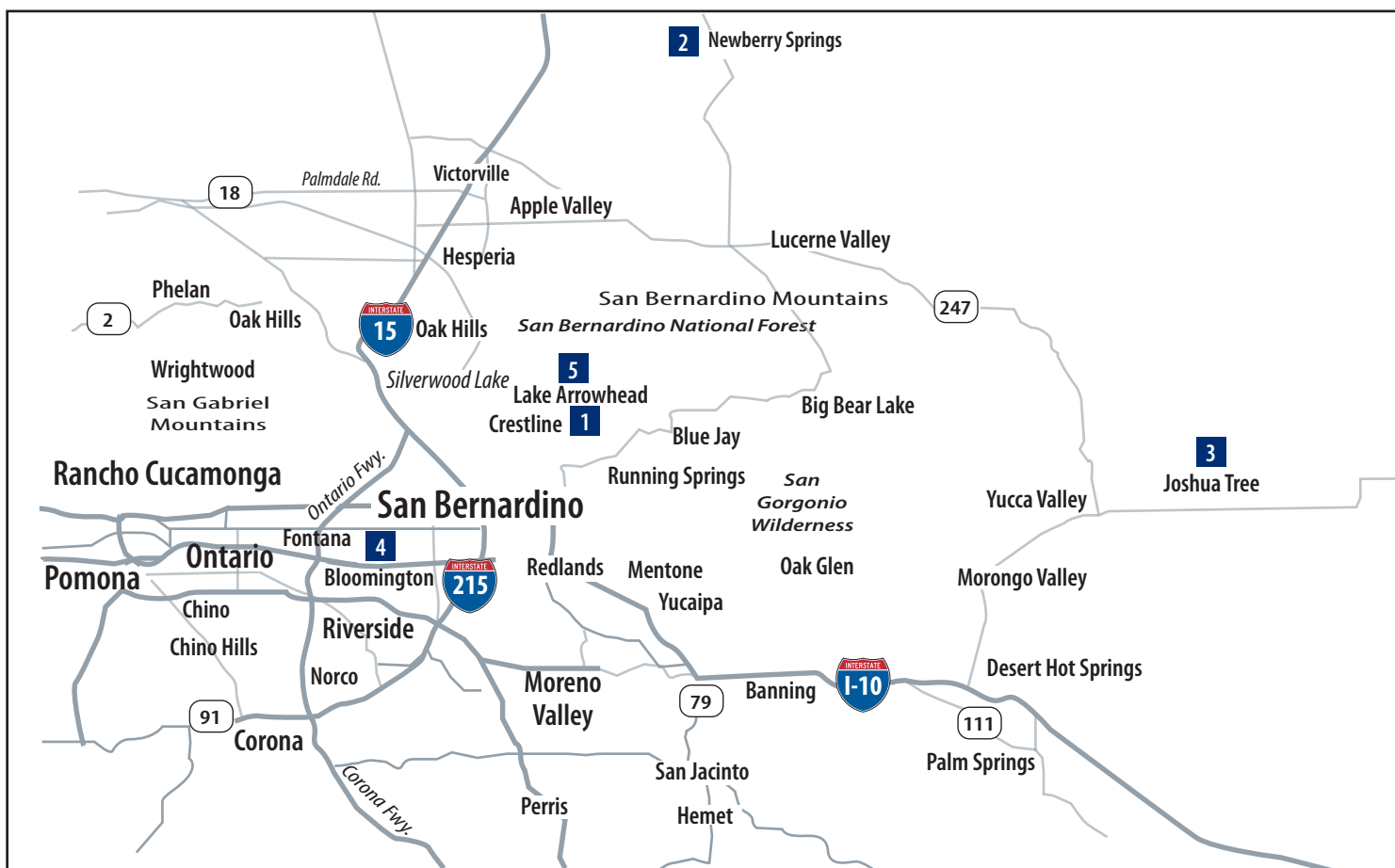
Economic Development Department



# WHERE VISION MEETS OPPORTUNITY

2021

## UNINCORPORATED SHOPPING CENTERS MAP



## Unincorporated Shopping Centers with Vacancy Opportunities

CENTER	COMMUNITY	CENTER TYPE	PROPERTY SIZE	SPACE AVAIL.	RENT/SF/YR
1 23919-23921 Lake Dr, Crestline, CA 92325	Crestline	Storefront Retail/Office	14,397 SF	7,750-8,000 SF	\$18/SF
2 44624 National Trails Hwy, Newberry Springs, CA 92365	Newberry Springs	Highway-Food & Beverage	4,000 SF	4,000 SF	N/A
3 61607 Twentynine Palms Hwy, Joshua Tree, CA 92252	Joshua Tree	Highway-Suburban	8,546 SF	8,546 SF	N/A
4 Cedar & San Bernardino Ave, Bloomington, CA 92316	Bloomington	Shopping Center	42,070 SF	1,000-42,070 SF	3,500 SF(\$21.00/SF)
5 28200 California 189 • Lake Arrowhead, CA 92352	Lake Arrowhead	Shopping Center	240,000 SF	35,327 SF	N/A



# RETAIL & DEVELOPMENT

## BLOOMINGTON – SHOPPING CENTER

**Cedar & San Bernardino Ave,  
Bloomington, CA 92316**

Property Size: 42,070 SF  
Available: 1,000-42,070 SF  
Year Built: n/a  
Land Area: 5 AC

**Contact: Commercial Real Estate Services**  
**Mitch Rosen**  
**951-285-3000**  
*mitchrosen951@gmail.com*



Radius	1 Mile	3 Mile	5 Mile
2021 Population	18,130	163,849	362,033
Total Employees	2,173	3,451	7,136
2021 Median HH Income	\$65,109	\$56,928	\$61,048

## CRESTLINE – STOREFRONT RETAIL/OFFICE

**23919-23921 Lake Dr,  
Crestline, CA 92325**

Property Size: 14,397 SF  
Available: 7,750-8,000 SF  
Year Built: 1984  
Land Area: 1.18 AC

**Contact: Goodwin and Son's Inc**  
**Martin Goodwin**  
**951-823-9296**  
*kaleb@goodwinsmarket.com*



Radius	1 Mile	3 Mile	5 Mile
2021 Population	5,055	12,686	32,331
Total Employees	874	288	576
2021 Median HH Income	\$70,044	\$66,247	\$76,481



# WHERE VISION MEETS OPPORTUNITY

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## JOSHUA TREE – HIGHWAY-SUBURBAN

61607 Twentynine Palms Hwy,  
Joshua Tree, CA 92252

Property Size: 8,546 SF

Available: 8,546 SF

Year Built: n/a

Land Area: 0.91 AC

**Contact: Armadillo Inc**  
**Tony Struyk**  
**858-705-1996**  
[Tony@nacdi.com](mailto:Tony@nacdi.com)



Radius	1 Mile	3 Mile	5 Mile
2021 Population	3,083	6,791	15,384
Total Employees	1,491	2,477	4,409
2021 Median HH Income	\$32,472	\$41,517	\$45,387

## LAKE ARROWHEAD – LAKE ARROWHEAD VILLAGE

28200 Highway 189

Property Size: 240,000 SF

Available: 35,327 SF

Year Built: 1979

Land Area: 18 AC

**Contact: Company KWS Commercial**  
**David Wick**  
**909.456.5550**  
[davidwick@kwcommercial.com](mailto:davidwick@kwcommercial.com)



Radius	1 Mile	3 Mile	5 Mile
2021 Population	2,504	12,653	19,496
Total Employees	1,364	4,241	4,970
2021 Median HH Income	\$54,207	\$77,612	\$75,517

# RETAIL & DEVELOPMENT

## NEWBERRY SPRINGS – HIGHWAY-BAR/NIGHTCLUB

**44624 National Trails Hwy,  
Newberry Springs, CA 92365**

Property Size: 4,000 SF

Available: 4,000 SF

Year Built: 1992

Land Area: 2.87 AC

**Contact: Lorenzo Family Trust**

**Kevin Kranz**

**760-948-5046**

*thebarn66@live.com*



Radius	1 Mile	3 Mile	5 Mile
2021 Population	49	541	1,604
Total Employees	53	136	155
2021 Median HH Income	\$65,107	\$65,648	\$61,784



GERRY WEBER

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# CITIES



Economic Development Department

# RETAIL & DEVELOPMENT

## ADELANTO – RANCHO ROAD COMMERCIAL CENTER

Northeast corner Rancho Road and US Highway 395



Rancho Road Commercial Center is a Proposed 18-acre commercial development in the heart of Adelanto. This center is located on the North East Corner of Hwy 395 and Rancho Road, just ¼ mile north of the City's Stadium. This proposed development consists of a gas station with convenience store & car wash, a supermarket, hotel, restaurants, office building, and multi-tenant retail units. With an average of 35,400 vehicles passing by this location on a daily basis, it is a highly visible site. There is an estimated 139,000 population within 7 miles of this location.

### COLDWELL BANKER COMMERCIAL – RON BARBIERI

760.684.8000 ext. 113 | [ron@cbcdesert.com](mailto:ron@cbcdesert.com)

## ADELANTO TOWNE CENTER

Southwest corner of Mojave Drive and US Highway 395



The Adelanto Towne Center is an entitled 8.6-acre retail development in the rapidly expanding area of Southern Adelanto expected to be open in 2018! The center is located at the intersection of 2 major regional traffic arterials including Hwy 395 which carries an average of 38,200 vehicles every day and Mojave Drive a regionally significant arterial street. There is an estimated 198,200 population within 7 miles of this location.

### STRATEGIC DEVELOPMENT ADVISORS – LEWIS RETAIL CENTERS ILEN SARKISIAN

626.243.5290 | [ielen.sarkisian@sdacre.com](mailto:ielen.sarkisian@sdacre.com)

## ADELANTO GATEWAY

Southeast corner of Adelanto Road and Air Expressway



The Adelanto Gateway is an entitled 431-acre warehouse & distribution project that contains just about 19 Million square feet of potential facilities to meet almost any logistical need. The site is conveniently located only 6.3 Miles from Interstate 15 (only an 8 minute drive) and most all regions of Southern California can be reached in about 3.5 hours or less . Trips to Fresno, San Diego, Long Beach, and Los Angeles or even interstate locations such as Kingman, Arizona or Las Vegas, Nevada can be made and returned within a standard working shift.

### CBRE-PROLOGIS – JAY DICK

909.418.2149 | [jay.dick@cbre.com](mailto:jay.dick@cbre.com)



# WHERE VISION MEETS OPPORTUNITY

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## APPLE VALLEY GATEWAY CENTER

Interstate-15 and Dale Evans Parkway



Apple Valley Gateway Center is a fully -entitled 10-acre, 80,480-squarefoot retail center at the northeast corner of the I-15 and Dale Evans Parkway. Belco Development, of Murrieta, is proposing to construct a hotel, retail shops, and restaurants. Potential hotel and tenants interests are now being accepted.

**TOWN OF APPLE VALLEY – ORLANDO ACEVEDO**

760.240.7915 | [oacevedo@applevalley.org](mailto:oacevedo@applevalley.org)

## APPLE VALLEY – JESS RANCH MARKETPLACE

Southwest corner of Bear Valley Road and Apple Valley Road



Owned and operated by JH Real Estate Partners, this 969,000 square foot regional center sits at a high-profile intersection and includes Cinemark, 24 Hour Fitness, Burlington, WinCo Foods, PetSmart, Red Robin, Buffalo Wild Wings, and more. Ulta Beauty and Jersey Mike's Subs opened their first stores in the region here. A limited number of inline spaces are available including an adjacent 10-acre parcel for hotel and office development and a nearby 4,300 square foot restaurant on a 47,000 square foot pad.

**TOWN OF APPLE VALLEY – ORLANDO ACEVEDO**

760.240.7915 | [oacevedo@applevalley.org](mailto:oacevedo@applevalley.org)

## APPLE VALLEY COMMONS

State Highway 18 and Dale Evans Parkway



Lewis Retail Centers developed this 469,000 square foot center at the heart of Apple Valley's Civic Center. Tenants include Super Target, Ross Dress for Less, Dollar Tree, Leslie's Pool Supply, Round Table Pizza, Starbucks, Union Bank and more. Recently opened or coming stores include Juice It Up, Fantastic Sams, WaBa Grill and Les Schwab. A limited number of pads and inline spaces are available.

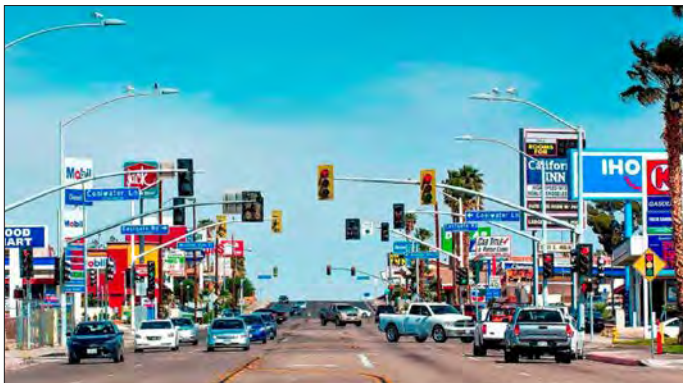
**TOWN OF APPLE VALLEY – ORLANDO ACEVEDO**

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# RETAIL & DEVELOPMENT

## BARSTOW – THE SHOPS AT SPANISH TRAIL – NATIONAL TRAILS HWY



Anchored by an Existing Home Depot on 13.95±acres with a 123,706±Sq. Ft. building, the property has excellent and prominent exposure and ease of access directly from the I-15 Freeway and Main Street Historic Route 66.

Gross sales annually of \$24Million±

Approved E.I.R. with City Approval for a wide range of uses including Hospitality, Retail, Hotels, Light Industrial, Fueling Stations, Multifamily and Self-Storage 86,000± VPD (vehicles per day) traffic counts along I-15 at L Street (source: Caltrans2019)

Under Served Retail and Hospitality Trade Area includes 67,000±residents, neighboring Fort Irwin National Training Center stationed personnel,& U.S. Marine Corps Logistics Base personnel within 35 minutes or less drivetime

Opportunity Zone Designation on over ±30.68 acres of property - Advantages include:

- Defer Capital Gains until December 31, 2026
- Reduce Capital Gains by up to 15% after 7 years of ownership property improvement
- Pay Zero Capital Gains on New Gains Earned Over Next 10 Years
- California does not conform with the benefits, so investors are still liable for California capital gains taxes

Potential Land Uses  
Highway Commercial

Service Stations

- Hotel/Motel
- Sit Down Restaurant sand Fast Food
- Electric Vehicle Charging Stations
- Roadside Food Halls (offering an array of small, artisanal restaurants with common seating areas)
- Senior Housing
- Assisted Living
- Market Rate Multi-Family Rentals
- Retail
- Underserved segments of the local and regional population, including relocation of existing retail outlets in less-than-optimal locations with in the Barstow market area
- Tires and auto services
- Health and fitness
- Furniture and household items
- Indoor recreational activities
- Locally-sourced goods

**MR. JOSEPH W. BRADY CCIM,SIOR | The Bradco Companies**  
**Broker License# 00773589 | Broker License# 01057618**  
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# WHERE VISION MEETS OPPORTUNITY

# 2021

## BIG BEAR LAKE – DEVELOPMENT OPPORTUNITY



Approximately 24.9 acres of development opportunity available. Current zoning is Commercial General (allows hotels) and located in the Rathbun Corridor Sustainability Plan. Site is adjacent to a residential neighborhood with Eagle Knolls gated community to the northeast. General Plan requires view analysis for new development & high quality design for view-significant areas.

**OWNER: MIKE SAGHAFI | BURBANK MANOR, LLC**

P.O. BOX 3275, BIG BEAR LAKE, CA 92315

**CITY OF BIG BEAR LAKE - SUSAN O'STRANDER**

909.866.5831 ext. 130 | [sostrander@citybigbearlake.com](mailto:sostrander@citybigbearlake.com)

## BIG BEAR LAKE – DEVELOPMENT OPPORTUNITY



Three (3) development parcels available. One parcel zoned Commercial Visitor (restaurant property) which allows hotels. One parcel zoned Lakefront Commercial in the Village Specific Plan (vacant lot). One parcel zoned Multi-Family Residential which allows commercial lodges with 12 units/acre density and other restrictions for residential zones. It is surrounded by commercial zones, re-zoning to Commercial may be supported. Site is in proximity to the Village and Marina. General Plan requires view analysis for new development & high quality design for view-significant areas.

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## BIG BEAR LAKE – DEVELOPMENT OPPORTUNITY



Approximately 12 acres of developed land available. Previous use as a lumber yard/home supply center. Location: eastern City of Big Bear Lake with direct access to Big Bear Blvd. and State Route 18. Property is bordered by Big Bear Lake to the north and northwest, and the Big Bear Convention Center on the east. Zoned Commercial General (C-2), the city's most flexible commercial zone, allowing for mixed use.

**OWNER: SMITH FAMILY TRUST | C/O VINCE SMITH**

P.O. BOX 7049, BIG BEAR LAKE, CA 92315

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# RETAIL & DEVELOPMENT

## CHINO – MAJESTIC CHINO GATEWAY PLAZA



Majestic Chino Gateway Plaza featuring retail pads, shops and mini anchor available. Located on the North-west corner of Euclid Avenue and Kimball Avenue. This marquis location resides on Euclid Avenue/ State Route 73, a highly traveled parkway that hosts average daily trips of 50,000 vehicles. 16 million square feet of business park hosts thousands of daytime employment, with a population of 50,000 within 3 miles and another 40,000 homes being developed within the next 20 years.

**MAJESTIC REALTY CO. – ED KONJOYAN**  
562.948.4318 | [ekonjoyan@majesticrealty.com](mailto:ekonjoyan@majesticrealty.com)

## CHINO - THE PRESERVE



Located on the north-west corner of Kimball Avenue and Hellman Avenue in Chino, this newly constructed center offers a fast-food pad with a drive-thru adjacent to a 7-11 convenience store. This location is in the middle of over 31 million square feet of proposed office and industrial zoned land and borders the City of Eastvale. Within a mile of the location are 15,342 residents which jumps to over 77,000 residents within 3 miles.

**STRATEGIC RETAIL ADVISORS - JIM CLARKSON**  
949.640.6678 X16 | [jim@strategicretailadvisor.com](mailto:jim@strategicretailadvisor.com)

## CHINO - TOWN CENTER AT THE PRESERVE



The Town Center at The Preserve is the most interesting retail destination in Chino designed to elevate lifestyles through engaging common areas, modern amenities, and an eclectic mix of tenants. This is the place to create meaningful connections and share new ideas while enjoying upbeat entertainment and events. This 169,590 SF modern community center with an anchor, pads, shops, and mixed use will be the heart of a master planned residential community. Adjacent housing has an average household income of \$105,000. The Town Center at The Preserve will open in Spring 2023.

**LEWIS RETAIL CENTERS**  
909.946.7518 | [retailinfo@lewismc.com](mailto:retailinfo@lewismc.com)



# WHERE VISION MEETS OPPORTUNITY

2021

## CHINO HILLS – THE RINCON AT CHINO HILLS



Newer mixed use development with office, hospitality and retail adjacent to the 71 freeway, filled with unique fusion restaurants, service users and our popular Luchador Brewing.

**BLAKE KAPLAN**  
**JONES LANG LASALLE BROKERAGE, INC.**  
 909.702.3367 | [Blake.Kaplan@am.jil.com](mailto:Blake.Kaplan@am.jil.com)

## CHINO HILLS – THE SHOPPES



The Shoppes – is an upscale outdoor lifestyle center that sits in the heart of Chino Hills and is the go-to place for shopping, restaurants, luxury outdoor seating and fun.

**BLAKE KAPLAN**  
**JONES LANG LASALLE BROKERAGE, INC.**  
 909.702.3367 | [Blake.Kaplan@am.jil.com](mailto:Blake.Kaplan@am.jil.com)

## CHINO HILLS – SANTA BARBARA



Multi-family mixed use project, with a smaller retail offering, with regionalized operators, feeding the community and the students at the very well recognized “Chino Hills High School”.

**BLAKE KAPLAN**  
**JONES LANG LASALLE BROKERAGE, INC.**  
 909.702.3367 | [Blake.Kaplan@am.jil.com](mailto:Blake.Kaplan@am.jil.com)



# RETAIL & DEVELOPMENT

## COLTON – HUB CITY CENTRE MIXED USE RETAIL/BUSINESS PARK DEVELOPMENT

North of Interstate 10 at Pepper Avenue



West of Arrowhead Regional Medical Center with over 3,300 employees working 24/7 & 1,600 visitors/day; and, immediately north of I-10 (206,000 ADT). Current development includes: California University of Science and Medicine phase 1 construction of 100,000 SF class room facilities, 90+ room hotel, 6,000 SF restaurant, 175 units of residential, casual fast dining, and retail leasing opportunities. Development Opportunity: 68.1 acres, between Pepper and Riverside Avenues on-off ramps, that includes, but not limited to, a life-style center comprised of mixed-use housing and retail, QSR casual dining, restaurants, entertainment, hospitality, business park, and medical offices. Market population of 1,021,563 million within a 10-mile radius, and 964,220 residential population within a 15-minute drive time.

**CITY OF COLTON – ARTHUR MORGAN,  
ECONOMIC DEVELOPMENT MANAGER**  
909.370.6170 | [amorgan@coltonca.gov](mailto:amorgan@coltonca.gov)

## COLTON – FOOD COURT AT DOMINIQUEZ PLAZA, DOWNTOWN

251 East Valley Boulevard



A great lease opportunity for retail or fast casual dining within a 4,800 SF building-divisible to meet your business location needs. Excellent freeway signage and accessibility along the I-10 (206,000 ADT) at the 9th Street exit. Immediately adjacent to Stater Bros., Starbucks, Best Western Plus Hotel, Le Rendezvous Café, Miguel's Sushi, Subway, and more. Over 1 million population within a 15-minute drive time. Become part of an emerging Restaurant Row along Valley Boulevard with I-10 freeway visibility.

**CITY OF COLTON – ARTHUR MORGAN,  
ECONOMIC DEVELOPMENT MANAGER**  
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## COLTON – DOWNTOWN RESTAURANT ROW

298–308 East Valley Boulevard



Approx. 1.73 acres for sale. Excellent location for full service restaurants or QSRs. Up to 3 site locations, immediately visible and adjacent to Interstate 10 at 9th street off-ramp. Join Starbucks, Le Rendez-Vous Café, Miguel's Sushi, Subway, Pizzadilly Dodgertown and more on Colton's Restaurant Row. Stater Bros. is located across the street at 9th and Valley Blvd. within a 5-mi radius, population over 230,000, AHHI \$60,655 and Median Income \$43,040. Within a 10-miles, 1,029,484 population, AHHI \$69,791 and Median Income \$51,066.

**CITY OF COLTON – ARTHUR MORGAN,  
ECONOMIC DEVELOPMENT MANAGER**  
909.370.6170 | [amorgan@coltonca.gov](mailto:amorgan@coltonca.gov)



# WHERE VISION MEETS OPPORTUNITY

2021

## FONTANA – CITRUS VILLAGE III

Baseline Avenue



Citrus Village III is a 35,873 square foot freestanding retail neighborhood shopping center. A previous grocer use of 14,521 square feet space is available. Current population is 152,000+ within 3 mile radius.

### CITY OF FONTANA – MONIQUE CARTER, COMMUNICATIONS & MARKETING MANAGER

8353 Sierra Ave., Fontana, CA 92335  
909.350.6520 | [mcarter@fontana.org](mailto:mcarter@fontana.org)

## FONTANA – HIGHLAND VILLAGE

Sierra Avenue and South Highland Avenue



Anchored by Sprouts Farmer's Market, new 78,000 SF shopping center in Fontana, CA with freeway frontage – Retail Space and Outparcels. Located directly on freeway exit at Interstate 210 and Sierra Ave. across the street from a planned. Walmart Supercenter (currently going through Entitlements) and across I-210 from Costco and Lowes. Adjacent to four future Auto Dealerships located on NWC of Sierra Ave. & Highland Ave. Site provides excellent visibility with frontage on both I-210 and Sierra Hwy., a parking ratio of 5.8:1000 and generous signage on I-210 & Sierra Hwy. Adler Realty Investments will deliver space as a shell or to each tenant's specifications Opening 4th Qtr. 2018.

### CITY OF FONTANA – MONIQUE CARTER, COMMUNICATIONS & MARKETING MANAGER

8353 Sierra Ave., Fontana, CA 92335  
909.350.6520 | [mcarter@fontana.org](mailto:mcarter@fontana.org)

## FONTANA – SIERRA LAKES PROFESSIONAL PARK

Sierra Lakes Parkway



Sierra Lakes Professional Park is a 10,800 square foot freestanding retail center. Join Dickey's BBQ in a 1,200 square feet of available space. There is an 111,000+ population within a 3 mile radius ready to shop or eat.

### CITY OF FONTANA – MONIQUE CARTER, COMMUNICATIONS & MARKETING MANAGER

8353 Sierra Ave., Fontana, CA 92335  
909.350.6520 | [mcarter@fontana.org](mailto:mcarter@fontana.org)

# RETAIL & DEVELOPMENT

## GRAND TERRACE 22881 Barton Road



Highly-trafficked corner lot available for development. Construction plans have been completed for a 4,900 SQ FT building. The architect is willing to extend the contract to work with a new buyer. The City of Grand Terrace is a business-friendly city with an average income of \$69,241. This property is zoned BRSP3.

**CENTURY 21 – PAUL DIMARINO**  
909.855.4976 | [info@pauldimarino.com](mailto:info@pauldimarino.com)

## GRAND TERRACE Barton Road & Mount Vernon Avenue



Two retail locations (7,057 SF & 4,300 SF) are available for lease at the southwest corner of Barton Road and Mount Vernon Avenue, the busiest intersection in Grand Terrace with over 28,000 passing vehicles daily. This center will be anchored by a newly established Grocery Outlet (opening 2019) and features an abundance of highly frequented restaurants serving ethnic cuisines such as Thai, Japanese, Mongolian and Mexican food. The average income of Grand Terrace residents is \$69,241 and existing sales data indicate that Grand Terrace businesses frequently serve the Greater Urban Area of Grand Terrace (Population 57,348, 3-Mile Radius) and beyond.

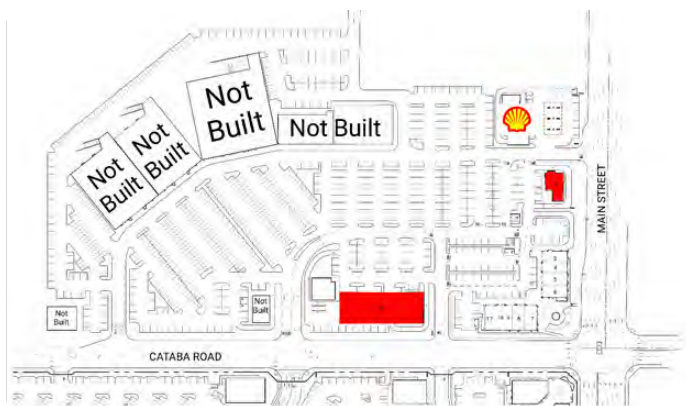
**TJIENE, INC – VIKING INVESTMENT PROPERTIES**  
949.697.2247



# WHERE VISION MEETS OPPORTUNITY

2021

## HESPERIA – HIGH DESERT GATEWAY WEST



High Desert Gateway West is a 152,700 SF community shopping center in a prime location along Main Street, a major off-ramp along the I-15 Freeway. Positioned to serve the existing trade area as well as future growth. Part of the Main Street and Freeway Corridor Specific Plan. Anchor, pad and 3,750 SF shop space available along side existing tenants Starbucks, Dickey's BBQ, Sport Clips and Domino's Pizza and adjacent to Super Target.

**CITY OF HESPERIA – APRIL ANTONIO,  
ADMINISTRATIVE ANALYST**

760.947.1909 | [aantonio@cityofhesperia.us](mailto:aantonio@cityofhesperia.us)

## HESPERIA – MOUNTAIN VISTA PLAZA

Southwest corner of Main Street and Escondido Avenue



Mountain Vista Plaza is a 14.15-acre site is located to the west of the Walmart Supercenter on the going-home side of Main Street. Mountain Vista Plaza is planned for a total GLA of 122,600 square-feet and can accommodate anchor and mid-size tenants ranging from 16,000 square-feet to 100,000 square-feet. Tenants will benefit from freeway signage as well as Main Street frontage and traffic counts exceeding 40,000 cars per day. Current tenants include IHOP, Del Taco, Wingstop, Jersey Mike's Subs and Flame Broiler and the High Desert's first ever Raising Canes.

**CITY OF HESPERIA – APRIL ANTONIO**

760.947.1909 | [aantonio@cityofhesperia.us](mailto:aantonio@cityofhesperia.us)

# RETAIL & DEVELOPMENT

## HIGHLAND – GREENSPOT CROSSINGS

Greenspot Road



Greenspot Crossings is a Regional/Community Site, which will include a new retail shopping center and market rate apartment units with significant amenities. It will conveniently serve all of Highland, North Redlands, Mentone, Yucaipa, San Bernardino and the 12 Mountain Commuter Communities such as Big Bear, Lake Arrowhead and Running Springs. This site is also a convenient and safe stopping point for the estimated 8.4 million visitors coming and going to the local Mountains and its many lakes and resorts.

### VANTAGEONE REAL ESTATE INVESTMENTS

**THOMAS N. ROBINSON**

949.632.6620 | [tom@v1invest.com](mailto:tom@v1invest.com)

**LISA SAWDON**

949.631.6620 | [lisa@v1invest.com](mailto:lisa@v1invest.com)

**GREG LUKOSKY** | [greg@v1invest.com](mailto:greg@v1invest.com)

## HIGHLAND-SHOPS AT HIGHLAND CROSSINGS

GREENSPOT ROAD



Retail space available in the Premier Regional/Community +/- 280,000 sf shopping center, located in the gateway to the East Highland communities, North Redlands, Mentone, Yucaipa, San Bernardino, and the 12 National Forest Commuter Communities - such as Big Bear, Lake Arrowhead, and Running Springs. This site is also a convenient and safe stopping point for the estimated 8.4 million annual visitors coming and going to the local Mountains and its many lakes and ski resorts.

### VANTAGEONE REAL ESTATE INVESTMENTS

**THOMAS N. ROBINSON**

949.632.6620 | [tom@v1invest.com](mailto:tom@v1invest.com)

**LISA SAWDON**

949.631.6620 | [lisa@v1invest.com](mailto:lisa@v1invest.com)

**GREG LUKOSKY** | [greg@v1invest.com](mailto:greg@v1invest.com)



# WHERE VISION MEETS OPPORTUNITY

2021

## LOMA LINDA PLAZA

Barton Road



107,125 SF neighborhood center, 9 spaces available ranging from 900 SF to 20,100 SF. Anchored by Stater Bros., Arrowhead Credit Union, U.S. Bank, Crown Cleaners, Papa John's to name a few. Located 2 miles east of Loma Linda Medical Center at the intersection of Barton Rd and Mountain Ave.

### PROGRESSIVE REAL ESTATE PARTNERS – KENIA DRUGAN

909.230.4500 | [kenia@progressiverep.com](mailto:kenia@progressiverep.com)

## LOMA LINDA TOWN PLAZA

Tippecanoe and Redlands



25,190 SF strip center with 2 spaces available (2,555 SF & 1,596 SF) with w from Interstate-10 freeway and adjacent to Hometown Buffet & Bakers Burger. Tenants include Allstate, Weinerschitzel, The Bicycle Hangar, and Napoli Italian Restaurant. Daytime population of employees of 71,762 within a 3 mile radius.

### WESTLAND REAL ESTATE GROUP – YANKI GREENSPAN

310.639.5085 | [yanki@westlandreg.com](mailto:yanki@westlandreg.com)

## LOMA LINDA CENTER POINT

Barton Road



Chase Bank & McDonalds anchored shopping center with approximately 15,172 SF of retail shop space available. Featuring new construction and strategically positioned to service the Loma Linda community. Center is near Loma Linda University Adventist Health Sciences, including Medical Center and Community Hospital, with 1.6M visitors per year combined with University, and 11,582 employees.

### STRATEGIC RETAIL ADVISORS – JEFF REENDERS

949.640.6678 ext. 15 | [jeff@strategicretailadvisor.com](mailto:jeff@strategicretailadvisor.com)

# RETAIL & DEVELOPMENT

## MONTCLAIR – CENTRAL PLAZA

5280 Arrow Highway



Existing 41,000 SF co-anchor space available for lease can be subdivided and has loading dock. Space is adjacent to anchor tenant- John's Incredible Pizza. Excellent ingress/egress access and visibility from two signalized intersections. Located north of Montclair Place regional mall and one mile north of the I-10 freeway.

**CBRE - BARCLAY HARTY**  
949.725.8639 | [barclay.harty@cbre.com](mailto:barclay.harty@cbre.com)

## THE MONTCLAIR OUTLETS

5454-5484 Moreno Street



Freestanding, single-story, multi-tenant, retail/office building located on the corner of Moreno Street and Vernon Avenue. Heavy street corner exposure on Moreno Street. Immediate access to the I-10 freeway via Central Avenue exit. Many large anchors nearby such as the Montclair Place.

**PROGRESSIVE REAL ESTATE PARTNERS - PABLO VELASCO**  
909.230.4500 | [pablo@progressiverep.com](mailto:pablo@progressiverep.com)

## MONTCLAIR TOWN CENTER

9876 Central Avenue



Existing 3,000 SF freestanding building available for lease less than a mile south of the I-10 freeway, Costco, and Montclair Place on heavily traveled Central Avenue with over 54,000 cars per day. Surrounded by densely populated residential area within close proximity to major retail.

**OPHIR MANAGEMENT SERVICES - ERIC TREIBATCH**  
818.708.0888 | [eric@ophirmgt.com](mailto:eric@ophirmgt.com)



# WHERE VISION MEETS OPPORTUNITY

2021

## NEEDLES – WEST BROADWAY ACCESS TO LAUGHLIN BULLHEAD CITY AND COLORADO RD



The City of Needles, located in eastern San Bernardino County (Southern California) along the Colorado River near Lake Havasu, Bullhead City and Laughlin offers retailers an opportunity to locate along Interstate 40 with an average daily vehicle count of 20,000. Join AutoZone and Dollar General that recently located in Needles to serve a growing local community of 5,500 and a region of 140,000 people. Needles is seeing unprecedented growth with over 500,000 square feet of cannabis-related cultivation, processing and laboratory businesses recently opening bringing a new younger, vibrant workforce to the community and region. Come join our growing community!

**DEVELOPMENT MANAGEMENT GROUP, INC.**  
**MICHAEL BRACKEN, MANAGING PARTNER & CHIEF ECONOMIST**  
 760.346.8820 | [michael@dmgeconomics.com](mailto:michael@dmgeconomics.com)



## NEEDLES TOWNE CENTER



Needles Towne Center is the largest shopping center in the City of Needles, CA. It is anchored by Rite Aid and includes AutoZone, Domino's Pizza among a host of locally owned tenants. Located along Interstate 40, over 15,000 vehicles daily (5 million annually) pass by Needles Towne Center. The community is in the midst of unprecedented growth and is expected to add over 750,000 square feet of new industrial over the next three years bringing almost 1,500 new jobs to the community! Space is currently available from 1,500 to 30,000 square feet including the potential for a new

**ATLAS PROPERTIES**  
 951.369.0308 | [ContactUs@atlasland.com](mailto:ContactUs@atlasland.com)  
**RICK DANIEL, CITY MANAGER**  
 760.326.2113.EXT.113  
**PATRICK MARTINEZ, ASSISTANT CITY MANAGER**  
 760.2113.EXT.126

# RETAIL & DEVELOPMENT

## ONTARIO - THE COLLECTION

SE CORNER OF FOURTH STREET AND HAVEN AVENUE



The Collection is the newest upbeat neighborhood center located at the gateway to The Resort master-planned community. The 93,000 SF neighborhood center serves a surrounding daytime population of 102,859 people within a 3-mile radius. The Collection provides a place to gather, be entertained, celebrate, and create memories with friends and family.

**SRA – JIM CLARKSON**

949.640.6678.EXT.16 | [jim@strategicretailadvisor.com](mailto:jim@strategicretailadvisor.com)

## ONTARIO – THE RANCH AT MODEL COLONY

SW CORNER OF ONTARIO RANCH ROAD AND HAMNER AVENUE



Located at the entrance to the award-winning Ontario Ranch neighborhood, this 206,000 SF urban lifestyle shopping center is home to national retailers such as Hobby Lobby, Burlington and Chipotle. The shopping center is served by convenient access to the 15 and 60 freeways. Over the next 20 years, Ontario Ranch, the largest master-planned community in California, will add 40,000 new single-family homes

**CBRE – BRIAN MCDONALD**

909.418.2020 | [brian.mcdonald@cbre.com](mailto:brian.mcdonald@cbre.com)

## DOWNTOWN ONTARIO

EUCLID AVENUE FROM HOLD BLVD TO G. STREET



The City of Ontario has big plans for its historic downtown. Over \$300M in public and private investments are being made to transform the district into the cultural and entertainment heart of Ontario. Transit-oriented, mixed-use development including luxury apartments and unique retailers is central to the vision for the area's revitalization.

**CITY OF ONTARIO**

**JENNIFER MCLAIN HIRAMOTO, ECONOMIC DEVELOPMENT DIRECTOR**

909.395.2295 | [jhiramoto@ontarioca.gov](mailto:jhiramoto@ontarioca.gov)



# WHERE VISION MEETS OPPORTUNITY

2021

## RANCHO CUCAMONGA – THE RESORT 4TH ST. AND RESORT PKWY



The Resort is the newest retail development located at the gateway to a vibrant master-planned community. The 14,200 SF lifestyle center serves a surrounding daytime population of 102,859 people within a 3-mile radius. The Resort provides a place to gather, be entertained, celebrate, and create memories with friends and family.

**CHASE HARVEY**  
**CUSHMAN & WAKEFIELD**  
 909.942.4686 | [chase.harvey@cushwake.com](mailto:chase.harvey@cushwake.com)  
**JAY NICHOLS**  
**CUSHMAN & WAKEFIELD**  
 909.942.4685 | [jaynichols@cushwake.com](mailto:jaynichols@cushwake.com)

## RANCHO CUCAMONGA – FOOTHILL MARKET PLACE 12449 FOOTHILL BLVD



Foothill Marketplace is located at 12449-12899 Foothill Blvd. in Rancho Cucamonga, California. The center was completed in 2000 and features a total of 286,918 sf. There are 11 Retail spaces available for lease totaling 73,324 sf. The largest space available has 34,477 sf.

**PAUL GALMARINI**  
**PROGRESSIVE REAL ESTATE PARTNERS**  
 949.232.3032 | 626.417.4539  
[paul@progressiverep.com](mailto:paul@progressiverep.com) | [paulsu@progressiverep.com](mailto:paulsu@progressiverep.com)

## RANCHO CUCAMONGA – SUNRIZE CENTER 8601 -8679 BASE LINE ROAD



The Sunrize Shopping Center has excellent visibility at the signalized, hard corner intersection of Carnelian Street and Baseline Avenue, both of which are major arterials in Rancho Cucamonga connecting the property to major freeways including the 210, 15 and the 10 freeways. The property features over 48,000 cars per day and is considered an established neighborhood shopping center in the trade area. The 5-mile trade area is supported by an affluent and strong population of nearly 300,000 with an average household income of over \$97,000.

**MICHAEL A. COBB**  
 909.982.2248  
**JOSHUA COBB**  
 909.506.7800 | [jmcobb@gmail.com](mailto:jmcobb@gmail.com)



# RETAIL & DEVELOPMENT

## REDLANDS –CITRUS PLAZA / MOUNTAIN GROVE

West of I-210 Freeway at San Bernardino Avenue



Two adjacent shopping centers covering 110 total acres with 990,000 total square feet-- Mountain Grove, a 50-acre lifestyle and entertainment development contiguous to Majestic Realty's successful 60-acre Citrus Plaza. You'll find within either center- 16-screen Harkins Theatres, Target, Kohl's, Barnes & Noble, 24-Hour Fitness, Banana Republic, buybuy Baby, Gap, Hobby Lobby, HomeGoods, Kirkland's, Nordstrom Rack, Old Navy, Ross Dress for Less, TJ Maxx and ULTA Beauty, Chick-fil-A, Macaroni Grill, Red Robin, CA Fish Grill and much more. Prime in-line space and free-standing pads are still available.

**MAJESTIC REALTY RETAIL – JASON LURIE | JOHN HUNTER / TOM COZZOLINO**

62.576.1633 | [jlurie@majesticrealty.com](mailto:jlurie@majesticrealty.com)

[hunter@majesticrealty.com](mailto:hunter@majesticrealty.com) | [tcozzolino@majesticrealty.com](mailto:tcozzolino@majesticrealty.com)

## REDLANDS - 216 BROOKSIDE - 3+ ACRE MIXED USE DEVELOPMENT SITE OPPORTUNITY

1-10 FREEWAY AT EUREKA STREET & BROOKSIDE AVE.



Located in historic Downtown Redlands, this 3-plus acre site is ideally situated for a mixed use project. With easy access to the I-10 and I210 freeway, the property is located near the future Arrow Light Rail Passenger project which is slated to begin service in Spring 2022, and within many walkable amenities including restaurants, retail shops, business services and banking

**CBRE - BRANDON BEAUCHEMIN | MICHAEL DAY**

909.418.2213.EXT.2207 | [brandon.beauchemin@cbre.com](mailto:brandon.beauchemin@cbre.com)

[michael.day@cbre.com](mailto:michael.day@cbre.com) | [dbovard@newmarkmerrill.com](mailto:dbovard@newmarkmerrill.com)

## REDLANDS PACKINGHOUSE DISTRICT PHASE II

I-10 Freeway at Eureka Street



Located at the gateway to historic downtown Redlands, The Redlands Packing House District Phase II retail development includes approximately 15,000 square feet of retail and which includes a flagship restaurant space. It is located adjacent to the 90,000 square foot Phase I, anchored by Sprouts Farmers Market and PETSMA, at the I-10 Freeway off ramp and Eureka Street. With a planned boutique hotel at a nearby intersection; the Santa Fe Depot; a Distillery and Brewing Company, and an existing upscale Studio Movie Grill and over 400 retail, restaurants and service businesses. Walking distance to nearby Studio Movie Grill, which recently underwent a remodel and is now a full food-service theater. The center is also near a future rail stop for The Arrow, the planned Redlands passenger light rail extension project coming in 2021. Prime in-line space and a corner pad is still available.

**CBRE – RYAN SULLIVAN | ERIC WHITMER | JEFF NICHOLS**

949.725.8616 / 8429 | [ryan.sullivan@cbre.com](mailto:ryan.sullivan@cbre.com) | [eric.whitmer@cbre.com](mailto:eric.whitmer@cbre.com)

[jeff.nichols@cbre.com](mailto:jeff.nichols@cbre.com)



# WHERE VISION MEETS OPPORTUNITY

2021

## RIALTO MARKETPLACE



In 2017, NewMark Merrill Companies completed the first phase of Rialto Marketplace, a 240,000 square foot community shopping center anchored by a 188,000 square foot Super Walmart. Newmark Merrill Companies is proposing developing 15 acres adjacent to Rialto Marketplace for retail shops and restaurants.

### LEASING INFO: NEWMARK MERRILL – BRAD PEARL

818.710.6100 | [bpearl@newmarkmerrill.com](mailto:bpearl@newmarkmerrill.com)

### CITY OF RIALTO – SEAN MOORE

909.820.82505 | [smoore@rialtoca.gov](mailto:smoore@rialtoca.gov)

## RIALTO – RENAISSANCE MARKETPLACE

Southwest corner of Ayala Drive and Interstate 210



Renaissance Marketplace is a 460,000-square-foot lifestyle/entertainment shopping center currently under construction by Lewis Retail Companies. Renaissance Marketplace will be anchored by a Cinemark movie theater, 24 Hour Fitness, Burlington and other national and regional retailers, specialty shops, and a variety of sit down and QSR restaurants. Renaissance Marketplace opened in 2018.

### LEASING INFO: CB RICHARD ELLIS – RICHARD RIZIKA

310.363.4870 | [richard.rizika@cbre.com](mailto:richard.rizika@cbre.com)

### CITY OF RIALTO – SEAN MOORE

909.820.82505 | [smoore@rialtoca.gov](mailto:smoore@rialtoca.gov)

## RIALTO – AYALA/RENAISSANCE RETAIL CENTER



In 2018, construction commenced on a proposed retail center located at the northeast corner of Ayala Drive and Renaissance Parkway, across from the Renaissance Marketplace. The initial project includes a Cracker Barrel restaurant, Sonic Drive-Thru, and a proposed 100-room hotel. Future construction phases include three multi-tenant buildings. The project is a partnership between the City of Rialto and Ayala@210 LLC.

### NAI CAPITAL – FRED ENCINAS

909.609.4675 | [fencinas@naicapital.com](mailto:fencinas@naicapital.com)

# RETAIL & DEVELOPMENT

## SAN BERNARDINO – UNIVERSITY CORRIDOR

2050 N. Massachusetts



This quality office building located adjacent to Interstate 215, with access to the I-10 and 210 freeway, is in close proximity of CSUSB, the Shops at University Park, and several shopping centers within just a few miles of the property. The building offers over 33k SF of rentable space on 6.7 acres of property. Other amenities include 28 private offices, 5 conference rooms, 8 restrooms and room for approximately 160 working stations.

**CBRE - PHILLIP WOODFORD | KYLE YOCUM**

909.418.2132 | 909.418.2172

[philip.woodford@cbre.com](mailto:philip.woodford@cbre.com) | [kyle.yocum@cbre.com](mailto:kyle.yocum@cbre.com)

## SAN BERNARDINO – COMMERCIAL ZONED BUILDING

541 W. Marshall Blvd



Commercially Zoned building suitable for a Neighborhood Grocery Store. This shopping center is located just off the 210 freeway and is surrounded by residential neighborhoods.

Anchor building is 31,520 SF with an attached 11 units for a complete retail center. This property could support a quick-serve tenant at the NE corner of the entire property.

This property is for sale or lease.

**CENTURY 21 GROUP - SILVESTRE MADRIGAL**

562.843.3495 | [C21ccgroup@gmail.com](mailto:C21ccgroup@gmail.com)



# WHERE VISION MEETS OPPORTUNITY

2021

## TWENTYNINE PALMS – PROJECT PHOENIX (Downtown Revitalization Project)



Project Phoenix is intended to provide a Community Center / Gathering place for residents and visitors alike. The project will include public parking, infrastructure improvements, a parklike atmosphere that can also host exterior special events such as street fairs and integration of retail on the Twentynine Palms Highway.

**CITY OF TWENTYNINE PALMS**  
**FRANK J. LUCKINO, MPA, CITY MANAGER**  
 760.367.6799 ext. 1004 | [fluckino@29palms.org](mailto:fluckino@29palms.org)

# RETAIL & DEVELOPMENT

## UPLAND – SYCAMORE HILLS PLAZA BASELINE RD & 210 FREEWAY



The Sycamore Hills Plaza is a 10-acre neighborhood commercial center located at the northeast intersection of Baseline Road and the 210 Freeway, which carries in excess of 170,000 cars per day. Approximately 2.4 acres of the project are located in the City of Claremont and 7.6 acres are in the City of Upland. The commercial center consists of approximately 78,000 square feet of retail space. The demographics for the trade area consist of a population of 62,231, an average household income of \$119,379, and a daytime population of 42,697. Join national retail brands such as Whole Foods, Starbucks, Wendy's, and Chipotle. Available for lease is a 1,152 square foot tenant space and an endcap space of 1,249 square feet.

**CUSHMAN & WAKEFIELD - JAY NICHOLS**  
909.942.4686 | [chase.harvey@cushwake.com](mailto:chase.harvey@cushwake.com)

## UPLAND COUNTRY VILLAGE SEC FOOTHILL BOULEVARD & CAMPUS AVENUE



The Upland Country Village is located at the highly traveled thoroughfare of Foothill Boulevard and is in the heart of Upland. This shopping center with tremendous Foothill corridor visibility is close to the San Antonio Regional Hospital, Upland Elementary, Upland Junior High, and Upland High School. Join popular tenants including Baskin Robbins, Round Table Pizza, Brandon's Diner, and El Pollo Loco. There are over 186,000 residents and over 54,000 employees within a 3-mile radius of the center. Retail space available in the center are tenant spaces ranging from 1,000 square feet to 2,900 square feet.

**PROGRESSIVE REAL ESTATE - ROXY KLEIN**  
909.576.4259 | [roxy@progressiverep.com](mailto:roxy@progressiverep.com)

## UPLAND – COLONIES CROSSROADS 210 FREEWAY AND CAMPUS AVENUE



The Colonies Crossroads is the most dominate shopping center in the trade area, consisting of over 1 million square feet, located directly off the 210 Freeway at Campus Avenue. The center serves an affluent community with strong demographics. There are over 113,000 residents and average household incomes of \$120,000 within a 3-mile radius. In terms of traffic counts, there are approximately 174,000 cars per day at the 210 Freeway, 15,000 cars per day at 19th Street, and 21,900 cars per day at Campus Avenue. Join tenants such as Nordstrom Rack, Old Navy, Sephora, Albertsons, Chili's, Target, and Dick's Sporting Goods. Available in the center is a co-anchor 31,125 square foot retail tenant space and in-line tenant spaces ranging from 1,397 square feet to 1,890 square feet.

**COMMERCIAL WEST BROKERAGE - KATE BERRY**  
949.723.7300 | [kate@commercialwest.com](mailto:kate@commercialwest.com)  
**COMMERCIAL WEST BROKERAGE- DOUG WOMBACHER**  
949.723.7300 | [doug@commercialwest.com](mailto:doug@commercialwest.com)



# WHERE VISION MEETS OPPORTUNITY

2021

## VICTORVILLE - DESERT OASIS SEC ROY ROGERS DRIVE AND CIVIC DRIVE



Located directly off Interstate 15 featuring quick and sit-down restaurant uses on pads ranging from  $\pm 2,000$  to  $\pm 5,000$  SF. Property has access to +250k population within a 15-minute radius, and +100k annual average daily traffic count (I-15 above Roy Rogers Dr.). Join neighboring retailers: The Home Depot, In N Out, Panda Express, and many others! Coming in 2022, the Victor Valley's first CarMax dealership!

**CBRE - RYAN GAST**  
909.418.2129 | [ryan.gast@cbre.com](mailto:ryan.gast@cbre.com)

## THE VICTOR VALLEY CONNECTION BEAR VALLEY ROAD AND 2ND AVENUE



A  $\pm 36$ -acre mixed use development offering a blend of commercial uses to the +271k residents within a 15-minute drive encompassing the Tri-City Community. Build to Suit, Ground Lease, and Purchase Opportunities for grocery, drive-thru, fitness, restaurant, medical, and entertainment businesses. Over 1,200 feet of Bear Valley Road frontage with 5 access points to provide easy access to the over 50,000 cars per day on Bear Valley Road. Nearby businesses include Desert Valley Hospital, Vons, Walgreens, CVS, Ross Dress for Less, Dollar Tree, Bank of America, In N Out, and Starbucks.

**PROGRESSIVE REAL ESTATE PARTNERS - ROXY KLEIN**  
909.457.0267 | [roxy@progressiverep.com](mailto:roxy@progressiverep.com)

## VICTOR VALLEY TOWN CENTER NEC BEAR VALLEY ROAD AND HESPERIA ROAD



Established and thriving  $\pm 135,140$  SF community center with opportunities available to lease or for purchase. Anchor includes Vons, Petco, Ross Dress for Less, Waba Grill and many others with easy access on Bear Valley and Hesperia Roads! Centrally located in the Tri-City Community with  $\pm 24,000$  cars per day and access to over 270k residents within a 7-mile radius.

**NAI CAPITAL - VICKI DONKIN**  
909-243-7611 | [vdonkin@naicapital.com](mailto:vdonkin@naicapital.com)

# RETAIL & DEVELOPMENT

## YUCAIPA POINTE COMMERCIAL RETAIL DEVELOPMENT



**Yucaipa**  
POINTE

**NOW PRELEASING**  
For 2022 Opening

**FEATURES:**

- Announcing **Kaiser Permanente**, Chipotle, Jack-in-the Box, Quick Quack, Ono Hawaiian, Chick-fil-A, 7-Eleven Gas, and Mountain Mike's Pizza
- Estimated Pad Delivery
- Prime I-10 / Yucaipa Blvd. Exit Location
- Positioned to Serve Yucaipa, Redlands, and all East Valley Communities
- Property has not been offered to the marketplace



This new commercial retail development spans twenty-four (24) acres, and is one of the largest economic development projects for the City in decades. Primely situated off the Interstate 10 Freeway, this new shopping plaza is poised to transform and enhance the entry to the City, while providing new shopping opportunities for all those who live, work, and visit Yucaipa and the region. One of the development's first tenants – a Chick Fil A restaurant – is now open while other restaurants and a 60,000 square foot medical office facility are also proposed. As part of the City's investment in the project, recent improvements to facilitate the development include widening of the City's main thoroughfare, Yucaipa Boulevard, of which the development has frontage on. Yucaipa Pointe is a tremendous retail opportunity to serve the needs of a growing community and region.

**CAROLINE D. VELARDE**  
**HOUSING AND ECONOMIC DEVELOPMENT ANALYST**  
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# WHERE VISION MEETS OPPORTUNITY

2021

## YUCCA VALLEY SQUARE

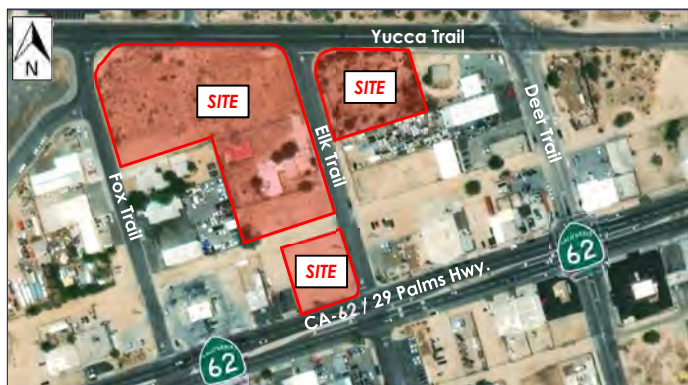


A 0.86-acre site owned by the Town of Yucca Valley Adjacent to future County Library Frontage along CA-62/Twenty-nine Palms Hwy. With a strong retail presence in Trade Area. Opportunity for commercial/blended use development, including community services and convenience retail servicing the County Library.

**KOSMONT COMPANIES – KEN K. HIRA, PRESIDENT**  
949.226.0288 | [khira@kosmont.com](mailto:khira@kosmont.com)

## YUCCA VALLEY

Yucca Trail and CA-62 / Twentynine Palms Hwy



Total of ~3.9 acres owned by the Town of Yucca Valley. Exposure to CA-62 / Twentynine Palms Hwy. Opportunity to consolidate parcels for large project blending a variety of uses. Potential public-private partnership development opportunity with Town.

**KOSMONT COMPANIES – KEN K. HIRA, PRESIDENT**  
949.226.0288 | [khira@kosmont.com](mailto:khira@kosmont.com)

# RETAIL & DEVELOPMENT

## ABOUT THE BUSINESS GROWTH OPPORTUNITIES

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DISCLAIMER











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Economic Development

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