

Luna Village

ENTITLED RETAIL SITE FOR SALE

Offered at \$7,500,000



LUNA ROAD

OSPREY LANE

CANTINA DRIVE

LA MESA ROAD



PENA ROAD

HWY 395



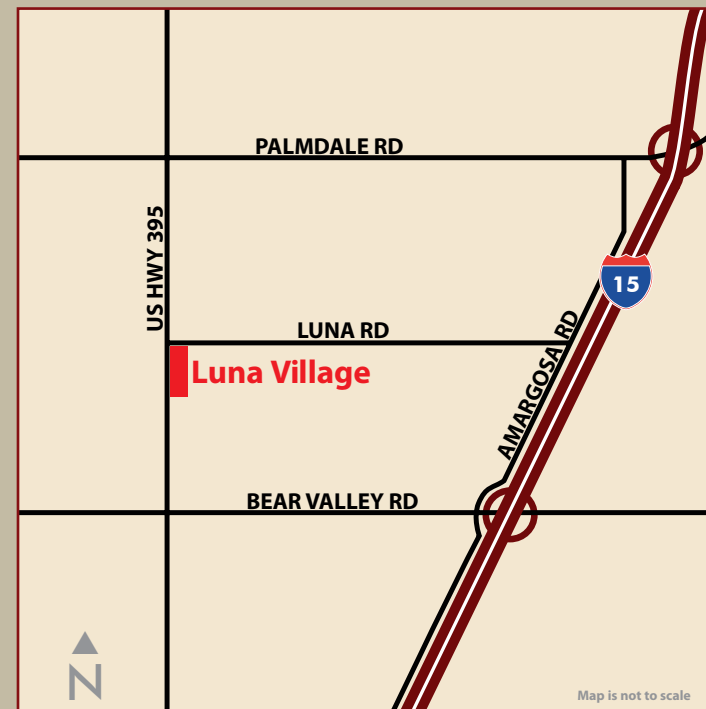
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MARKET OVERVIEW

- Priced for Immediate Sale at \$7,500,000
- Fully entitled shopping center
- 238,000 square feet of GLA on 28.83 acres
- Prominent fully signalized intersection
- 2124 linear feet of frontage on Highway 395
- Multiple vehicular access points
- Serviced by three signalized intersections
- Supported by existing well-populated neighborhoods
- Located on Highway 395 with growing traffic count



Victorville



TRADE AREA

The Victor Valley includes the communities of Adelanto, Apple Valley, Hesperia, Lucerne Valley, Oak Hills, Phelan, Victorville and Wrightwood. Victorville is the business hub of the area and draws consumers from well beyond its immediate area. It is the largest commercial center between San Bernardino and the Nevada border. Most of the area's employment opportunities fall into service-related businesses, with nearly 42% of businesses in the city located in the retail sales category.

Local manufacturing companies are primarily related to mining and cement production. The population within the greater trade area is estimated at approximately 360,000.

COUNTY OVERVIEW

San Bernardino County is a county in the U.S. state of California. As of the 2000 census, the population was 1,709,434. As of 2009, the population was estimated by the California Department of Finance to have grown to 2,060,950.[3] San Bernardino County is the largest county in the contiguous United States by area, larger in area than each of the nine smallest states, and larger than the four smallest states combined.

Located in the southeast of the state of California, the thinly populated deserts and mountains of this vast county stretch from the outskirts of the densely populated Riverside-San Bernardino Area to the Nevada border and the Colorado River.

San Bernardino County is part of the Inland Empire area of Southern California which also includes Riverside County. At just over 20,000 square miles (52,000 km²), San Bernardino County is just slightly larger than the states of Maryland, Delaware, Rhode Island, and Massachusetts combined. It is the only county in California bordered by both Nevada and Arizona, and is one of only two counties in California bordering more than one U.S. state (the other being Modoc County, bordering Nevada and Oregon in the northeast corner of the state).

The Mojave National Preserve covers some of the eastern desert, especially between Interstate 15 and Interstate 40. The desert portion also includes the cities of Needles next to the Colorado River, and Barstow at the junction in Interstate 15 and Interstate 40. Trona is at the northwestern part of the county west of Death Valley. This national park, mostly within Inyo County, also has a small portion of land within the San Bernardino County. The largest metropolitan area in the Mojave Desert part of the county is Victor Valley, with the incorporated localities of Apple Valley, Victorville, Adelanto, and Hesperia. Further south, a portion of Joshua Tree National Park overlaps the county near Twentynine Palms. Additional places near and west of Twentynine palms include Yucca Valley, Joshua Tree, and Morongo Valley. The mountains are home to the San Bernardino National Forest, and include the communities of Crestline, Lake Arrowhead, Running Springs, Big Bear City, Forest Falls, and Big Bear Lake.

The San Bernardino Valley is at the eastern end of the San Gabriel Valley. The San Bernardino Valley includes the cities of Ontario, Chino, Chino Hills, Upland, Fontana, Rialto, Colton, Grand Terrace, Rancho Cucamonga, San Bernardino, Loma Linda, Highland, Redlands, and Yucaipa.

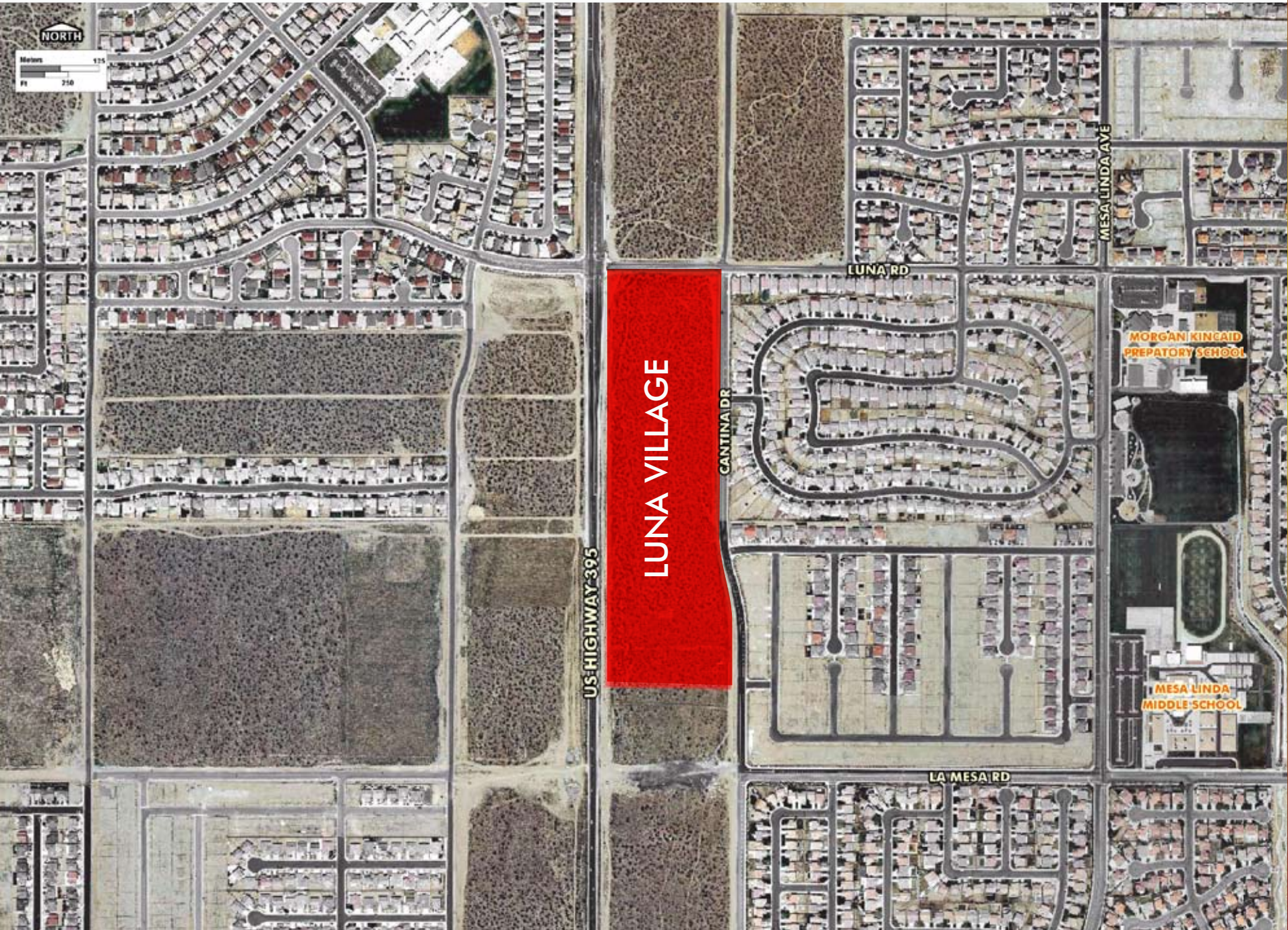


San Bernardino County

DEMOGRAPHIC OVERVIEW

	1 Mile Radius	3 Mile Radius	5 Mile Radius	
POPULATION	2015 Projected Population	7,594	74,640	136,287
	2010 Estimated Population	6,515	63,713	116,799
	2000 Census Population	1,806	32,339	65,420
	1990 Census Population	193	12,459	37,084
	Growth 2010-2015	16.56%	17.15%	16.69%
	Growth 2000-2010	260.74%	97.02%	78.54%
Growth 1990-2000	835.75%	159.56%	76.41%	
HOUSEHOLDS	2010 Estimated Median Age	31.00	29.75	30.02
	2010 Estimated Average Age	33.40	32.10	32.50
	2015 Projected Households	2,117	20,138	39,500
	2010 Estimated Households	1,846	17,459	34,334
	2000 Census Households	530	9,129	20,055
	1990 Census Households	61	3,941	12,421
	Growth 2010-2015	14.68%	15.34%	15.05%
	Growth 2000-2010	248.30%	91.25%	71.20%
Growth 1990-2000	768.85%	131.64%	61.46%	
INCOME	2010 Estimated Average Household Income	\$81,734	\$71,397	\$63,949
	2010 Estimated Median Household Income	\$74,659	\$64,287	\$55,140
	2010 Estimated Per Capita Income	\$23,376	\$19,820	\$19,000
HOUSING	2010 Estimated Average Household Size	3.52	3.58	3.36
	2010 Est. Tenure of Occupied Housing Units	1,846	17,459	34,334
	Owner Occupied	1,652	14,340	24,645
	Renter Occupied	194	3,119	9,689
2010 Estimated Median All Owner-Occupied Housing Values	\$223,985	\$191,055	\$182,322	

Site Overview

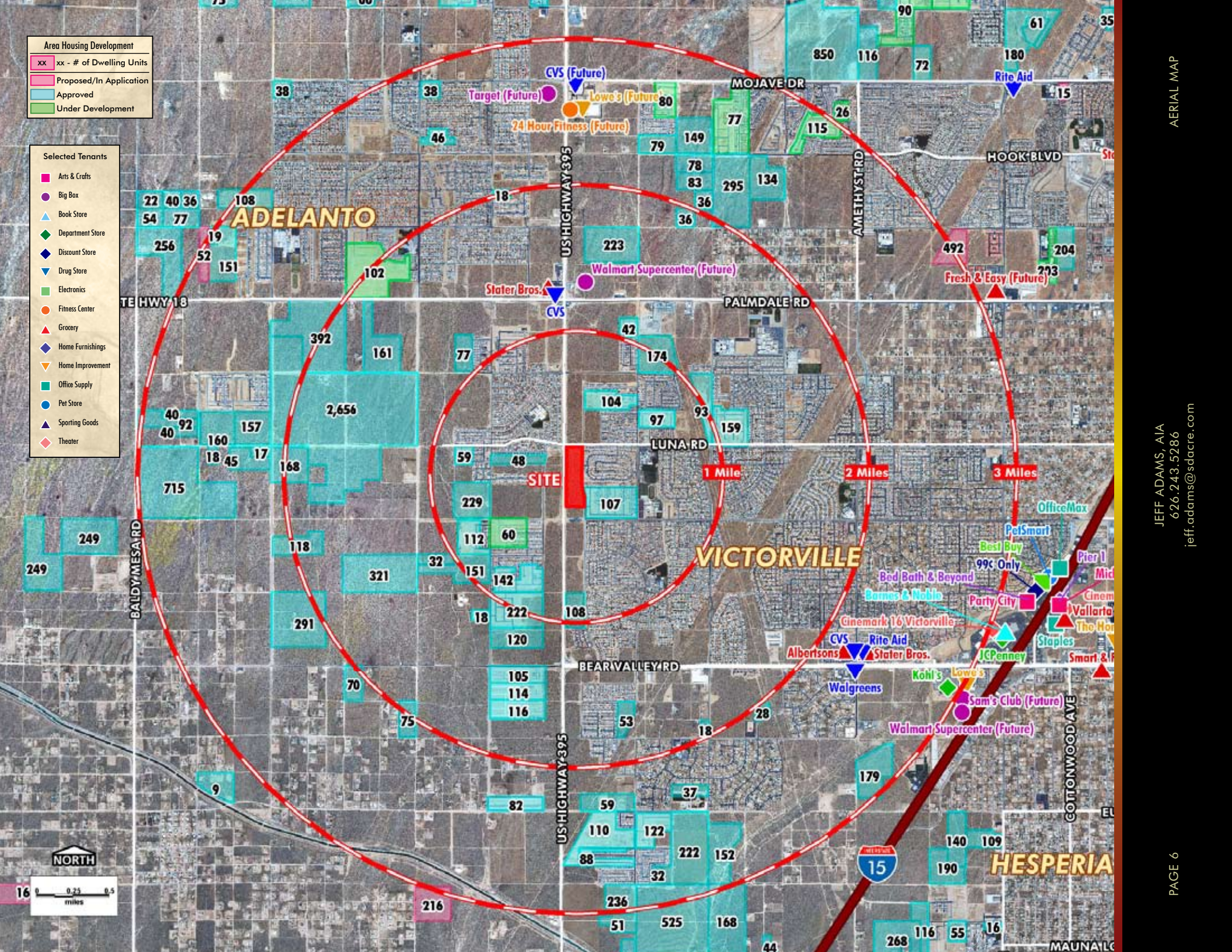


Area Housing Development

- xx xx - # of Dwelling Units
- Proposed/In Application
- Approved
- Under Development

Selected Tenants

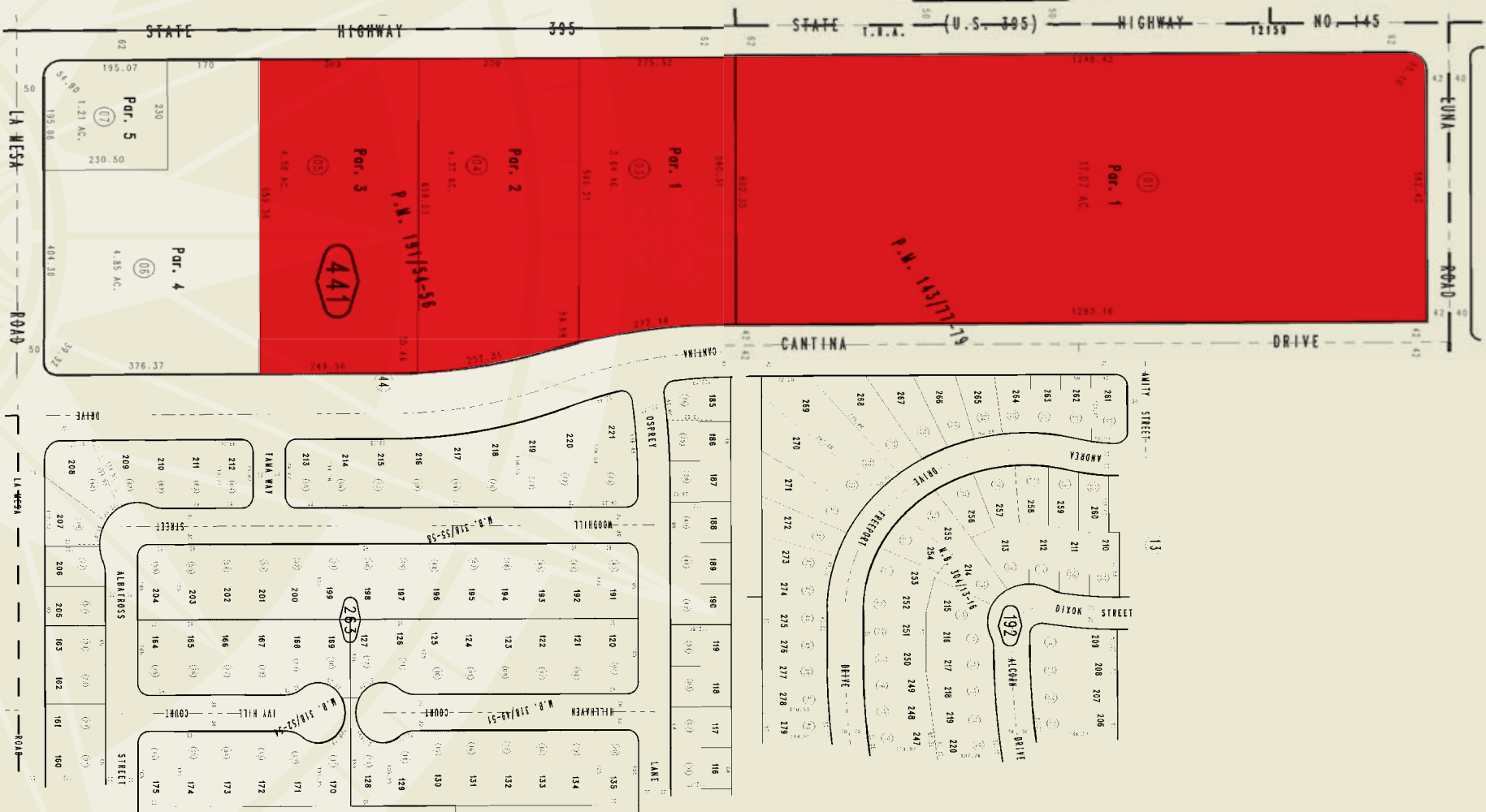
- Arts & Crafts
- Big Box
- Book Store
- Department Store
- Discount Store
- Drug Store
- Electronics
- Fitness Center
- Grocery
- Home Furnishings
- Home Improvement
- Office Supply
- Pet Store
- Sporting Goods
- Theater



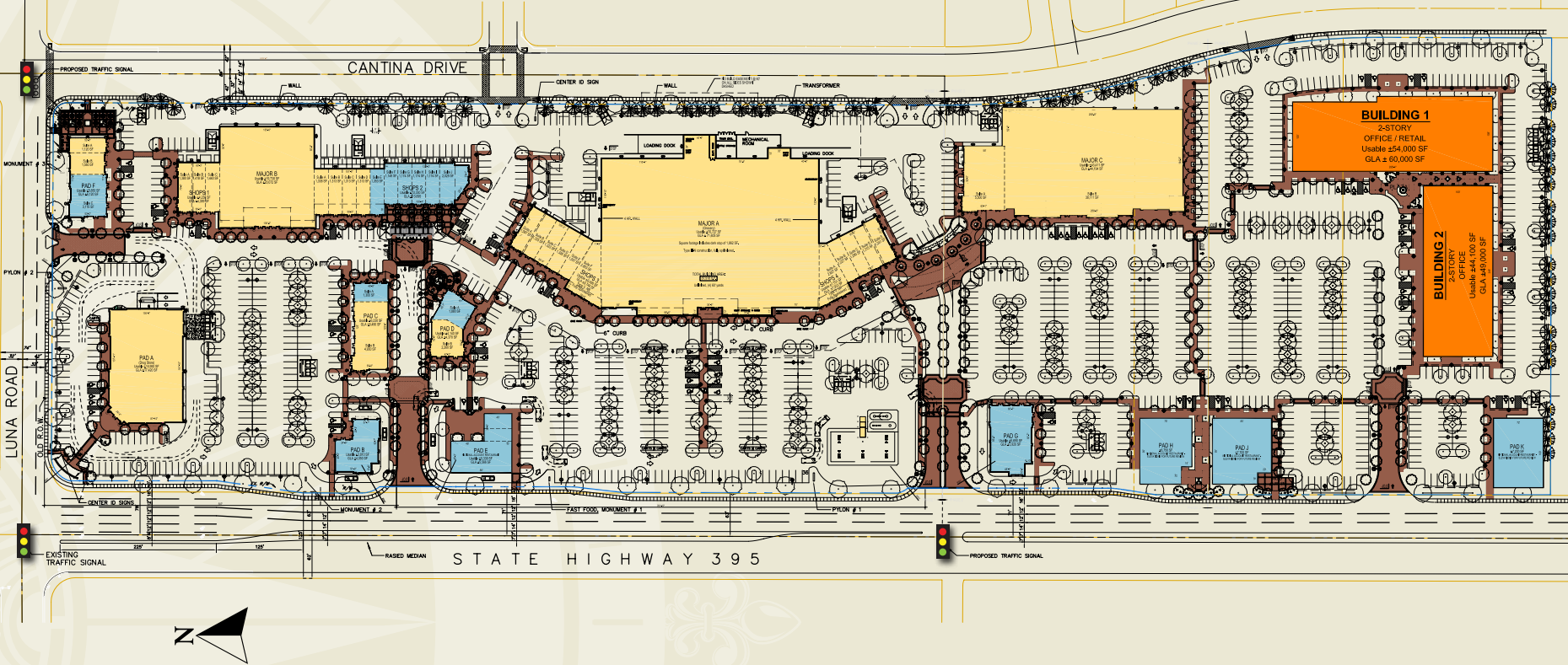


COLLECTIONS

LUNA VILLAGE PLAT MAP



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OFFERING OVERVIEW

Luna Village is a fully entitled 238,000 square feet shopping center located at the prominent intersection of Highway 395 and Luna Road. The project encompasses 28.83 acres of prime commercial land in the City of Victorville, County of San Bernardino, State of California.

The Highway 395 corridor services the communities of Hesperia, Adelanto and Victorville and continues to experience steady increase in traffic. With increasing residential traffic on the highway as well as commercial traffic, the car count is well beyond 31,900 per day.

Luna Village is well situated to serve the existing population of approximately 63,713 within the 3-mile radius as well as future growth in the area. Due to the prominence of the location, tenants with multiple locations or limited presence in the High Desert trade area would be more accessible to consumers.

Acquisition of this entitled project offers the investor/developer the opportunity to approach the tenants exploring new locations in anticipation of a national as well as regional economic recovery without usual delays associated with obtaining entitlements.



Luna Village

CONFIDENTIALITY AGREEMENT and DISCLAIMER

("Seller") has retained Strategic Development Advisors, Inc. (SDA) as exclusive advisor for the sale of Luna Village at the Southeast Corner of Highway 395 and Luna Road, Victorville, CA ("Property").

This Offering Memorandum has been prepared by SDA for use by prospective purchasers and their advisors. It is not necessarily an all-inclusive or entirely accurate summary of the Property or any of the documents related thereto. All projections have been developed by Seller, SDA or affiliated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller and SDA, and therefore are subject to variation. No representation is made by Seller or SDA as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, SDA, Seller and its employees, disclaim any all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

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

This Offering Memorandum and the contents, except for such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or SDA.

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