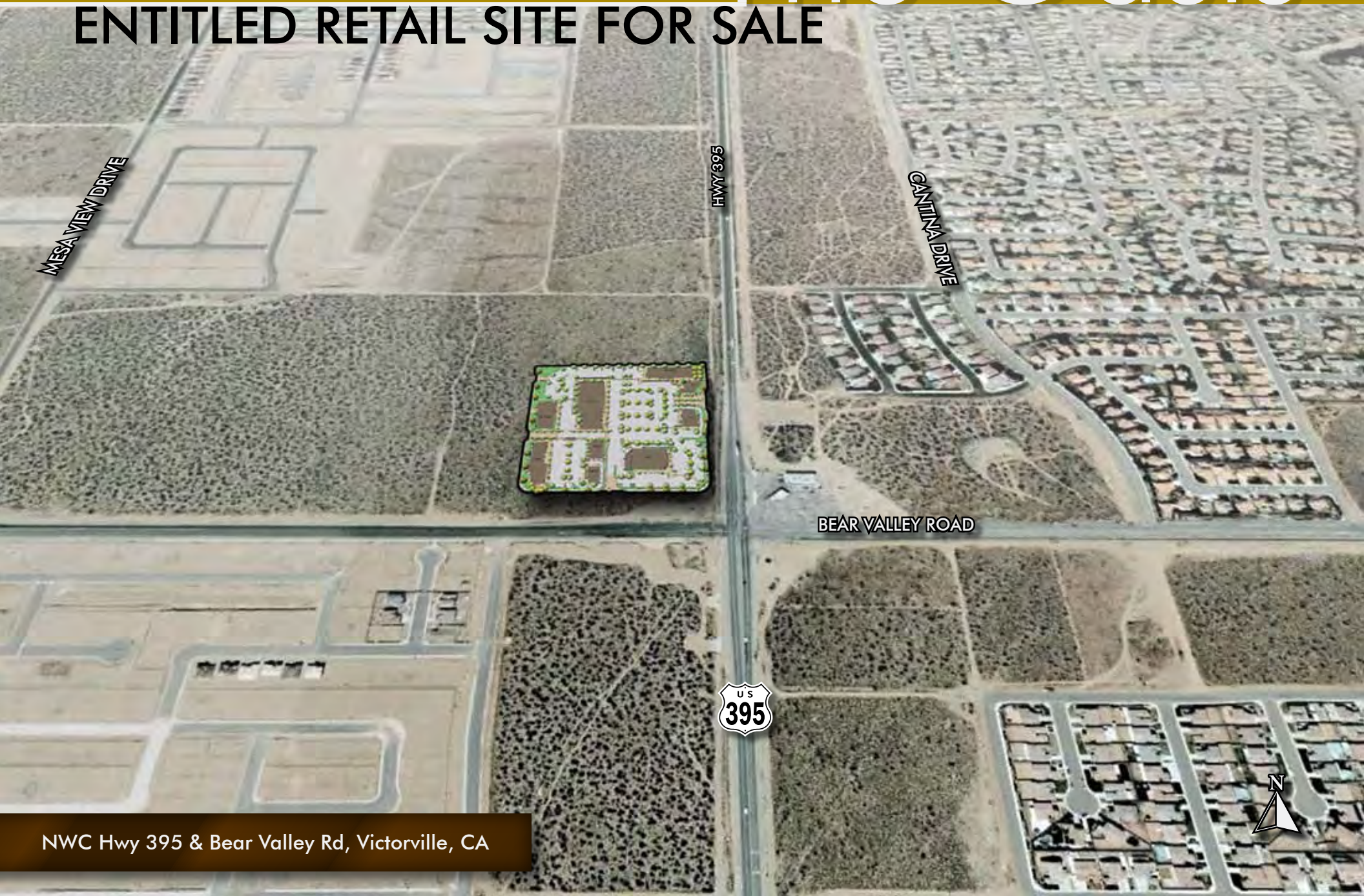
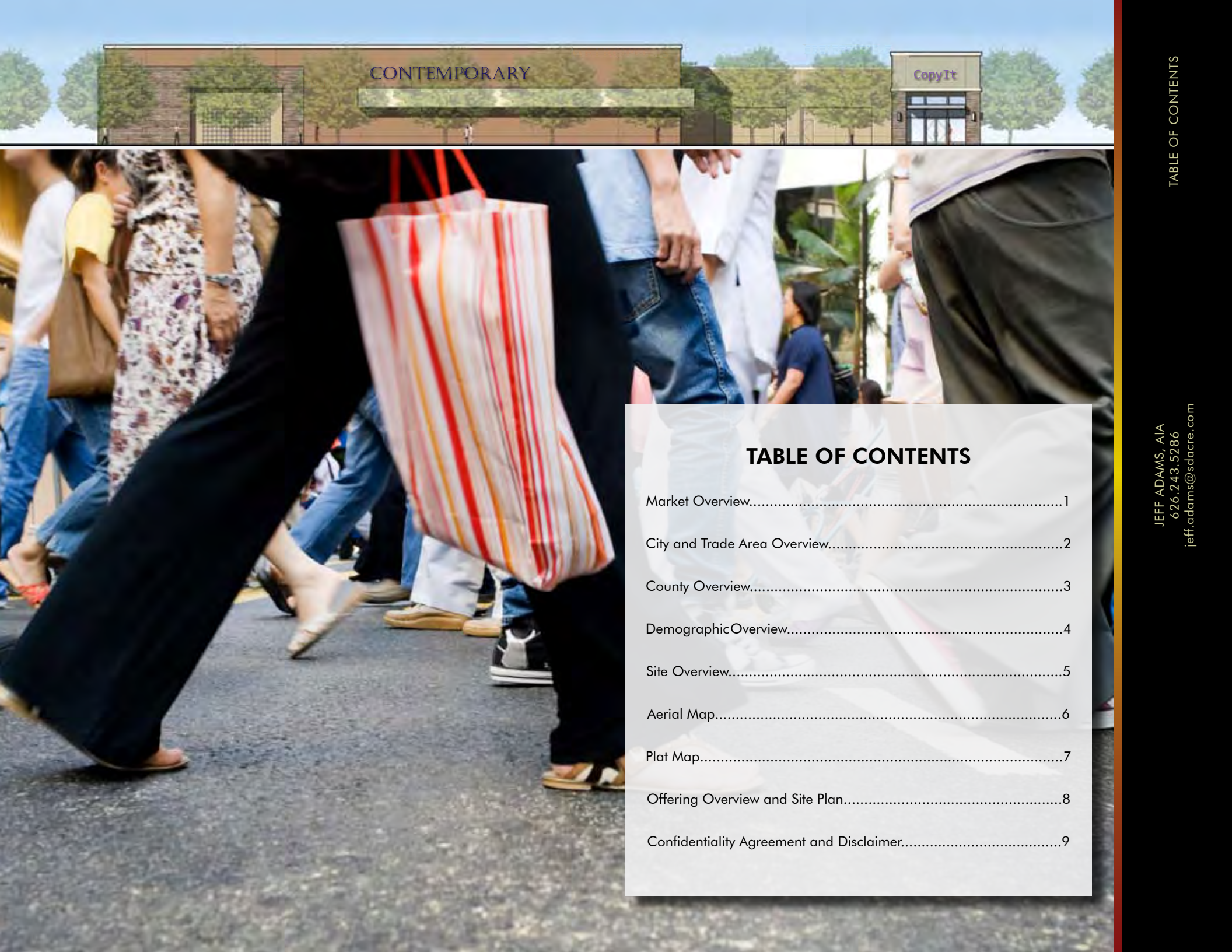


The Oasis

ENTITLED RETAIL SITE FOR SALE



NWC Hwy 395 & Bear Valley Rd, Victorville, CA



CONTEMPORARY

CopyIt

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MARKET OVERVIEW

- Fully entitled shopping center
- 85,000 square feet of commercial mixed use GLA on 9 acres
- Prominent fully signalized intersection
- Access to center via three major streets
- Supported by existing well-populated neighborhoods
- Located on Highway 395 with growing traffic count
- Well positioned to benefit from future population growth



Victorville

CITY OVERVIEW

The City of Victorville is located in the High Desert area (also known as the Victor Valley) of San Bernardino County. Victorville is accessible via Interstate 15 and Highway 395, linking the city with all other areas of Southern California and to Las Vegas. The City of Victorville encompasses approximately 67.68 square miles of land. Victorville has experienced a substantial growth since 1980 with population growing from 14,229 people in 1980 to 106,599 in 2010.



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.

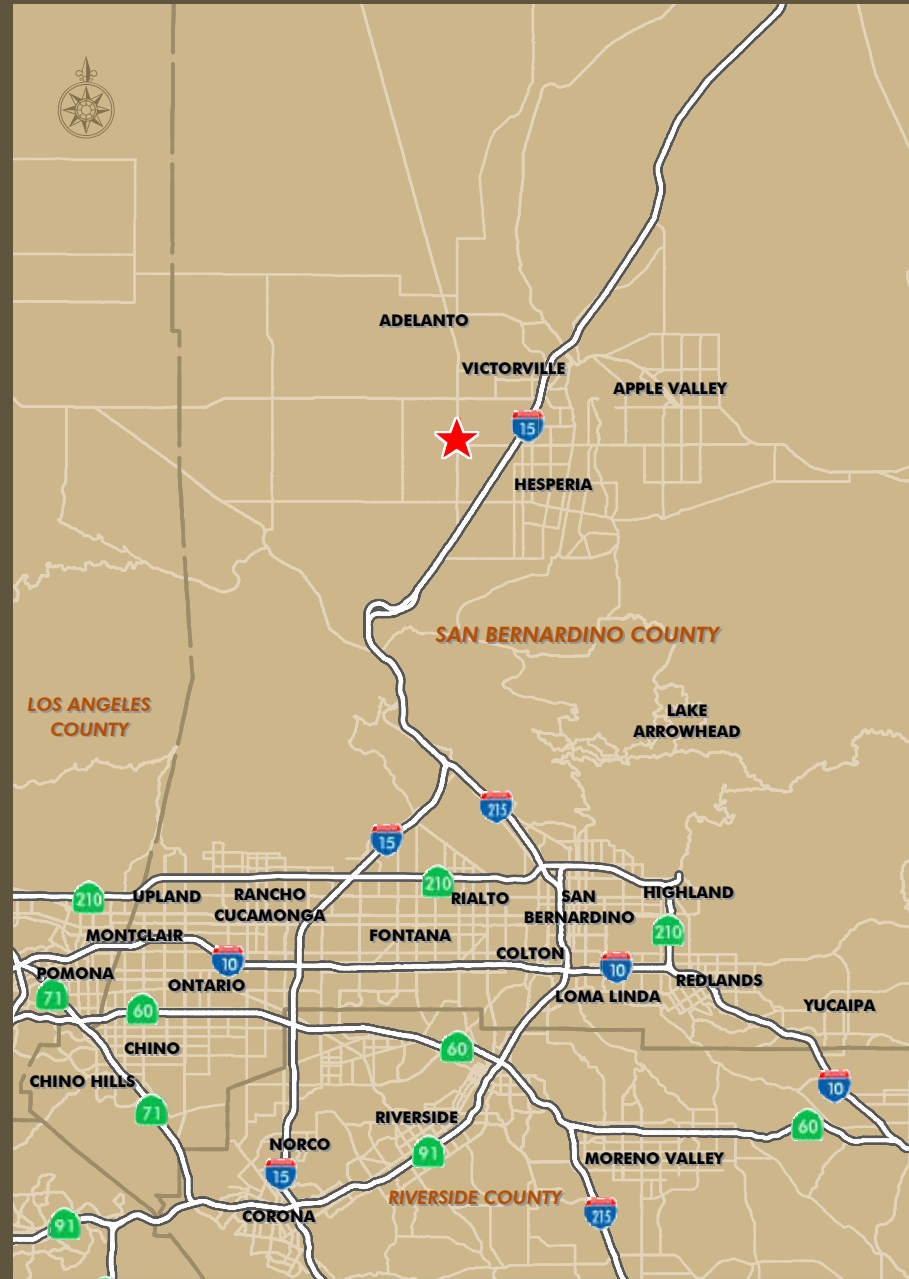
Located in the southeast of the state of California, the thinly populated deserts and mountains of this vast county stretch from the outskirts of the densely populated Riverside-San Bernardino Area to the Nevada border and the Colorado River.

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	7,572	54,188	139,456	
	2010 Estimated Population	6,499	46,435	119,675	
	2000 Census Population	1,863	23,315	66,208	
	1990 Census Population	271	10,586	36,867	
	Growth 2010-2015	16.51%	16.70%	16.53%	
	Growth 2000-2010	248.85%	99.16%	80.76%	
	Growth 1990-2000	587.45%	120.24%	79.59%	
HOUSEHOLDS	2010 Estimated Median Age	31.03	30.37	30.20	
	2010 Estimated Average Age	33.50	32.90	32.70	
	2015 Projected Households	2,113	14,889	40,158	
	2010 Estimated Households	1,843	12,966	34,943	
	2000 Census Households	548	6,763	20,077	
	1990 Census Households	86	3,285	12,125	
	Growth 2010-2015	14.65%	14.83%	14.92%	
	Growth 2000-2010	236.31%	91.72%	74.04%	
	Growth 1990-2000	537.21%	105.88%	65.58%	
	INCOME	2010 Estimated Average Household Income	\$81,473	\$75,281	\$66,366
		2010 Estimated Median Household Income	\$74,283	\$68,029	\$58,022
2010 Estimated Per Capita Income		\$23,316	\$21,208	\$19,655	
	2010 Estimated Average Household Size	3.51	3.56	3.38	
HOUSING	2010 Est. Tenure of Occupied Housing Units	1,843	12,966	34,943	
	Owner Occupied	1,647	11,049	25,850	
	Renter Occupied	196	1,917	9,093	
	2010 Estimated Median All Owner-Occupied Housing Values	\$223,338	\$200,263	\$184,943	

Site Overview



ADELANTO

VICTORVILLE

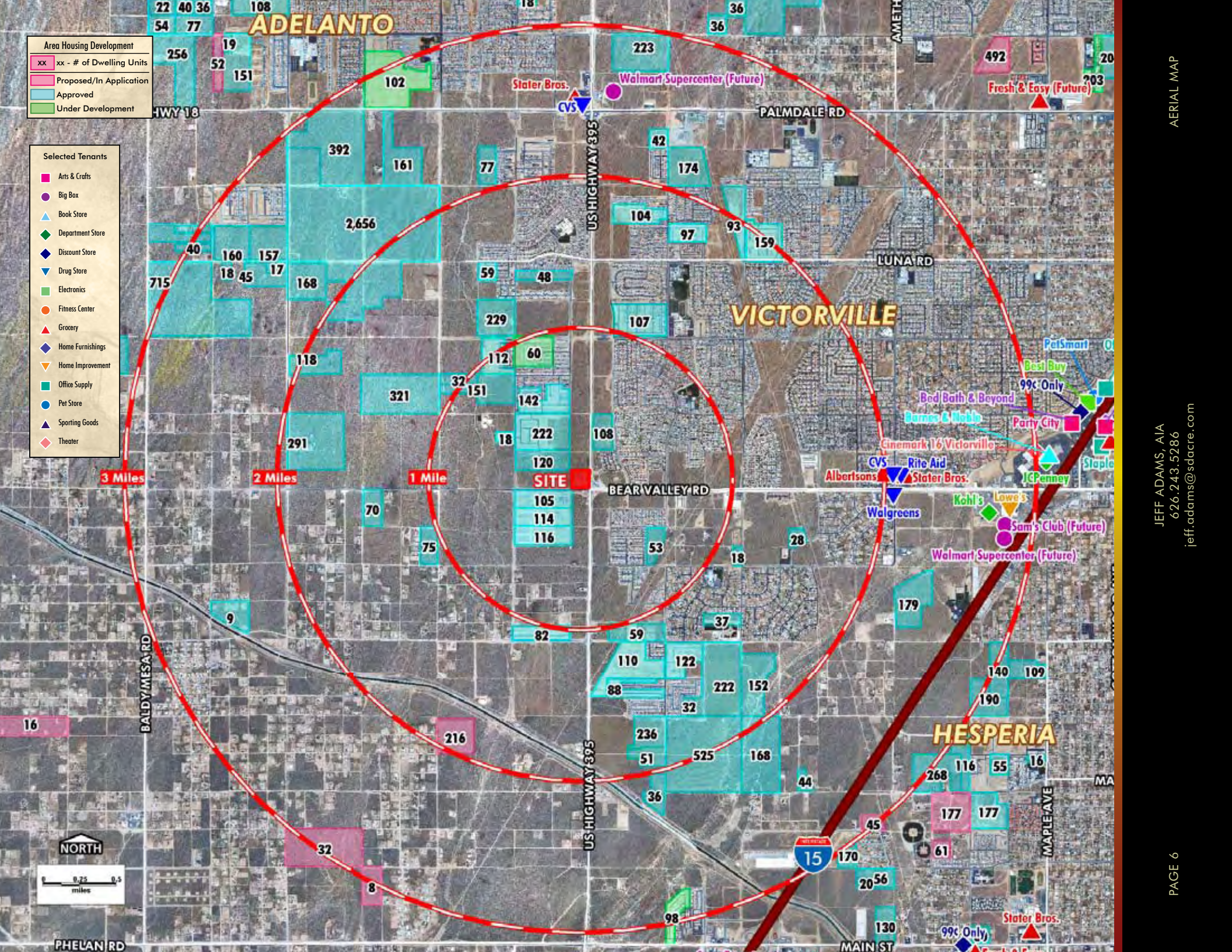
HESPERIA

Area Housing Development

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

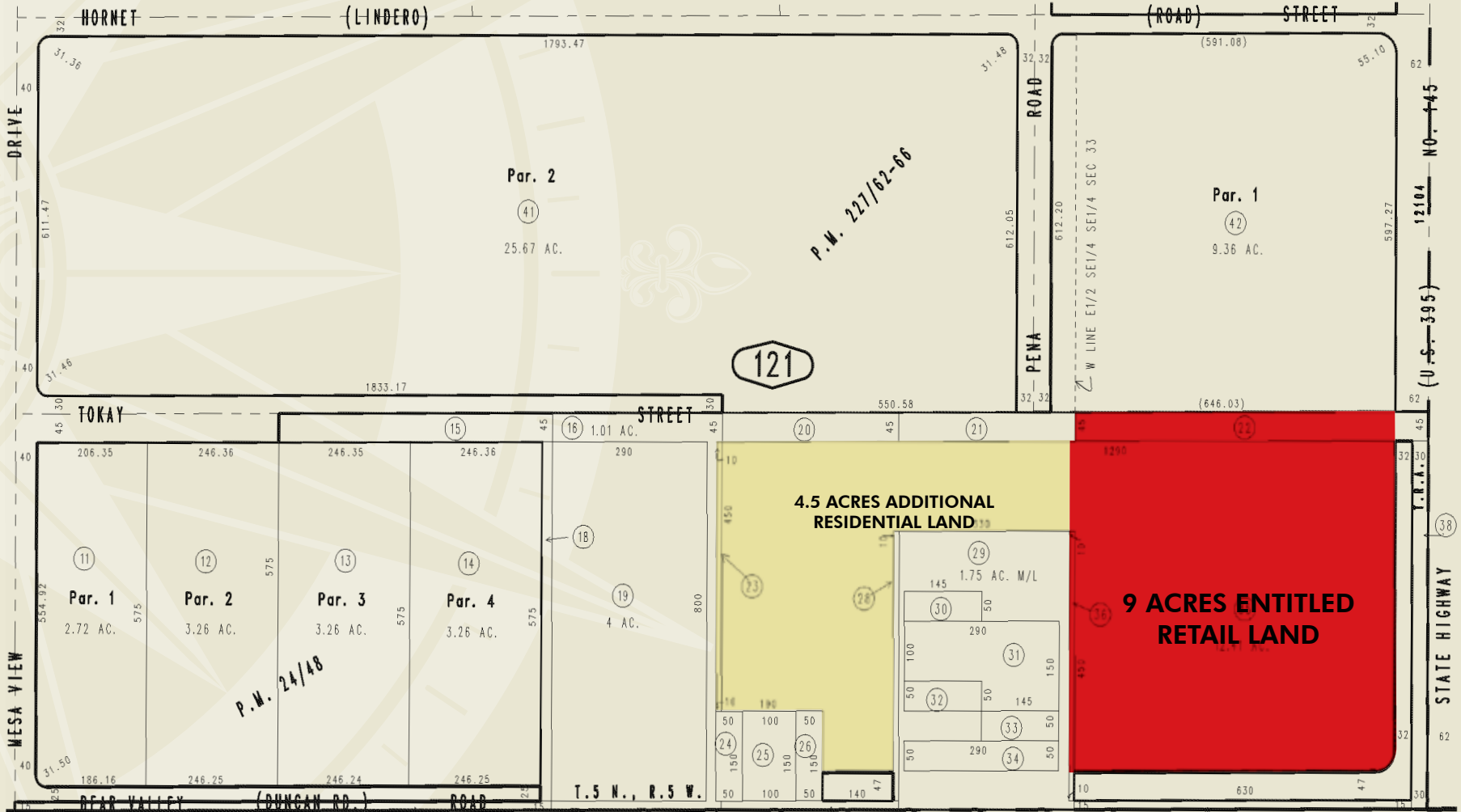
Selected Tenants

- 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





LUNA VILLAGE PLAT MAP



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OFFERING OVERVIEW

The Oasis is a fully entitled 85,000 square foot shopping center located at the prominent intersection of Highway 395 and Bear Valley Road. The project encompasses 9 acres of prime commercial land in the City of Victorville, County of San Bernardino, State of California. 4.5 acres of un-entitled residential land to the west are also available at buyer's option.

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 34,500 per day. The Oasis is well situated to serve the existing population of approximately 46,435 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.

The Oasis

CONFIDENTIALITY AGREEMENT and DISCLAIMER

("Seller") has retained Strategic Development Advisors, Inc. (SDA) as exclusive advisor for the sale of The Oasis at the NorthWest Corner of Highway 395 and Bear Valley 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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