

Hesperia, CA 92345



PADS ALONG I-15 AVAILABLE FOR GROUND LEASE



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Executive Summary

Joseph W. Brady Inc., dba The Bradco Companies as exclusive broker, is pleased to present two out pads adjacent to the brand-new ±8,531 Sq. Ft. Texas Roadhouse in Hesperia, CA. The Texas Roadhouse is the Largest Texas Roadhouse restaurant in the organization This site sits just south of the Interstate 15 & Main St on/off ramps along Mariposa Rd., which fronts I-15 with average daily traffic counts on I-15 of ±113,000 vehicles. The two pads come with approximately ±110 Sq. Ft. of presence on each side of the pole sign. The original concept calls for a future drive use, and a hotel. The location is situated at the gateway to the High Desert trade area. The site is also strategically located on the way and back to Las Vegas, Nevada, where 30% of the 42 million annual visitors are from California.

Property Details

Lease Rate	\$175,000 NNN Per Year
Lot Size	±5.00
Zoning	Regional Commercial
Market	Inland Empire
Submarket	North San Bernardino
Cross Street	Main Street

PROJECT HIGHLIGHTS

Overall Site Plan

- All off-site work has been completed and signed off by the city.
- Street lighting agreement along Mariposa Rd. is in place between SCE and TEAS Vii.
- Curb, gutter, sidewalks, ramps, drive approaches and landscaping along Mariposa have been installed and is being maintained by Texas Roadhouse(TXRH)
- All parking lot lighting for Texas Roadhouse has been installed and tied to TXRH billing.
- Landscape maintenance, irrigation and parking lighting cost will be part of CAM allocation to future Tenants.

Design Intent

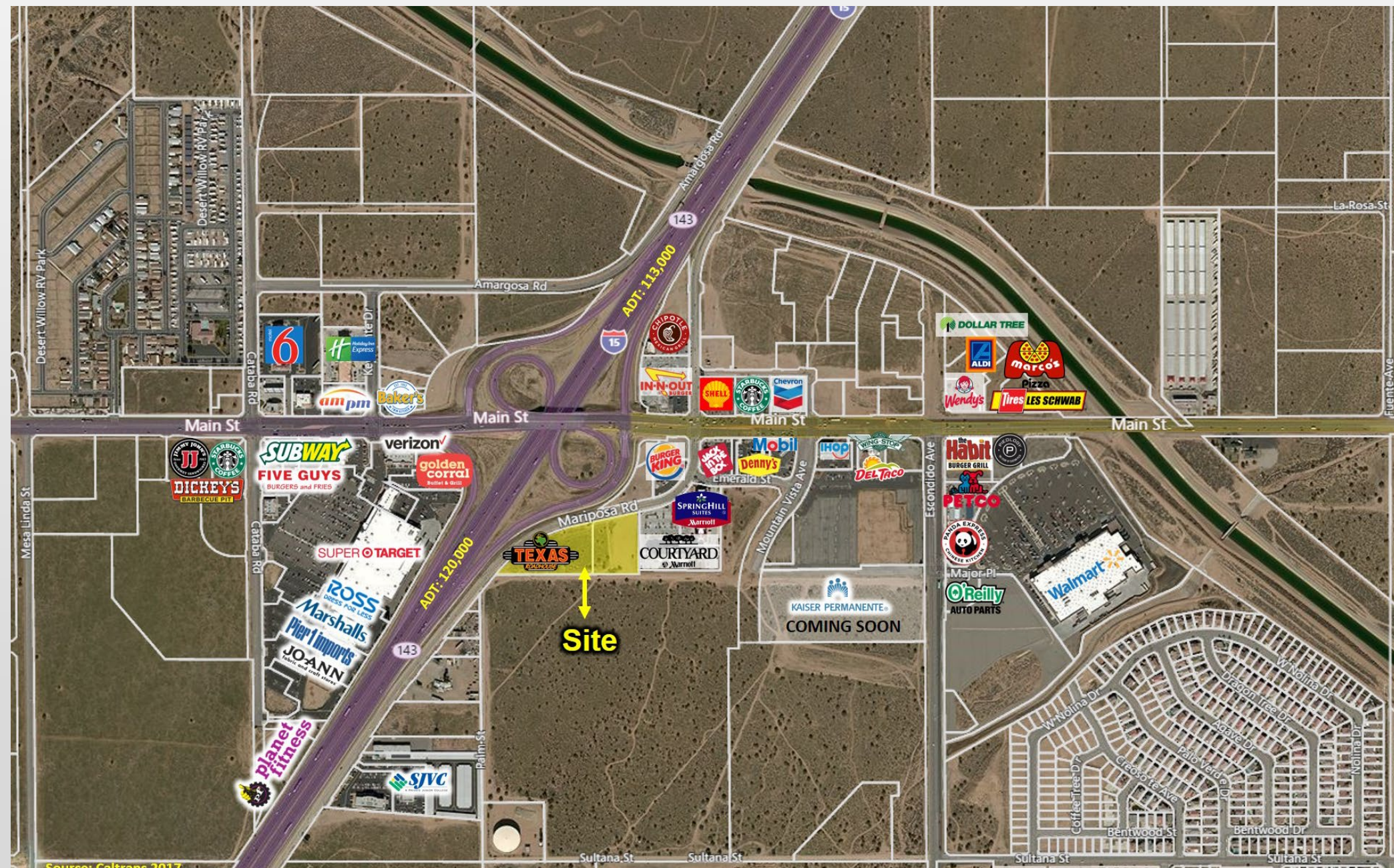
- Current parking developed has 210 stalls, with 10 added motorcycle stalls. Required parking for TXRH was 10 per 1000 at 8,531 Sq. Ft. or 85 stalls.
- The hotel will not be able to self-park and would likely require 110 stalls for 100 rooms. A reciprocal parking agreement would be in place as part of the CC&R's. This would allow them to share in the overage on the TXRH parcel.
- Drive-thru parcel may be able to self-park.

Utilities Status

- Storm drainage system was installed for the entire development during the TXRH build-out on parcel 1 and 2. Storm sewer stub outs are in place per the utilities plan.

Utilities Continued

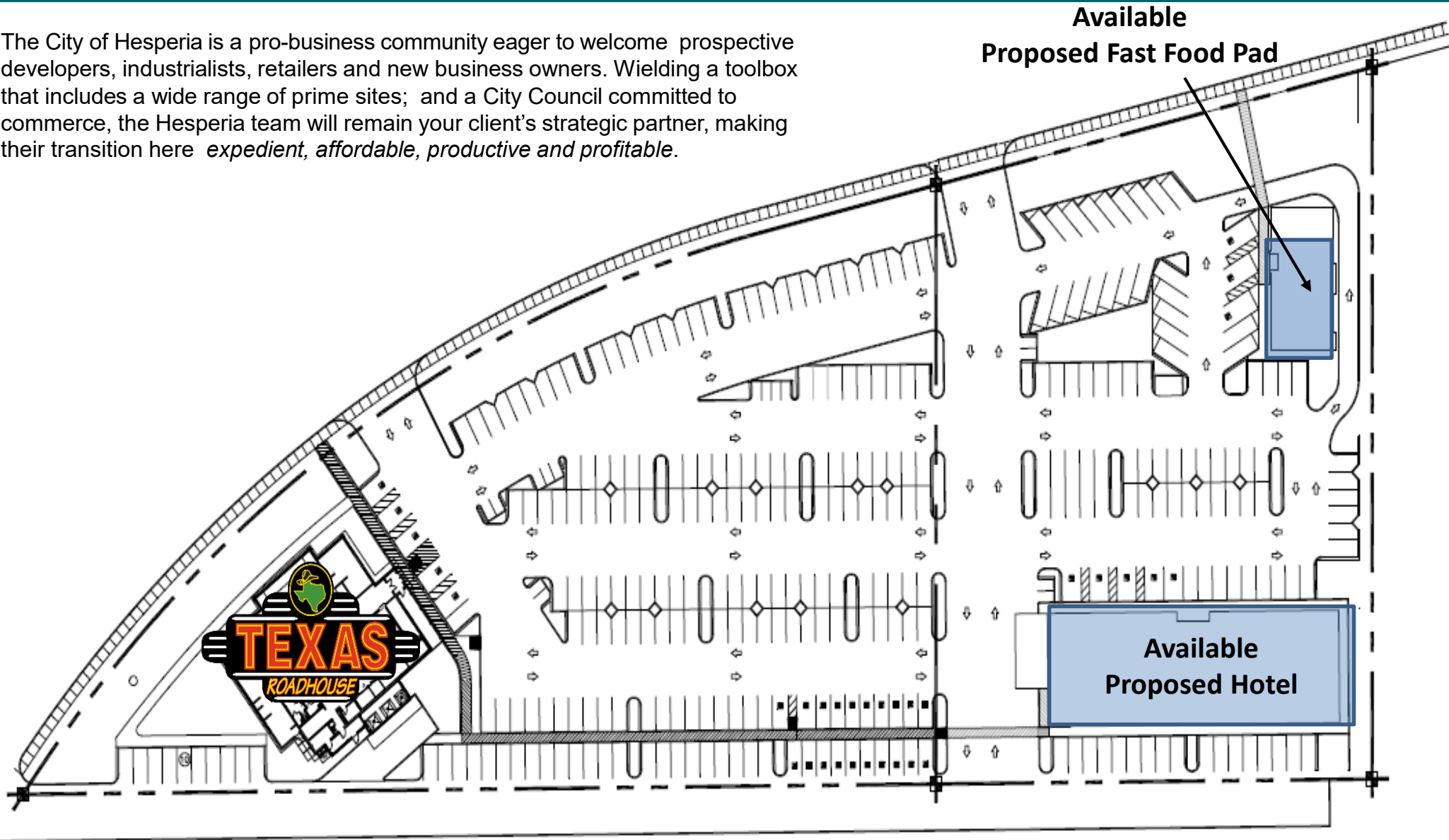
- Domestic water and fire water taps were made at the street and stubbed onto the property in the right of way/landscape area.
- Telephone and cable service are available at the NE corner of parcel 2 on the Marriott Hotel property in the right of way.
- Electrical vault is located in the NE corner of parcel 2 on the Marriott property. Per conversation with SCE, they felt the best way to service the Hotel and Drive-thru uses would be by extending service to new transformers from this vault.
- Natural gas runs along the south of the property parallel to the city sewer main. Southwest Gas would extend services to each tenant as required.
- Sanitary Sewer runs along the south of the property and would need to be extended by future tenants to their pads
- An easement will need to be created running along the eastern side of the property heading north to the drive-thru parcel for gas and sewer as it would pass through the hotel property



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Site Plan

The City of Hesperia is a pro-business community eager to welcome prospective developers, industrialists, retailers and new business owners. Wielding a toolbox that includes a wide range of prime sites; and a City Council committed to commerce, the Hesperia team will remain your client's strategic partner, making their transition here *expedient, affordable, productive and profitable*.



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Hesperia

Hesperia is located at the southwestern edge of the Mojave Desert, 92.2 miles (148 km) northeast of Los Angeles, 45 miles (72 km) south of Barstow, 54 miles (87 km) east of Palmdale, and 35 miles (56 km) north of San Bernardino through the Cajon Pass on Interstate 15. Hesperia is bordered by Apple Valley on the east, Victorville on the north, and Phelan on the west. The Mojave River flows sporadically through Hesperia. Hesperia is located at 3,191 feet (973 m) above sea level. According to the United States Census Bureau, the city has a total area of 73.2 square miles (190 km²). 73.1 square miles (190 km²) of it is land and 0.1 square miles (1.6 km²) being water.

According to the Köppen Climate Classification system, Hesperia has a Cold Desert Climate, abbreviated "BWk" on climate maps. Winter is the area's wet season.] The rain shadow caused by the mountain ranges to the south and west shield Hesperia from the majority of winter rainfall, but heavy rain is not uncommon. Summer thunderstorms associated with the North American Monsoon can bring power outages and local flash floods. Winter snowfall is sporadic - the average yearly snowfall amount is 4.4 inches. Average year-round temperature is 79° F.

Hesperia's location allows for an easy drive to Southern California's beaches, ski resorts in the nearby San Bernardino Mountains and hiking, camping and off-road adventures. Victorville is located within a two-and-a-half-hour drive to Primm Nevada (Stateline) and less than three hours to Las Vegas.

The City provides opportunities to new and expanding commercial and industrial businesses through investments it has made in major infrastructural systems that provide companies with immediate access to markets at costs that are among the most affordable in California.

- 900,000 workers within a one-hour drive
- 82,000 local residents who commute to outside jobs - and would love not to
- 34 area universities, colleges and technical schools
- Job training centers/vocational programs
- Affordable housing for all of your employees
- Employee training and recruitment programs are available from the County of San Bernardino and State of California
- City of Hesperia Top Five Employers – Hesperia Unified School District, County of San Bernardino, Stater Brothers. Arizona Pipeline and Super target.
- Hesperia has approved "Tapestry", a master-planned community of 15,600 homes in the southeast area of Hesperia (see page 5 of this document). We should see the first phase of 2,200 homes break ground by the end of 2018/beginning of 2019. Build-out of Tapestry will take place over 30 years and it may be about that time that the High Desert Corridor is completed in its entirety.

I-15 & Main Street Trade Area Twenty Minute Drive Time

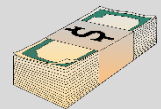
Population ±317,822



Households: ±95,217



Average HH Income: ±71,768



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(Source: City of Hesperia 2022 Projections)