

PHELAN VILLAGE SHOPPING CENTER

4013 Phelan Rd. | Phelan, CA 92371
SWC of Phelan Rd. & Sheep Creek Rd.

FOR LEASE



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FEATURES

- . Co Anchor Opportunities Available in Phelan Village Shopping Center . National and regional tenants include a top-performing newly remodeled Stater Bros, Mc Donald's, Dollar Tree, AutoZone, Verizon Wireless, The UPS Store, Subway, H&R Block, & Excelsior Charter School
- . Nearest competing grocery-anchored center is over 10 miles away in Adelanto In addition to the city of Phelan, the center draws from the areas of Oak Hills, Pinon Hills, and Wrightwood, which is often called The Land of Four Seasons by residents and tourists. Mountain High Ski Resort in Wrightwood has averaged 400,000 visitors annually for the past 20 Years
- . The trade area has a 2019 population of 38,990, a strong average household income of \$74,525 within a 10 minute drive time, and a much larger demand than current supply regarding retail options
- . Located on the prime signalized intersection of Phelan Road and Sheep Creek Rd with over 27,800 CPD, Phelan Village Shopping Center has excellent visibility, an impressive pylon sign, and two monument signs
- . The entire center is very appealing and clean with new paint, great lighting, and nice landscaping

JOIN:

STATER BROS.
markets



VISIT INTERACTIVE MAP



SITE PLAN | Phelan Village Shopping Center | 4013 Phelan Rd., Phelan, CA 92371



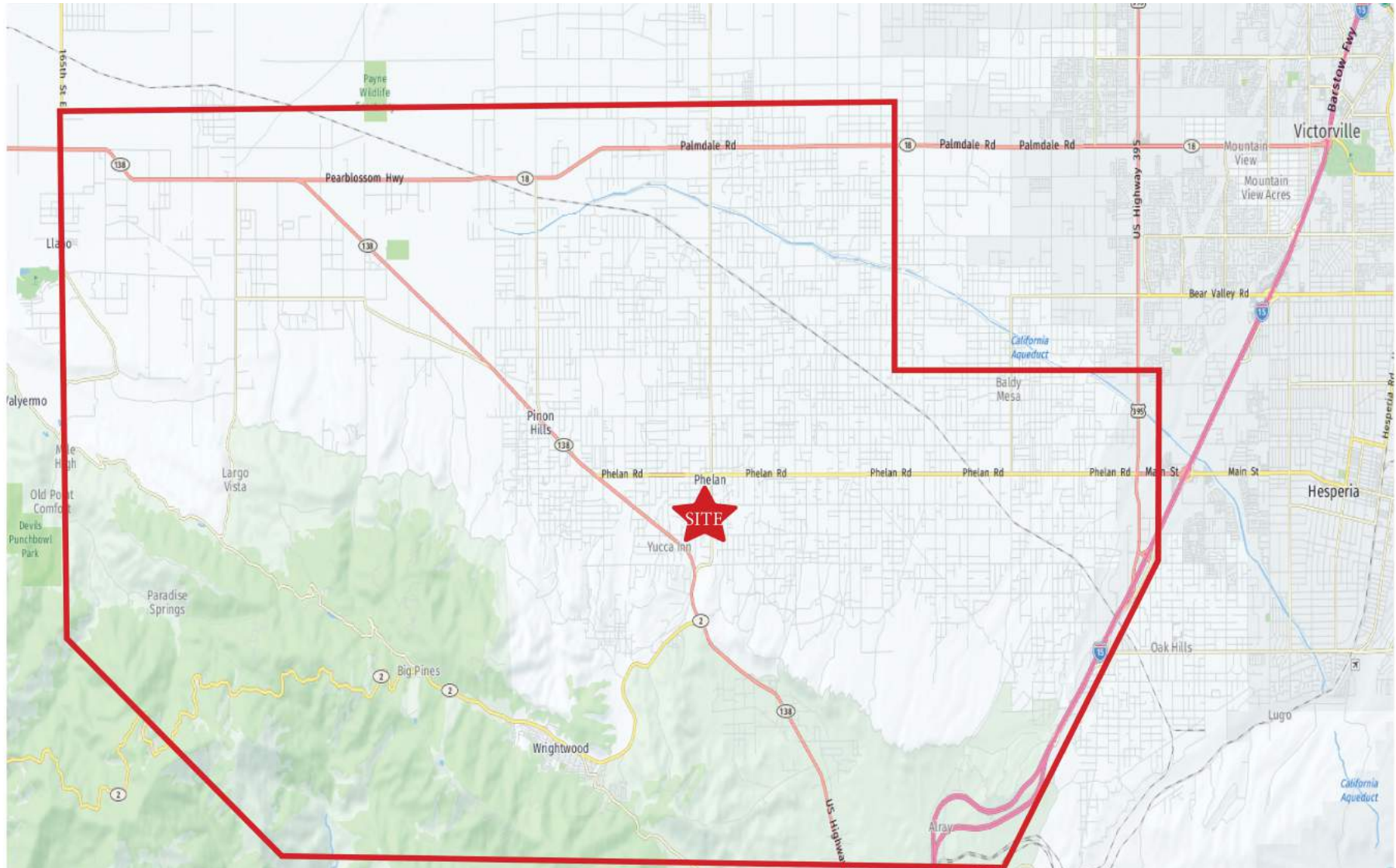
RETAILER MAP | Phelan Village Shopping Center | 4013 Phelan Rd., Phelan, CA 92371



ADDITIONAL PHOTOS | Phelan Village Shopping Center | 4013 Phelan Rd., Phelan, CA 92371



TRADE AREA MAP | Phelan Village Shopping Center | 4013 Phelan Rd., Phelan, CA 92371



Placer.ai provides retailers with actionable insights and location analytics derived from the foot traffic of millions of consumers; Using WIFI, GPS through partnerships with over 500 smart phone apps



Ranking of Foot Traffic - All Grocery Stores

15 Mile Radius of Phelan Village Shopping Center
From: January-July 2020

- # 1) Stater Bros. Markets US Hwy 395 Adelanto 542.7K Visits
- # 2) Stater Bros. Phelan 4531 Phelan Rd. Phelan 491.8K Visits
- # 3) Stater Bros. Markets Bear Valley Rd. Victorville 490.3 K Visits
- # 4) Stater Bros. Markets Main St. Hesperia 420.3K Visits
- # 5) Vallarta Supermakets Mariposa Rd. Victorville 401K Visits

Source: Placer.ai

TRADE AREA DEMOGRAPHICS | Phelan Village Shopping Center | 4013 Phelan Rd., Phelan, CA 92371

Population

2000 Population	27,061
2010 Population	36,421
2019 Population	38,990
2024 Population	40,327
2000-2010 Annual Rate	3.02%
2010-2019 Annual Rate	0.74%
2019-2024 Annual Rate	0.68%
2019 Male Population	51.3%
2019 Female Population	48.7%
2019 Median Age	40.7

In the identified area, the current year population is 38,990. In 2010, the Census count in the area was 36,421. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 40,327 representing a change of 0.68% annually from 2019 to 2024. Currently, the population is 51.3% male and 48.7% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	72.8%
2019 Black Alone	2.8%
2019 American Indian/Alaska Native Alone	1.0%
2019 Asian Alone	3.3%
2019 Pacific Islander Alone	0.2%
2019 Other Race	14.7%
2019 Two or More Races	5.2%
2019 Hispanic Origin (Any Race)	33.9%

Persons of Hispanic origin represent 33.9% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	98
2000 Households	9,165
2010 Households	12,252
2019 Total Households	13,083
2024 Total Households	13,504
2000-2010 Annual Rate	2.95%
2010-2019 Annual Rate	0.71%
2019-2024 Annual Rate	0.64%
2019 Average Household Size	2.95

The household count in this area has changed from 12,252 in 2010 to 13,083 in the current year, a change of 0.71% annually. The five-year projection of households is 13,504, a change of 0.64% annually from the current year total. Average household size is currently 2.95, compared to 2.94 in the year 2010. The number of families in the current year is 9,916 in the specified area.

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TRADE AREA DEMOGRAPHICS | Phelan Village Shopping Center | 4013 Phelan Rd., Phelan, CA 92371

Mortgage Income	
2019 Percent of Income for Mortgage	23.7%
Median Household Income	
2019 Median Household Income	\$62,809
2024 Median Household Income	\$76,007
2019-2024 Annual Rate	3.89%
Average Household Income	
2019 Average Household Income	\$83,256
2024 Average Household Income	\$99,022
2019-2024 Annual Rate	3.53%
Per Capita Income	
2019 Per Capita Income	\$27,844
2024 Per Capita Income	\$33,036
2019-2024 Annual Rate	3.48%
Households by Income	
Current median household income is \$62,809 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,007 in five years, compared to \$69,180 for all U.S. households	
Current average household income is \$83,256 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$99,022 in five years, compared to \$99,638 for all U.S. households	
Current per capita income is \$27,844 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,036 in five years, compared to \$36,530 for all U.S. households	
Housing	
2019 Housing Affordability Index	102
2000 Total Housing Units	11,058
2000 Owner Occupied Housing Units	7,376
2000 Renter Occupied Housing Units	1,789
2000 Vacant Housing Units	1,893
2010 Total Housing Units	14,664
2010 Owner Occupied Housing Units	9,567
2010 Renter Occupied Housing Units	2,685
2010 Vacant Housing Units	2,412
2019 Total Housing Units	15,128
2019 Owner Occupied Housing Units	9,638
2019 Renter Occupied Housing Units	3,445
2019 Vacant Housing Units	2,045
2024 Total Housing Units	15,595
2024 Owner Occupied Housing Units	10,141
2024 Renter Occupied Housing Units	3,363
2024 Vacant Housing Units	2,091

Currently, 63.7% of the 15,128 housing units in the area are owner occupied; 22.8% renter occupied; and 13.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 14,664 housing units in the area - 65.2% owner occupied, 18.3% renter occupied, and 16.4% vacant. The annual rate of change in housing units since 2010 is 1.39%. Median home value in the area is \$303,968, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.63% annually to \$363,228.

RETAIL DEMAND | Phelan Village Shopping Center | 4013 Phelan Rd., Phelan, CA 92371

Summary Demographics						
2019 Population						38,990
2019 Households						13,083
2019 Median Disposable Income						\$52,516
2019 Per Capita Income						\$27,844
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$494,965,019	\$177,282,887	\$317,682,132	47.3	122
Total Retail Trade	44-45	\$449,634,753	\$156,489,005	\$293,145,748	48.4	86
Total Food & Drink	722	\$45,330,266	\$20,793,882	\$24,536,384	37.1	36
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$98,776,704	\$13,451,864	\$85,324,840	76.0	14
Automobile Dealers	4411	\$78,482,152	\$5,639,640	\$72,842,512	86.6	2
Other Motor Vehicle Dealers	4412	\$12,300,239	\$2,713,019	\$9,587,220	63.9	2
Auto Parts, Accessories & Tire Stores	4413	\$7,994,313	\$5,099,205	\$2,895,108	22.1	9
Furniture & Home Furnishings Stores	442	\$15,914,812	\$2,545,683	\$13,369,129	72.4	3
Furniture Stores	4421	\$8,160,772	\$1,172,242	\$6,988,530	74.9	1
Home Furnishings Stores	4422	\$7,754,041	\$1,373,442	\$6,380,599	69.9	2
Electronics & Appliance Stores	443	\$15,550,032	\$1,958,176	\$13,591,856	77.6	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$30,134,800	\$10,667,448	\$19,467,352	47.7	9
Bldg Material & Supplies Dealers	4441	\$27,970,829	\$10,051,339	\$17,919,490	47.1	6
Lawn & Garden Equip & Supply Stores	4442	\$2,163,971	\$616,109	\$1,547,862	55.7	3
Food & Beverage Stores	445	\$70,785,939	\$36,626,031	\$34,159,908	31.8	9
Grocery Stores	4451	\$60,661,434	\$34,938,115	\$25,723,319	26.9	6
Specialty Food Stores	4452	\$4,985,905	\$878,824	\$4,107,081	70.0	2
Beer, Wine & Liquor Stores	4453	\$5,138,600	\$809,092	\$4,329,508	72.8	2
Health & Personal Care Stores	446,4461	\$32,061,358	\$4,759,474	\$27,301,884	74.1	4
Gasoline Stations	447,4471	\$41,028,859	\$57,324,796	-\$16,295,937	-16.6	10
Clothing & Clothing Accessories Stores	448	\$29,135,525	\$1,355,462	\$27,780,063	91.1	4
Clothing Stores	4481	\$21,019,370	\$1,057,741	\$19,961,629	90.4	3
Shoe Stores	4482	\$3,682,228	\$0	\$3,682,228	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$4,433,927	\$297,721	\$4,136,206	87.4	1
Sporting Goods, Hobby, Book & Music Stores	451	\$13,288,610	\$1,891,712	\$11,396,898	75.1	4
Sporting Goods/Hobby/Musical Instr Stores	4511	\$11,555,651	\$1,264,311	\$10,291,340	80.3	3
Book, Periodical & Music Stores	4512	\$1,732,959	\$627,401	\$1,105,558	46.8	1
General Merchandise Stores	452	\$72,803,165	\$15,187,793	\$57,615,372	65.5	5
Department Stores Excluding Leased Depts.	4521	\$42,628,137	\$13,055,151	\$29,572,986	53.1	3
Other General Merchandise Stores	4529	\$30,175,029	\$2,132,642	\$28,042,387	86.8	2
Miscellaneous Store Retailers	453	\$17,401,213	\$7,879,184	\$9,522,029	37.7	18
Florists	4531	\$797,745	\$0	\$797,745	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$3,643,715	\$3,222,058	\$421,657	6.1	5
Used Merchandise Stores	4533	\$1,636,355	\$444,216	\$1,192,139	57.3	3
Other Miscellaneous Store Retailers	4539	\$11,323,397	\$4,212,910	\$7,110,487	45.8	10
Nonstore Retailers	454	\$12,753,736	\$2,841,382	\$9,912,354	63.6	4
Electronic Shopping & Mail-Order Houses	4541	\$10,694,288	\$567,110	\$10,127,178	89.9	1
Vending Machine Operators	4542	\$195,155	\$0	\$195,155	100.0	0
Direct Selling Establishments	4543	\$1,864,292	\$2,274,272	-\$409,980	-9.9	3
Food Services & Drinking Places	722	\$45,330,266	\$20,793,882	\$24,536,384	37.1	36
Special Food Services	7223	\$951,575	\$120,258	\$831,317	77.6	1
Drinking Places - Alcoholic Beverages	7224	\$915,338	\$150,542	\$764,796	71.8	2
Restaurants/Other Eating Places	7225	\$43,463,353	\$20,523,083	\$22,940,270	35.9	33