



PROJECT UNDER CONSTRUCTION

WARREN VISTA CENTER

SWC Warren Vista and 29 Palms Highway
Yucca Valley, CA



Presented By:

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Offering Highlights

- Retail/Restaurant Pads with Patio Facing Highway
- Signalized Corner on 29 Palms Highway
- Up to 40,000 Sq. Ft. Available
- Yucca Valley – Trade Area of 100,000 People
- Traffic Count of 28,000 Cars Per Day

NAI Capital

Commercial Real Estate Services, Worldwide.



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WARREN VISTA CENTER

Property Summary

PROPERTY PHOTO

SWC Warren Vista and Twenty Nine Palms Highway	
Yucca Valley, CA 92284	
GLA	75,846
Building S.F.	75,846
Land Acres	7.70

■ New Home of Rite Aid and Fresh and Easy

Cross Street	Warren Vista	Tax Parcel Number	0595-271-26
Market	Morongo Valley	Submarket	Yucca Valley
No. of Buildings	4	No. of Pads	4
Available Pads	3	Corner	Yes
Zoning Type	Commercial	No. of Parking Spaces	332
No. Tenants	0	No. Stories	1

■ Property Descriptions

Construction	Frame and Stucco retail buildings
Parking	332 Car Parking
Ingress/Egress	From both Warren Vista and 29 Palms Highway (State Highway 62)
Major Tenants:	Rite Aid

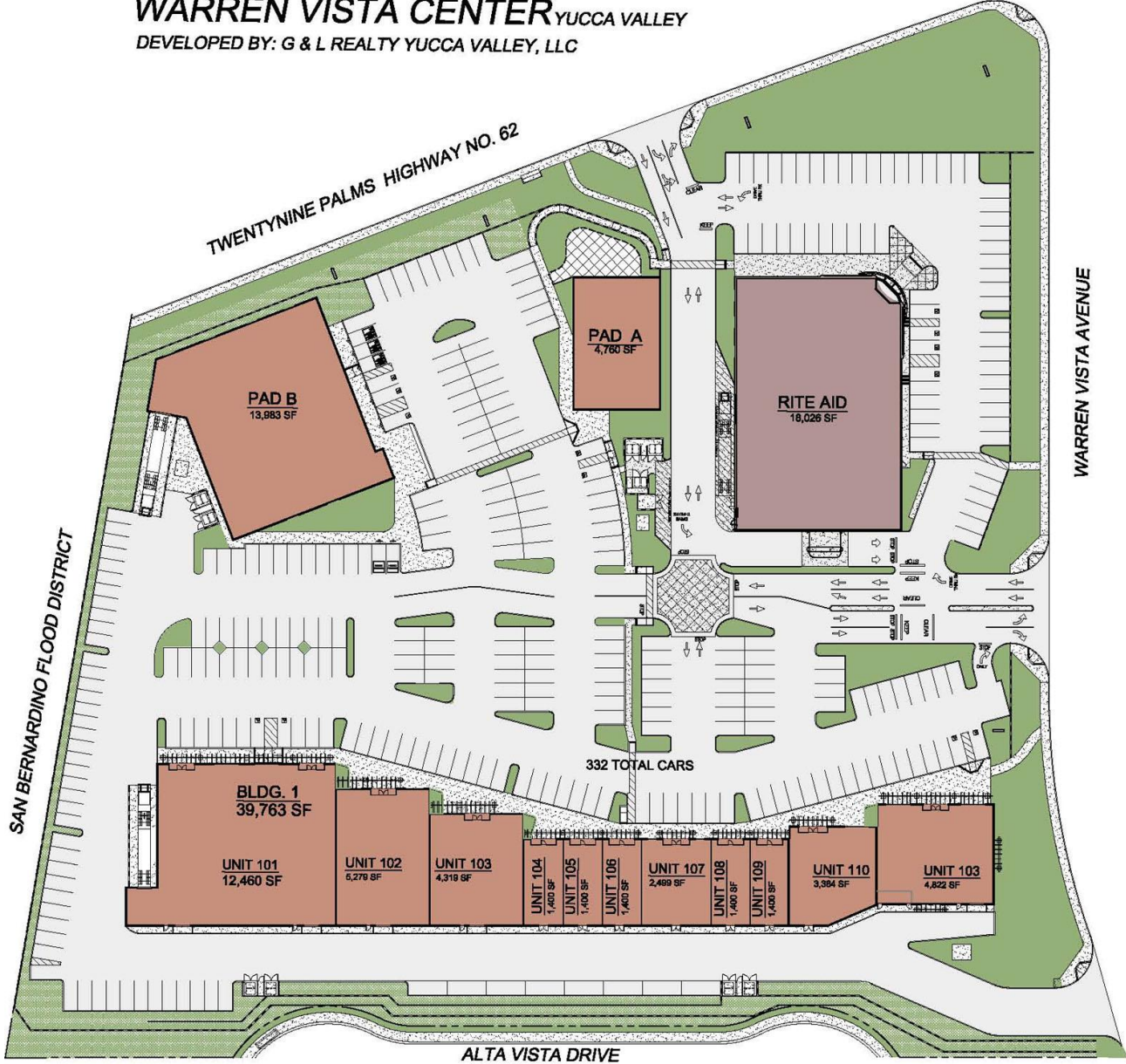
Yucca Valley is bordered by the San Bernardino Mountains to the west and is a gateway to Joshua Tree National Park (which receives 1.5 million visitors per year). Yucca Valley lies 37 miles north of Palm Springs and 17 miles west of 29 Palms, which is home to the largest marine base in the world. Yucca Valley is the commercial center for all of Morongo Valley and that includes and that includes the towns of Yucca Valley, Joshua Tree, 29 Palms and Morongo Valley and surrounding communities with a collective total population of 100,000. 29 Palms Hwy (State Hwy 62) is the main retail artery, with two access points into Joshua Tree National Park. The population in the area is expected to grow over the next five years at a rate double the state and national averages. The property is located across the street from Applebee's, Vons, the current Rite Aid, McDonald's, Taco Bell, Starbucks and Del Taco.

Property	The property is an eight-acre vacant development site in the heart of the retail corridor on a signalized corner. The project is the future home of Rite Aid and has space available for lease as build-to-suit and out-parcels are available for purchase or lease.
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Site Plan



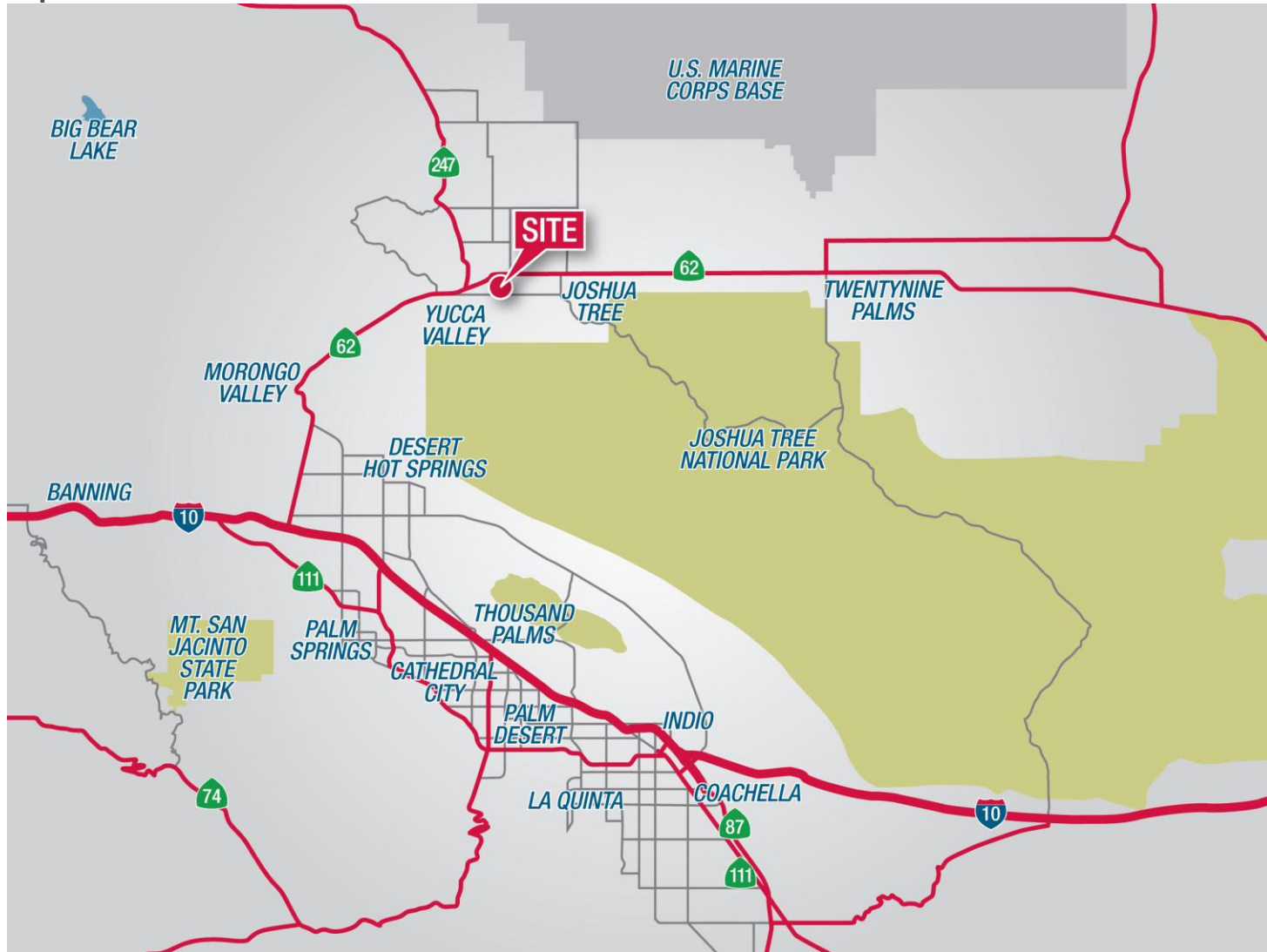
WARREN VISTA CENTER YUCCA VALLEY DEVELOPED BY: G & L REALTY YUCCA VALLEY, LLC



High View Aerial



Locator Map





CURRENT VIEW FROM THE BACK



VIEW OF FRONT CENTER BUILDING



VIEW FROM THE PARKING LOT



ACROSS THE STREET



Demographics Report

Date: 04/12/10

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii: WARREN VISTA DR & 29 PALMS HWY, YUCCA VALLEY, CA 92284

Lat: 34.126290 Long: -116.404870

City: Yucca Valley Pop: 19,477

County: San Bernardino County Pop: 2,023,779

Zip: 92284 Pop: 24,676

Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population: 2009			
Total Population	3,425	16,997	24,567
Male Population	47.4%	47.6%	48.1%
Female Population	52.6%	52.4%	51.9%
Median Age	37.5	40.6	40.6
Population Density (per sq. mi.)	1,090.2	601.2	312.8
Employees	1,223	5,560	6,732
Establishments	179	727	906
Income: 2009			
Median HH Income	\$35,346	\$39,013	\$37,727
Per Capita Income	\$19,770	\$19,473	\$19,232
Average HH Income	\$51,688	\$50,394	\$49,466
Households: 2009			
Total Households	1,323	6,458	9,399
Average Household Size	2.58	2.59	2.58
Household Growth 1990 - 2000	-0.3%	0.3%	1.6%
Housing: 2009			
Owner Occupied Housing Units	47.3%	54.7%	54.8%
Renter Occupied Housing Units	36.8%	29.0%	27.1%
Vacant Housing Units	16.0%	16.3%	18.1%
Race: 2009			
White	66.5%	67.6%	67.9%
Black	4.9%	4.7%	4.6%
American Indian, Eskimo, Aleut	1.9%	1.6%	1.7%
Asian	3.2%	3.5%	3.5%
Hawaiian or Pacific Islander	0.6%	0.4%	0.5%
Other	12.9%	12.8%	12.4%
Multirace	10.2%	9.4%	9.6%
Ethnicity: 2009			
Hispanic	26.6%	26.0%	25.9%
Non-Hispanic	73.4%	74.0%	74.1%



Consumer Expenditure Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2009 Consumer Expenditures (Average Household Annual Expenditures):			
Total Households	1,323	6,458	9,399
Median Household Income	\$35,346	\$39,013	\$37,727
Total Average Household Expenditure	\$44,729	\$43,943	\$43,401
Airline Fares	\$309.39	\$306.23	\$301.31
Alcoholic Beverages	\$507.59	\$500.88	\$493.25
Alimony And Child Support	\$220.98	\$218.09	\$214.27
Apparel	\$2,130.98	\$2,095.91	\$2,068.88
Apparel Services And Accessories	\$320.44	\$315.32	\$309.61
Audio Equipment	\$76.77	\$75.14	\$74.35
Babysitting And Elderly Care	\$356.33	\$349.68	\$342.91
Books	\$53.32	\$52.29	\$51.62
Books And Supplies	\$138.25	\$137.05	\$134.16
Boys Apparel	\$107.13	\$104.67	\$103.38
Cellular Phone Service	\$373.48	\$361.06	\$357.58
Cigarettes	\$300.30	\$287.14	\$286.08
Computer Hardware	\$295.99	\$293.74	\$289.05
Computer Information Services	\$143.22	\$140.46	\$137.78
Computer Software	\$23.07	\$22.91	\$22.54
Contributions	\$1,510.23	\$1,506.21	\$1,481.91
Coolant And Other Fluids	\$7.00	\$6.86	\$6.78
Cosmetics and Perfume	\$92.54	\$90.67	\$89.59
Deodorants and Other Personal Care Products	\$25.76	\$25.25	\$24.94
Education	\$992.32	\$979.74	\$958.41
Electricity	\$1,231.02	\$1,187.66	\$1,178.02
Entertainment	\$2,464.13	\$2,422.46	\$2,391.73
Fees And Admissions	\$584.43	\$585.89	\$574.48
Finance Charges Excluding Mortgage And Vehicle	\$497.76	\$484.44	\$478.78
Floor Coverings	\$58.15	\$58.77	\$57.41
Food And Beverages	\$7,074.88	\$6,911.80	\$6,838.68
Food At Home	\$3,830.41	\$3,709.29	\$3,679.10
Food Away From Home	\$2,736.88	\$2,701.63	\$2,666.34
Footwear	\$365.12	\$355.08	\$351.95
Fuel Oil And Other Fuels	\$120.25	\$118.08	\$117.08
Funeral And Cemetery	\$84.47	\$83.37	\$82.49
Furniture	\$495.36	\$497.01	\$489.45
Gasoline And Oil	\$2,060.89	\$2,022.53	\$2,004.11
Gifts	\$1,097.98	\$1,091.01	\$1,071.52
Girls Apparel	\$141.89	\$139.97	\$138.25
Hair Care	\$51.12	\$50.00	\$49.38
Hard Surface Flooring	\$22.31	\$22.07	\$21.72



Health Care	\$2,901.14	\$2,818.20	\$2,795.36
Health Care Insurance	\$1,400.70	\$1,360.17	\$1,349.00
Health Care Services	\$706.95	\$683.45	\$677.50
Health Care Supplies And Equipment	\$793.49	\$774.57	\$768.85
Household Services	\$266.78	\$266.07	\$261.87
Household Supplies	\$655.98	\$654.15	\$643.45
Household Textiles	\$137.51	\$135.41	\$133.51
Housewares And Small Appliances	\$950.13	\$941.85	\$926.41
Indoor Plants And Fresh Flowers	\$60.28	\$59.33	\$58.20
Infants Apparel	\$94.95	\$93.66	\$92.52
Jewelry	\$127.64	\$126.16	\$123.95
Legal And Accounting	\$92.84	\$90.97	\$89.98
Magazines	\$29.87	\$29.29	\$28.91
Major Appliances	\$222.95	\$219.44	\$216.98
Mass Transit	\$82.88	\$81.95	\$80.66
Men's Apparel	\$396.50	\$392.09	\$386.79
Mortgage Interest	\$3,226.73	\$3,223.30	\$3,162.30
Natural Gas	\$461.89	\$448.35	\$444.12
New Car Purchased	\$985.25	\$986.14	\$970.45
New Truck Purchased	\$1,161.45	\$1,164.44	\$1,145.95
New Vehicle Purchase	\$2,146.70	\$2,150.58	\$2,116.40
Newspapers	\$62.52	\$61.40	\$60.60
Oral Hygeine Products	\$23.57	\$23.09	\$22.81
Other Lodging	\$446.63	\$442.93	\$431.01
Other Miscellaneous Expenses	\$96.09	\$93.50	\$92.41
Other Repairs And Maintenance	\$128.14	\$126.09	\$124.12
Other Tobacco Products	\$33.41	\$31.96	\$31.83
Other Transportation Costs	\$484.64	\$480.37	\$472.46
Other Utilities	\$377.97	\$368.04	\$364.46
Paint And Wallpaper	\$57.15	\$56.17	\$55.32
Personal Care Products	\$152.82	\$149.73	\$147.92
Personal Care Services	\$437.83	\$428.64	\$423.40
Personal Insurance	\$425.64	\$422.75	\$415.37
Pet Supplies And Services	\$247.33	\$240.49	\$237.95
Photographic Equipment And Supplies	\$110.37	\$107.37	\$106.20
Plumbing And Heating	\$50.10	\$49.74	\$49.03
Property Taxes	\$1,406.51	\$1,415.43	\$1,394.25
Public Transportation	\$480.92	\$475.92	\$468.27
Records / Tapes / CD Purchases	\$123.97	\$120.81	\$119.46
Recreational Equipment And Supplies	\$989.96	\$968.29	\$958.54
Rental Costs	\$2,355.75	\$2,242.48	\$2,246.03
Roofing And Siding	\$69.26	\$68.45	\$67.47
Satellite Dishes	\$9.72	\$9.50	\$9.40
Shaving Needs	\$10.95	\$10.72	\$10.59
Shelter	\$8,581.63	\$8,452.20	\$8,344.30
Telephone Service Excl Cell Phones	\$733.22	\$710.55	\$704.01
Televisions	\$112.24	\$109.85	\$108.70
Transportation	\$8,959.53	\$8,830.45	\$8,725.09



Tuition	\$854.07	\$842.69	\$824.25
Used Car Purchase	\$832.73	\$807.24	\$800.58
Used Truck Purchase	\$721.18	\$700.92	\$695.34
Used Vehicle Purchase	\$1,553.91	\$1,508.16	\$1,495.93
VCRs And Related Equipment	\$46.58	\$45.44	\$44.94
Vehicle Insurance	\$1,039.04	\$1,018.80	\$1,008.02
Vehicle Repair	\$702.23	\$688.06	\$680.26
Vehicle Repair And Maintenance	\$709.23	\$694.92	\$687.04
Video And Audio Equipment	\$889.74	\$868.27	\$858.72
Video Game Hardware And Software	\$29.06	\$28.38	\$28.06
Watches	\$23.72	\$23.34	\$22.91
Women's Apparel	\$704.95	\$695.12	\$686.39

1 Miles: 3 Miles: 5 Miles:

2014 Consumer Expenditures (Ave HH Exp):

Total Households	1,218	5,946	8,633
Median Household Income	\$37,768	\$41,716	\$40,554
Total Average Household Expenditure	\$46,846	\$46,265	\$45,613
Airline Fares	\$326.99	\$325.47	\$319.05
Alcoholic Beverages	\$535.56	\$529.75	\$520.30
Alimony And Child Support	\$234.19	\$232.53	\$227.88
Apparel	\$2,242.19	\$2,213.78	\$2,181.84
Apparel Services And Accessories	\$339.66	\$336.77	\$329.56
Audio Equipment	\$80.10	\$78.86	\$77.90
Babysitting And Elderly Care	\$381.51	\$377.34	\$369.20
Books	\$55.77	\$55.06	\$54.26
Books And Supplies	\$147.74	\$147.59	\$144.14
Boys Apparel	\$113.77	\$111.42	\$109.89
Cellular Phone Service	\$388.74	\$377.91	\$373.75
Cigarettes	\$307.15	\$295.63	\$294.10
Computer Hardware	\$311.76	\$311.85	\$306.42
Computer Information Services	\$152.21	\$150.67	\$147.64
Computer Software	\$24.29	\$24.31	\$23.89
Contributions	\$1,598.67	\$1,600.94	\$1,569.01
Coolant And Other Fluids	\$7.31	\$7.21	\$7.12
Cosmetics and Perfume	\$96.78	\$95.39	\$94.09
Deodorants and Other Personal Care Products	\$26.95	\$26.58	\$26.21
Education	\$1,062.22	\$1,057.11	\$1,031.75
Electricity	\$1,276.68	\$1,238.07	\$1,226.22
Entertainment	\$2,578.88	\$2,553.68	\$2,516.27
Fees And Admissions	\$623.68	\$628.44	\$614.64
Finance Charges Excluding Mortgage And Vehicle	\$520.88	\$508.61	\$501.62
Floor Coverings	\$61.71	\$62.98	\$61.38
Food And Beverages	\$7,386.88	\$7,249.09	\$7,161.92
Food At Home	\$3,981.09	\$3,872.04	\$3,835.74



Food Away From Home	\$2,870.23	\$2,847.30	\$2,805.88
Footwear	\$381.40	\$371.89	\$368.05
Fuel Oil And Other Fuels	\$124.68	\$123.08	\$121.93
Funeral And Cemetery	\$88.05	\$87.08	\$85.98
Furniture	\$522.03	\$527.38	\$518.30
Gasoline And Oil	\$2,142.04	\$2,112.31	\$2,090.73
Gifts	\$1,163.72	\$1,160.13	\$1,136.38
Girls Apparel	\$150.43	\$149.07	\$147.17
Hair Care	\$53.50	\$52.65	\$51.92
Hard Surface Flooring	\$23.44	\$23.38	\$22.96
Health Care	\$2,999.35	\$2,929.71	\$2,901.11
Health Care Insurance	\$1,447.50	\$1,413.53	\$1,399.59
Health Care Services	\$733.87	\$713.52	\$706.16
Health Care Supplies And Equipment	\$817.97	\$802.66	\$795.36
Household Services	\$281.58	\$282.55	\$277.33
Household Supplies	\$693.74	\$696.15	\$682.88
Household Textiles	\$143.74	\$142.77	\$140.62
Housewares And Small Appliances	\$1,001.99	\$1,001.34	\$983.51
Indoor Plants And Fresh Flowers	\$63.91	\$63.52	\$62.24
Infants Apparel	\$100.04	\$99.15	\$97.89
Jewelry	\$135.05	\$134.50	\$131.69
Legal And Accounting	\$96.95	\$95.26	\$94.02
Magazines	\$31.23	\$30.84	\$30.39
Major Appliances	\$231.84	\$230.15	\$226.99
Mass Transit	\$87.54	\$87.04	\$85.35
Men's Apparel	\$417.18	\$414.25	\$408.17
Mortgage Interest	\$3,440.42	\$3,453.77	\$3,383.79
Natural Gas	\$480.76	\$468.99	\$463.79
New Car Purchased	\$1,040.52	\$1,046.72	\$1,029.87
New Truck Purchased	\$1,226.40	\$1,235.84	\$1,215.97
New Vehicle Purchase	\$2,266.92	\$2,282.55	\$2,245.84
Newspapers	\$65.36	\$64.62	\$63.68
Oral Hygiene Products	\$24.66	\$24.31	\$23.97
Other Lodging	\$482.29	\$481.96	\$467.65
Other Miscellaneous Expenses	\$100.56	\$98.16	\$96.81
Other Repairs And Maintenance	\$134.73	\$133.67	\$131.33
Other Tobacco Products	\$34.18	\$32.91	\$32.74
Other Transportation Costs	\$513.70	\$510.27	\$500.79
Other Utilities	\$393.41	\$385.08	\$380.83
Paint And Wallpaper	\$60.01	\$59.46	\$58.45
Personal Care Products	\$159.84	\$157.57	\$155.40
Personal Care Services	\$458.05	\$451.23	\$444.96
Personal Insurance	\$450.84	\$450.66	\$441.47
Pet Supplies And Services	\$257.21	\$252.49	\$249.36
Photographic Equipment And Supplies	\$114.54	\$112.51	\$111.08
Plumbing And Heating	\$52.49	\$52.53	\$51.67
Property Taxes	\$1,482.37	\$1,499.94	\$1,474.28
Public Transportation	\$508.25	\$505.79	\$495.81



Records / Tapes / CD Purchases	\$129.48	\$126.93	\$125.32
Recreational Equipment And Supplies	\$1,026.45	\$1,013.58	\$1,001.41
Rental Costs	\$2,386.10	\$2,278.29	\$2,278.55
Roofing And Siding	\$72.63	\$72.32	\$71.14
Satellite Dishes	\$10.14	\$9.96	\$9.84
Shaving Needs	\$11.45	\$11.29	\$11.13
Shelter	\$8,994.87	\$8,908.95	\$8,778.67
Telephone Service Excl Cell Phones	\$762.58	\$742.99	\$735.11
Televisions	\$116.99	\$115.14	\$113.76
Transportation	\$9,380.00	\$9,284.47	\$9,162.24
Tuition	\$914.48	\$909.52	\$887.61
Used Car Purchase	\$866.75	\$841.11	\$832.44
Used Truck Purchase	\$749.80	\$729.53	\$722.17
Used Vehicle Purchase	\$1,616.55	\$1,570.64	\$1,554.61
VCRs And Related Equipment	\$48.62	\$47.71	\$47.11
Vehicle Insurance	\$1,083.02	\$1,067.11	\$1,054.77
Vehicle Repair	\$733.76	\$723.18	\$714.13
Vehicle Repair And Maintenance	\$741.08	\$730.39	\$721.25
Video And Audio Equipment	\$928.75	\$911.65	\$900.22
Video Game Hardware And Software	\$30.31	\$29.78	\$29.41
Watches	\$25.16	\$24.95	\$24.41
Women's Apparel	\$739.71	\$731.23	\$721.10

Consumer Expenditure Categories contain overlapping information and will therefore NOT add up to Total Household Expenditure



Date: 04/12/10

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii: WARREN VISTA DR & 29 PALMS HWY, YUCCA VALLEY, CA 92284

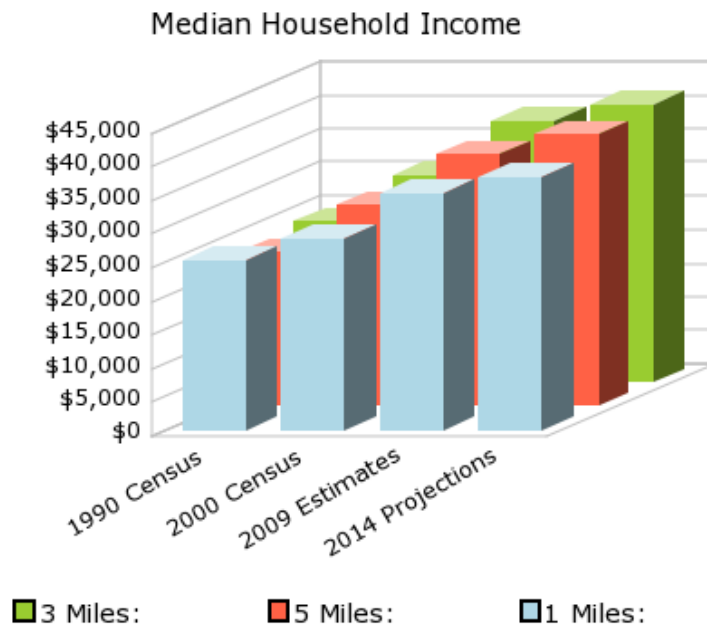
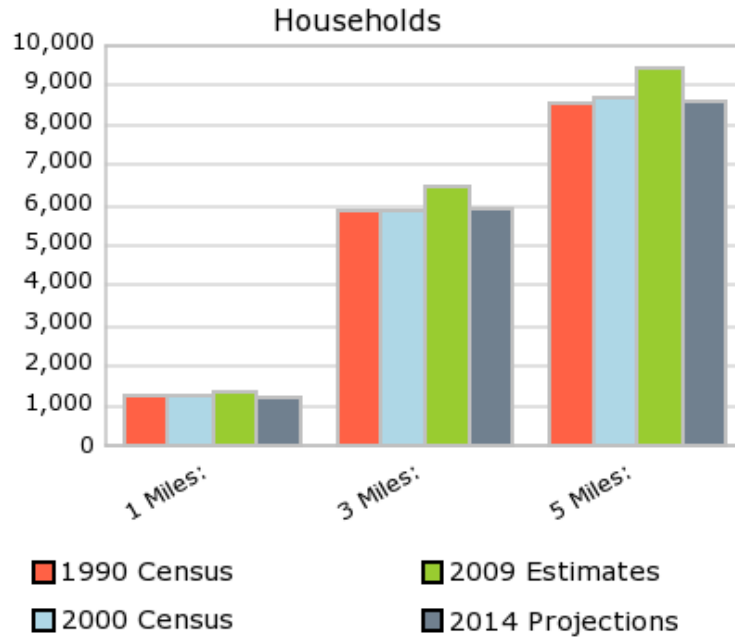
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City: Yucca Valley Pop: 19,477

County: San Bernardino County Pop: 2,023,779

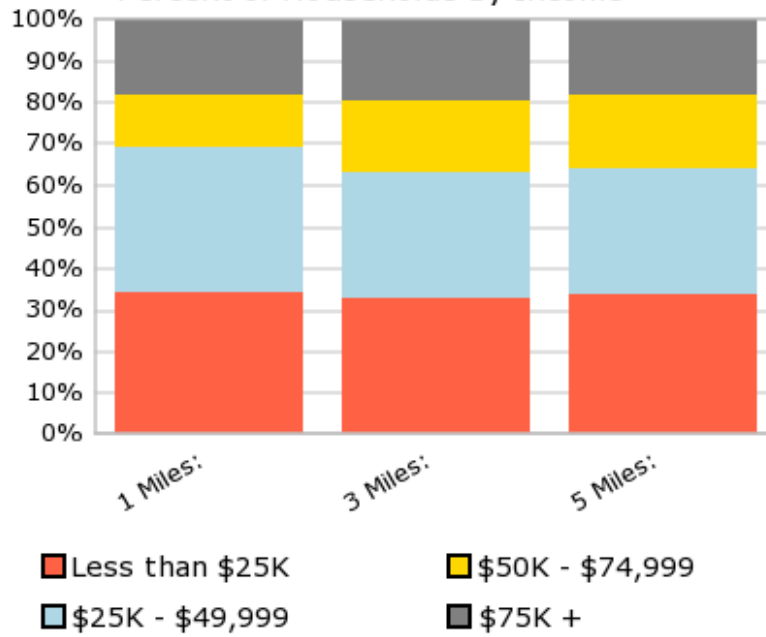
Zip: 92284 Pop: 24,676

Demographic Snapshot Comparison Report with Charts

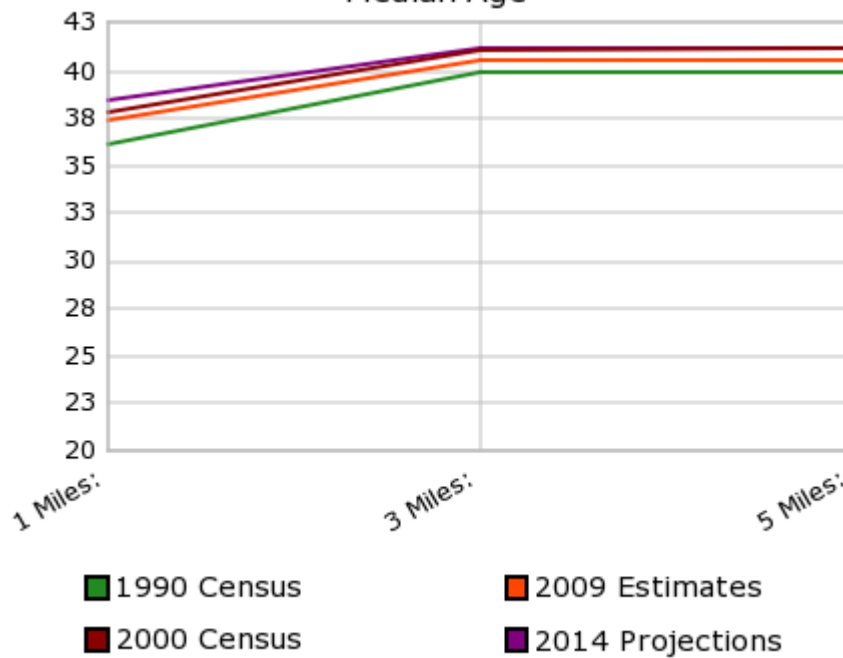




Percent of Households by Income

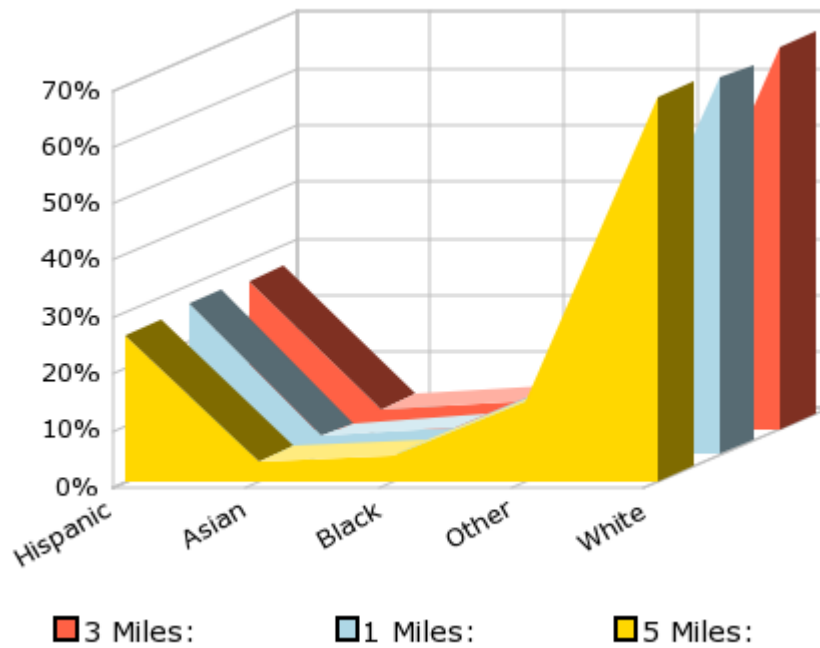


Median Age





Population by Race and Ethnicity



Population

