



## Car Wash and Valvoline Property For Sale

**MGR**  
Real Estate

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14949 Bear Valley Road,  
Hesperia, CA, 92345

# 14949 Bear Valley Road

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## MARKETED BY :

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## Investment Summary

Total Price	\$4,250,000
Occupancy	100%
Building Size (Car Wash)	4,860 SF
Building Size (Valvoline)	1,429 SF
Total Building Footprint	6,289 SF
Land Area	61,855 SF
Parcel Number	0406-031-220000

## Investment Description

14949 Bear Valley Road is a commercial property located in Hesperia, CA one-off the corner of Bear Valley Road and Cottonwood Avenue. The property contains a full-service car wash (4,860 SF; DBA Bear Valley Car Wash) and a Valvoline Quick Lube (1,429 SF), both presiding on NN leases and located on a 61,855 SF parcel. The parcel's vacant southwest corner approximating in 10,000 SF was also approved and rendered for a 5,115 SF five-bay garage building development.

The property is located on the busiest traffic artery in the High Desert Tri-City area with an average of 62,041 CPD traveling at the corner of Bear Valley Road and Cottonwood Avenue. The property is directly across from a grocery-anchored (El Super) retail center, one block away from Home Depot, and is less than half of a mile away from The Mall of Victorville and 15-freeway. The property is located on the border of Hesperia and Victorville; both are dynamic communities that are committed to promoting a business-friendly environment and are two of the most cost effective places to do business in Southern California.

The property's high traffic capture rate, proximity to major national retailers, and proposed garage building development could provide immediate upside, posing it as an attractive investment opportunity.

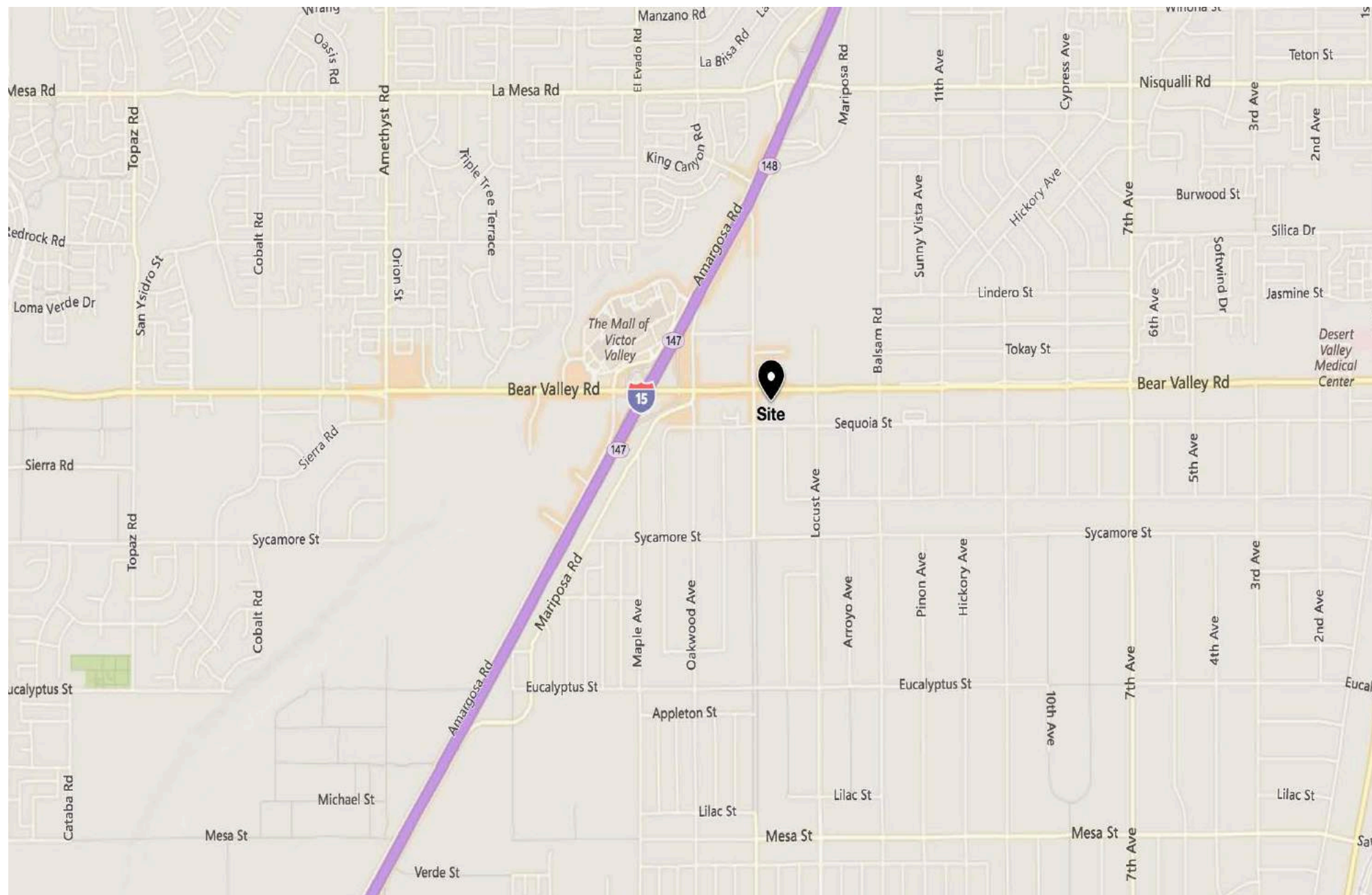






# 14949 Bear Valley Road

## Local Map





# 14949 Bear Valley Road

## Area Overview

### City Overview - Hesperia, CA

The property is located in San Bernardino County, on the border of Hesperia and Victorville.

Hesperia is a city 35 miles north of downtown San Bernardino in Victor Valley. This portion of the Mojave Desert is referred to as the High Desert due to the unique and moderate weather patterns. Hesperia is located at 3,191 feet above sea level and is a neighbor of Victorville, Oak Hills and Apple Valley. The Mojave River flows northerly through the east side of the city, while the California Aqueduct splits the city from north to south en route to Silverwood Lake. Hesperia has become known for affordable housing, the pleasant desert climate, clean air, beautiful scenery and a hometown feel.

Hesperia grew relatively slowly until the completion of US Routes 66, 91 and 395 in the 1940s followed by Interstate 15 in the late 1960s. A total of 30 square miles (78 km<sup>2</sup>) of land was laid out for possible residential development. The main wave of newcomers arrived at Hesperia in the 1980s. Suburban growth transformed the small town of 5,000 people in 1970 to a moderate-sized community of over 92,000 by the year 2015. Hesperia's growing population has prompted an increase in business growth throughout the City, including the High Desert Gateway Retail Center shops at Topaz and Topaz Marketplace.

Hesperia has its own manmade lake (Hesperia Lake Park) on the southeastern edge of the town. On the southern edge of Hesperia, where the city meets the desert by the airport to the east, is a somewhat pronounced mesa which the locals refer to as "The Mesa." The city has a total area of 73.2 square miles.

Victorville has successfully established itself as one of the most cost-effective locations in California to do business. Industry chooses Victorville because of the investments it has made in its public infrastructure system, its close proximity to major transportation routes, its large, skilled labor force, its family-friendly community and its commitment to promoting a business-friendly environment. Over the past 15 years, Victorville has experienced robust industrial and retail expansion – and it is poised to continue that growth.

Victorville is part of the Victor Valley which also includes the communities of Adelanto, Apple Valley, Hesperia, Lucerne Valley, Oak Hills, Phelan, 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.

It is the City of Victorville's mission to attract a diverse nature of commercial and industrial companies by creating a range of employment opportunities. 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. These opportunities are located at the Southern California Logistics Airport (SCLA), the Foxborough Industrial Park, the Auto Park at Valley Center, the Mall of Victor Valley and prime retail centers located throughout the City.

Southern California Logistics Airport (Airport Code: KVCV) is a 2,500-acre world-class aerospace services hub, providing aircraft owners, manufacturers and aerospace service providers with an ideal location to serve the global market. Aerospace sectors currently doing business at SCLA include non-scheduled passenger charter, aircraft storage, aircraft parts warehousing, jet engine testing, flight testing, UAS pilot training, aircraft painting and Maintenance Repair & Overhaul (MRO) services.

Both the Ports of Los Angeles and Long Beach, which are located less than 100-miles from the City, can be easily accessed from Victorville via Union Pacific Railway and BNSF. Additionally, Victorville's secured Port of Entry designation allows businesses to bypass lengthy Customs inspections at major ports by clearing Customs at SCLA. An estimated 60% of all goods moving into and out of Southern California travel through Victorville. Cargo can be cleared and transported to the West and points eastward within 24-hours via ground or rail.

## County Overview

Located at the heart of Southern California, the County of San Bernardino is the largest county in the United States. Its vast borders stretch from the greater Los Angeles area to the Nevada border and the Colorado River, encompassing a total area of 20,160 square miles. Comprised of 24 cities, the County of San Bernardino is home to more than two million residents. The county is commonly divided into three distinct areas, including the Valley Region (sometimes divided into East and West Valley), the Mountain Region, and the Desert Region. The Valley Region contains the majority of the county's incorporated areas and is the most populous region. The Mountain Region is primarily comprised of public lands owned and managed by federal and state agencies. The Desert Region is the largest region (approximately 93% of the county's land area) and includes parts of the Mojave Desert.

San Bernardino County is mostly undeveloped - more than three-quarters (80%) of San Bernardino County is vacant land. Industrial uses make up 0.8% of the county's land use, followed by utilities (0.5%), agriculture (0.5%),

# 14949 Bear Valley Road

transportation (0.4%), and parks (0.2%). Commercial uses, schools, offices, and government buildings each make up 0.1% or less of county land.

San Bernardino County has the fifth largest population in California. In July 2014, San Bernardino County's population was estimated at over two million and is the twelfth most populous county in the nation. Since 2000, San Bernardino County's population has grown by approximately 22%, with the population expected to reach about 2.66 million by 2035. This is equivalent to a growth rate of 27% between 2014 and 2035, which is toward the top of the range among other southern California counties, with Riverside County projected to grow the fastest at 33% and Orange County the slowest at 9%.

Locating in the County of San Bernardino puts you at the center of a vibrant economy on a local, national, and global level. San Bernardino County has a skilled workforce of almost 900,000 people, and has access to over 21 millions strong regional consumer population. The County's infrastructure and transportation assets provide unrivaled access to lucrative consumer and business markets. The region is the nation's leading logistics, warehouse, and distribution market for a multitude of Fortune 500 firms thanks to a location of approximately 40 miles from the seaports of Los Angeles/Long Beach. The County also benefits from three large airports with spare capacity and available space nearby (ONT, SBD, and VCV). LA/Ontario International Airport (ONT) is a medium-hub, full-service airport with commercial passenger service to major U.S. cities. ONT is also a major cargo airport and serves as the UPS West Coast air hub. The busiest rail corridors in the U.S. run through the County. Union Pacific and BNSF rail lines connect the ports of Los Angeles/Long Beach with designation east of the Rockies providing even more reason that the County is a great location for U.S. regional distribution centers. There is also a strategic network of roadways that provide important links to business centers across the country. The interstate highways (I-10, I-15, and I-40) are powerful corridors for business and good movement. This infrastructure asset makes the County a perfect location for a western U.S. regional distribution center for national brands.

The County of San Bernardino embarked on a bold mission to develop a Countywide vision. For the first time in its history, all of the County's 24 cities and towns and County leadership worked together to create a vision for the future. This outreach included more than 25 groups of business leaders at specific subject area meetings ranging from the environment to home building, from transportation to education and from water to health care. The vision matters to the businesses that are here and those that consider this region for future investment.

Located just east of Los Angeles, the County of San Bernardino is a haven for travelers and residents alike, dubbed "where the desert meets the water." The

county is the leading recreational area in South California, featuring four natural parks/preserves/forests, six ski resorts, nine large regional parks, Big Bear Lake, and Lake Arrowhead.





## Aerial Map





# 14949 Bear Valley Road

## Retail Arial





## Demographic and Income Profile

## Pop-Facts: Demographic Quick Facts Report

Radius 1: 14949 BEAR VALLEY ROAD, HESPERIA, CA, 92345; aggregate

Radius 2: 14949 BEAR VALLEY ROAD, HESPERIA, CA, 92345; aggregate

Radius 3: 14949 BEAR VALLEY ROAD, HESPERIA, CA, 92345; aggregate

Description	0.00 - 1.00 miles Radius 1 %		0.00 - 3.00 miles Radius 2 %		0.00 - 5.00 miles Radius 3 %	
Population						
2023 Projection	7,110		81,235		195,415	
2018 Estimate	6,900		78,133		187,007	
2010 Census	6,629		73,921		173,400	
2000 Census	5,959		53,275		107,586	
Growth 2000 - 2010	1.07%		3.33%		4.89%	
Growth 2010 - 2018	0.58%		0.70%		0.95%	
Growth 2018 - 2023	0.60%		0.78%		0.88%	
Households						
2023 Projection	2,060		23,801		55,752	
2018 Estimate	2,008		23,021		53,725	
2010 Census	1,949		22,139		50,956	
2000 Census	1,821		17,043		35,090	
Growth 2000 - 2010	0.68%		2.65%		3.80%	
Growth 2010 - 2018	0.37%		0.49%		0.66%	
Growth 2018 - 2023	0.51%		0.67%		0.74%	
2018 Est. Population by a Single Classification Race						
White Alone	3,270	47.4	38,005	48.6	92,847	49.6
Black or African American Alone	799	11.6	9,144	11.7	22,260	11.9
American Indian Alone	91	1.3	941	1.2	2,202	1.2
Asian Alone	255	3.7	2,955	3.8	7,325	3.9
Pacific Islander Alone	14	0.2	279	0.4	700	0.4
Some Other Race Alone	2,023	29.3	21,860	28.0	49,776	26.6
Two or More Races	449	6.5	4,949	6.3	11,898	6.4



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## Demographic and Income Profile

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 Radius 3: 14949 BEAR VALLEY ROAD, HESPERIA, CA, 92345; aggregate

Description	0.00 - 1.00 miles Radius 1 %		0.00 - 3.00 miles Radius 2 %		0.00 - 5.00 miles Radius 3 %	
<b>2018 Est. Population Hispanic or Latino</b>	6,900		78,133		187,007	
Hispanic or Latino	3,957	57.3	42,975	55.00	101,777	54.4
Not Hispanic or Latino	1,339	42.7	35,158	45.00	85,230	45.6
<b>2018 Tenure of Occupied Housing Units</b>	2,008		23,021		53,725	
Owner Occupied	1,170	58.27	13,620	59.16	32,020	59.6
Renter Occupied	838	41.73	9,402	40.84	21,705	40.4
<b>2018 Average Household Size</b>	3.43		3.39		3.47	
<b>2018 Est. Households by Household Income</b>	2,008		23,021		53,725	
Income Less Than \$15,000	285	14.2	2,862	12.4	6,460	12.0
Income \$15,000 - \$24,999	180	9.0	2,303	10.0	5,783	10.8
Income \$25,000 - \$34,999	232	11.6	2,251	9.8	4,852	9.0
Income \$35,000 - \$49,999	263	13.1	3,161	13.7	7,021	13.1
Income \$50,000 - \$74,999	389	19.4	4,661	20.2	10,960	20.4
Income \$75,000 - \$99,999	273	13.6	3,105	13.5	7,083	13.2
Income \$100,000 - \$149,999	289	14.4	2,841	12.3	7,642	14.2
Income \$150,000 - \$199,999	53	2.6	1,278	5.6	2,479	4.6
Income \$200,000+	43	2.1	559	2.4	1,445	2.7
<b>2018 Est. Average Household Income</b>	\$64,215		\$67,605		\$68,777	
<b>2018 Est. Median Household Income</b>	\$51,887		\$53,485		\$54,457	



Traffic Count Map



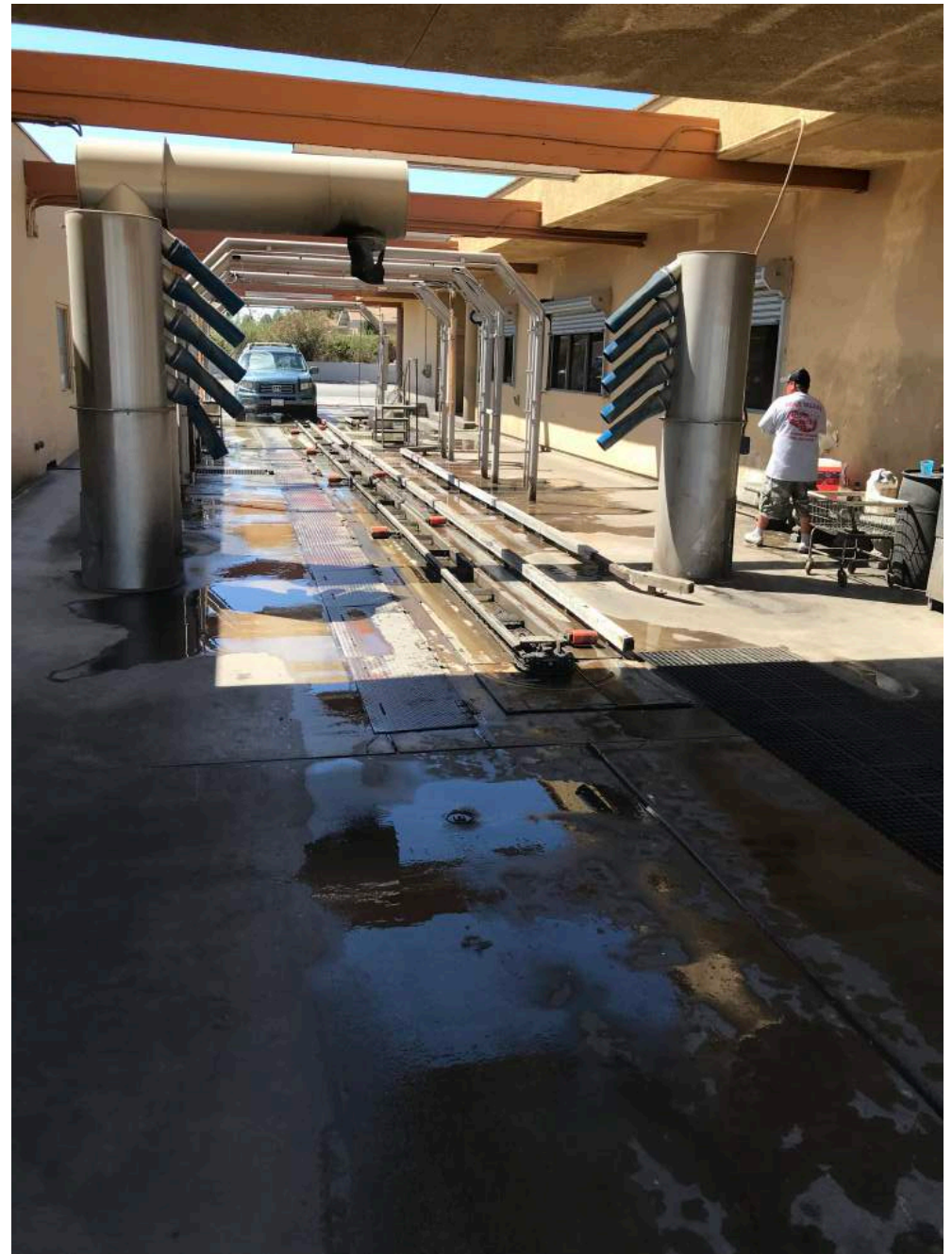


## Car Wash Photos





## Car Wash Photos



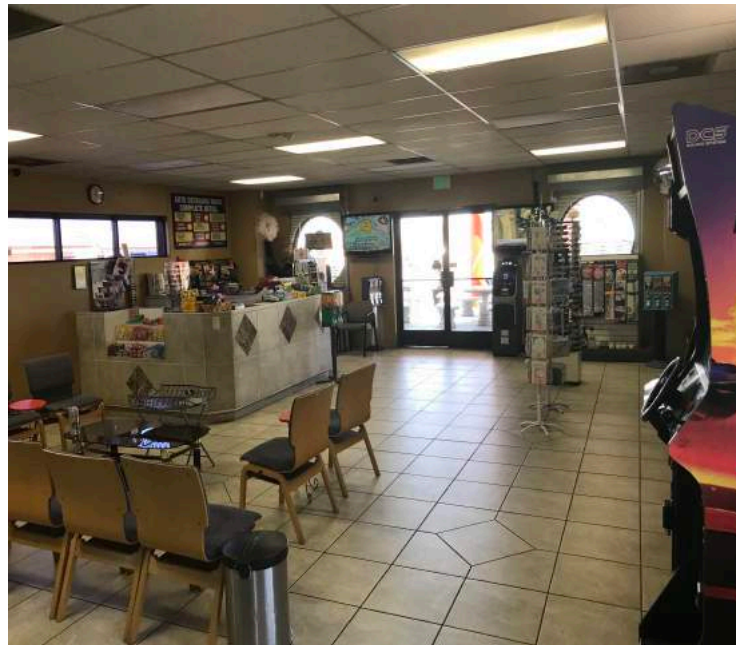
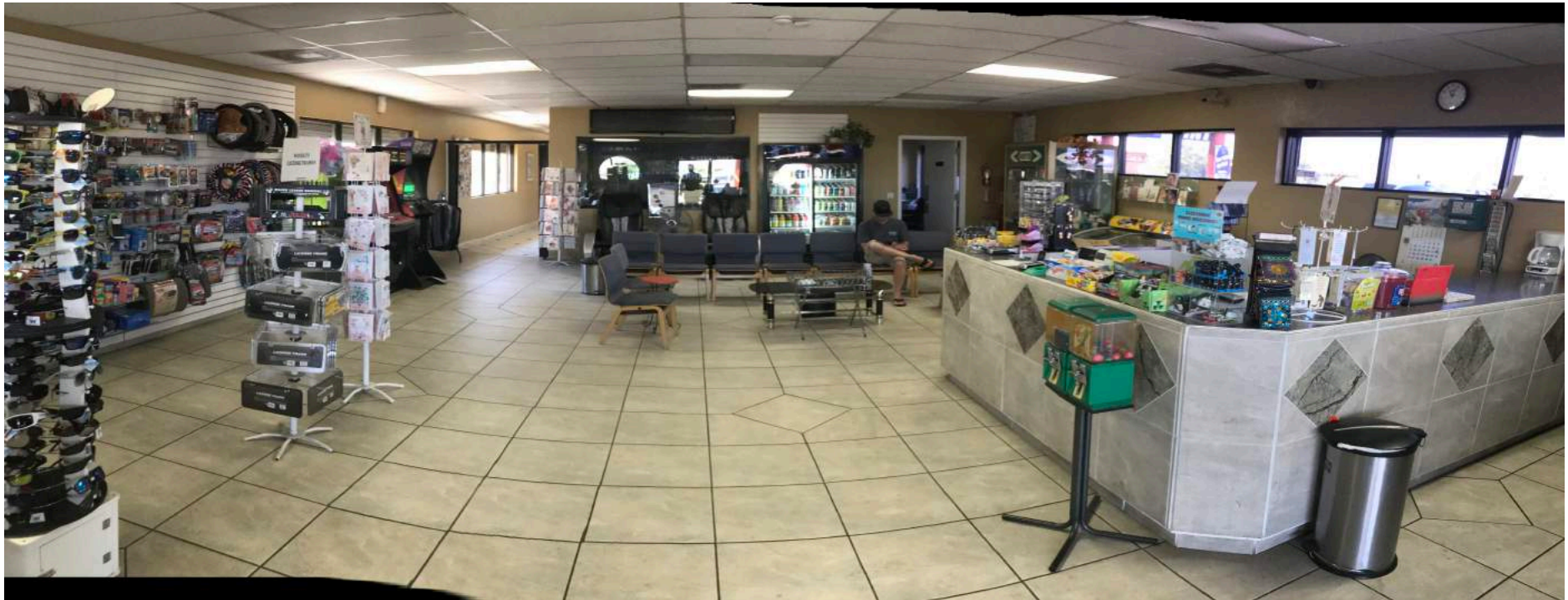
Photos







Car Wash Photos



Photos



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## Valvoline Photos





## Valvoline Photos



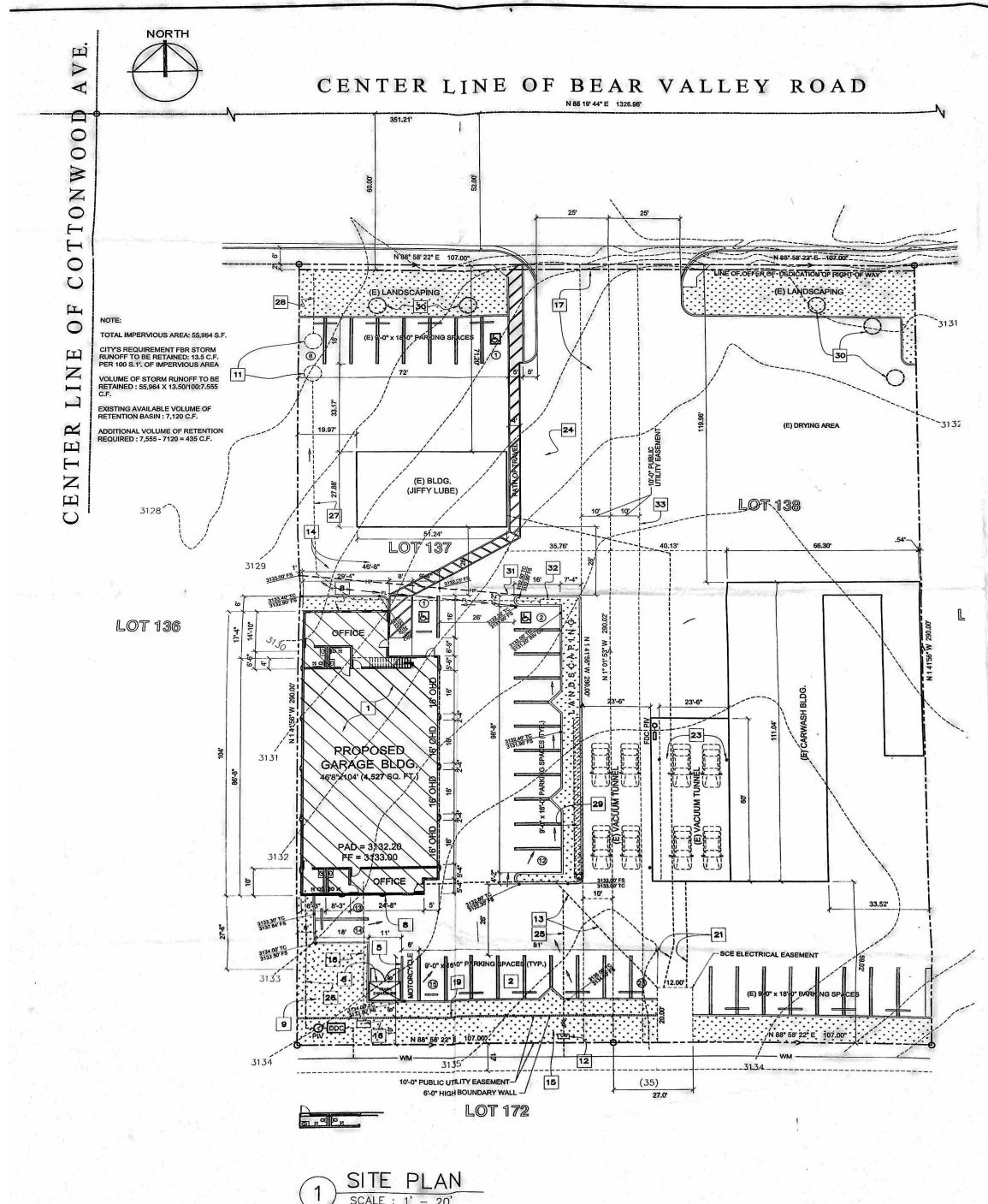
Photos



## Vacant Lot Photos



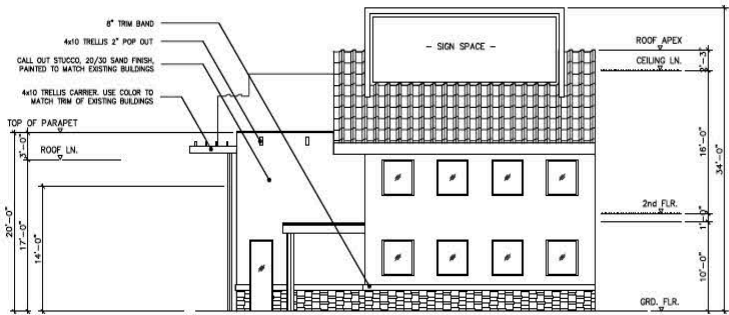




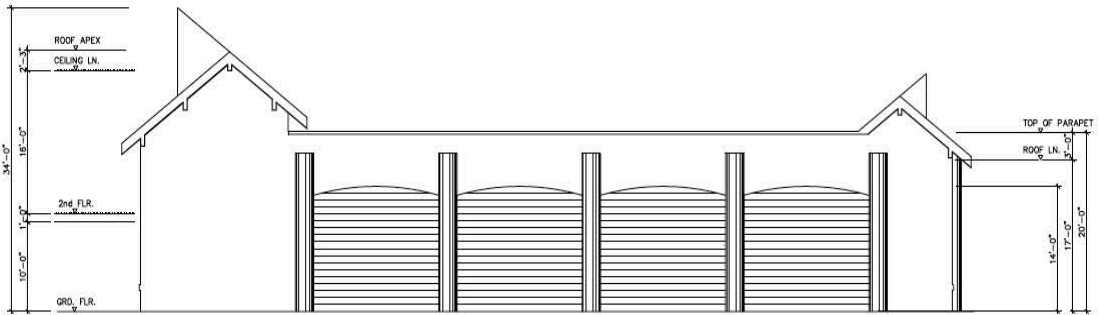


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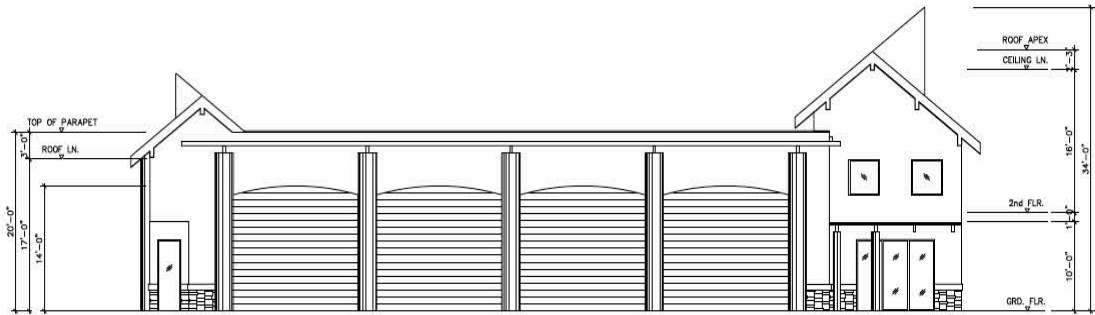
## Proposed Garage Building Elevation



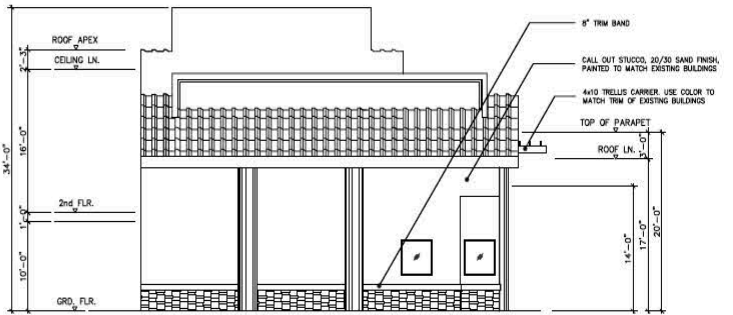
NORTH ELEVATION  
14949 Garage 12-02-08



WEST ELEVATION  
14949 Garage 12-02-08



EAST ELEVATION  
14949 Garage 12-02-08



SOUTH ELEVATION  
14949 Garage 12-02-08

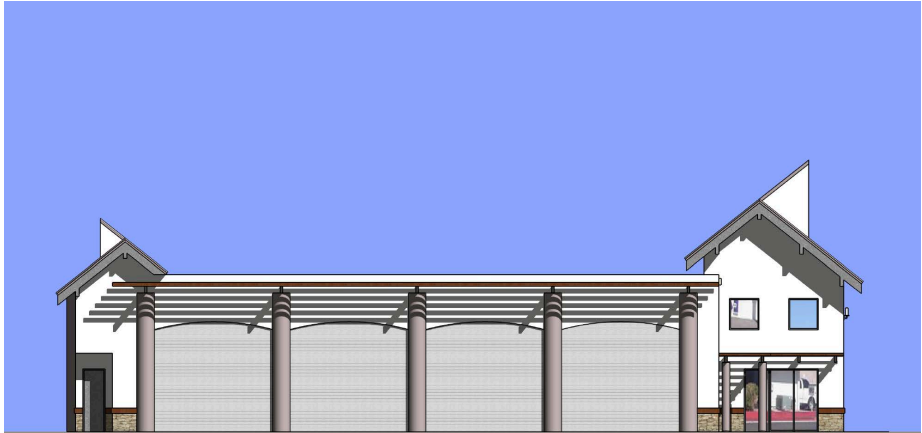


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## Proposed Garage Building Renderings



**SOUTH ELEVATION**  
14949 Hesperia, CA: Proposed SERVICE GARAGE



**EAST ELEVATION**  
14949 Hesperia, CA: Proposed SERVICE GARAGE



**WEST ELEVATION**  
14949 Hesperia, CA: Proposed SERVICE GARAGE



**NORTH ELEVATION**  
14949 Hesperia, CA: Proposed SERVICE GARAGE



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## Financials Offering Summary

Total Price	\$4,250,000
Valvoline Rental Income	\$114,000
Car Wash Rental Income	\$123,348
Gross Operating Income	\$237,348
Less Insurance and Outside Electric	\$3,948
Net Operating Income	\$233,400
Cap Rate – Property	5.49%





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## Rent Roll

# Lease Abstract

## LEASE HIGHLIGHTS

<b>TENANTS</b>	<b>Bear Valley Car Wash</b>	<b>Valvoline</b>
<b>LEASE TYPE</b>	NN	NN
<b>LEASE COMMENCEMENT DATE</b>	June 8, 2005	October 1, 2019
<b>INITIAL LEASE TERM</b>	Personally guaranteed through June 8, 2040	Through October 1, 2034
<b>OPTIONS TO RENEW</b>	No	Four (4) five (5) year options
<b>ANNUAL RENTAL RATE</b>	\$123,348	\$114,000
<b>PERCENTAGE RENT</b>	Increases 2% a year	12.5% every 5 years

The information in this offer has been provided by sources deemed reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors and may not represent current or future performance of the property. You and your advisors should conduct your own investigation of the property and transaction.



## CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

### **Exclusively Marketed By:**

MGR Real Estate, Inc.

