



CITY OF VICTORVILLE
DEPARTMENT OF ECONOMIC DEVELOPMENT
14343 CIVIC DRIVE
VICTORVILLE, CA 92392

VICTORVILLE
California

RECENT & UPCOMING EVENTS

- January 21** Association of Corporate Real Estate Executives (ACRE) Inland Empire Ontario, CA
- January 28** ICSC Southern California Idea Exchange Long Beach, CA
- April 1-3** CRA Annual Conference Monterey, CA
- April 15-17** CALED Annual Conference Monterey, CA
- April 26-28** CoreNet Global Summit Dallas, TX
- May 17-20** ICSC ReCon 2009 Las Vegas, NV

Contact us at opportunities@victorvillecity.com to be removed from our mailing list.

For more events information contact:

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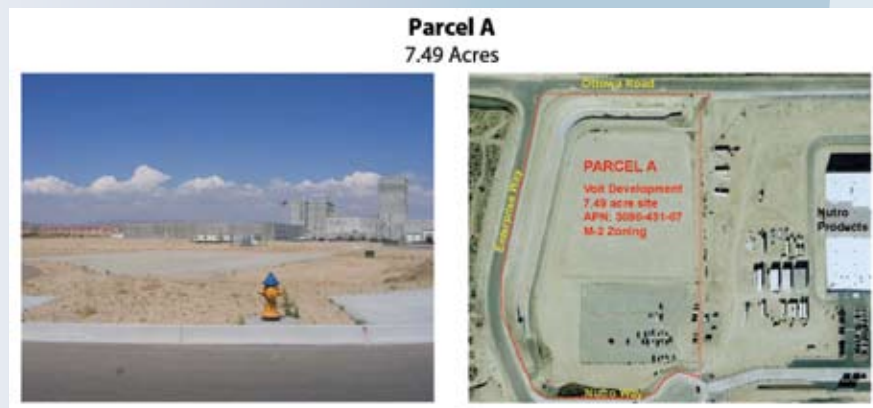
DEVELOPMENT OPPORTUNITIES

7.49 Acre Site

Foxborough Industrial Park's 7.49 acre site is currently available for build-to-suit for lease or sale. The site is zoned for heavy industrial usage and is immediately available for development. Foxborough Industrial park is also home to many world-class companies such as Goodyear Tire & Rubber Company, M&M/Mars, Nutro Products and ConAgra Foods. The featured site is located directly east of Nutro Products distribution facility within Foxborough.

The 7.49 acre net/10.29 acre gross location features include:

- Up to 158,000 square-foot facility
- Fully improved finished lot with all utilities to the site
- Fully entitled business park
- Site plan designed to suite
- Less than 3 miles to Interstate-15
- Zoning: M-2



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OPPORTUNITIES

ISSUE 7 VICTORVILLE, CALIFORNIA

WINTER
2009

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7.49-acre Site

Dr Pepper Snapple Heads To Victorville

On June 18, 2008 the Victorville City Council approved an agreement with Dr. Pepper/Snapple to build a manufacturing and distribution facility at Southern California Logistics Airport (SCLA). At 57 acres, the facility will be the company's largest hub west of Texas and serve nearly 20% of the U.S. population. The site of the new facility will be just west of SCLA's runway and include 850,000 square-foot divided into 550,000 square feet of warehouse space and 300,000 square feet of distribution space.

Dr. Pepper/Snapple Group produces 50 brands of beverages including Dr. Pepper, Snapple, A&W Root Beer, Yoo-hoo, Schweppes, Squirt, RC Cola, Mott's juices, 7UP and Hawaiian Punch. The \$120 million plant in Victorville is anticipated to bring approximately 200 jobs.

With the Dr. Pepper/Snapple group's need to discharge approximately 550,000 gallons of wastewater a day, the City of Victorville will construct an industrial wastewater treatment facility designed to accommodate industrial and domestic dischargers. The treatment plant will be located on the north side of SCLA and when it becomes operational, "it is believed that the industrial treatment facility will help attract other food and beverage manufacturers in need of a cost effective solution to treating their waste." said Keith Metzler, City of Victorville's Director of Economic Development.

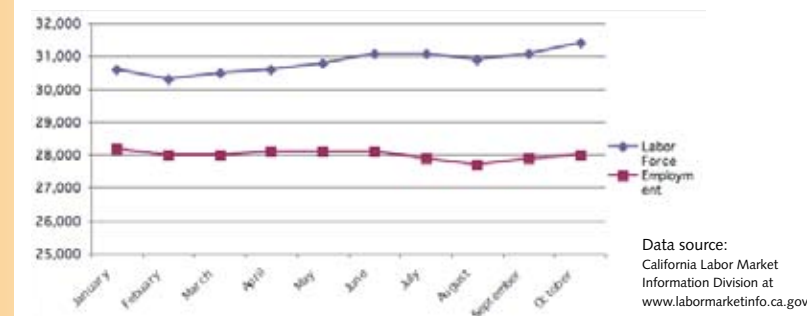
Construction is expected to begin on both the wastewater plant and new bottling facility in Spring 2009. The Dr. Pepper/Snapple facility is set to open early 2010 with the ability to produce up to forty million cases of product.



VICTORVILLE
California



Your Business Here



2008 Job Growth Statistics

Month	Labor Force	Employment	Unemployment
January	30,600	28,200	2,400
February	30,300	28,000	2,300
March	30,500	28,000	2,500
April	30,600	28,100	2,500
May	30,800	28,100	2,700
June	31,100	28,100	3,000
July	31,100	27,900	3,200
August	30,900	27,700	3,200
September	31,100	27,900	3,200
October	31,400	27,900	3,400



BUSINESS NEWS SUCCESS STORIES LOCAL DEMOGRAPHICS SERVICES REAL ESTATE BUSINESS NEWS SUCCESS STORIES

Outlook SCLA

LEED Certified Development at SCLA

Stirling Capital Investments is pursuing LEED (Leadership in Energy and Environmental Design) certification on new development at Southern California Logistics Airport (SCLA). The new buildings will meet standards developed by the United States Green Building Council (USGBC) for high-performance sustainable design and building practices. The buildings will offer tenants at SCLA top-quality, sustainable facilities that will help reduce the impacts of natural resource consumption, help to reduce tenant operation expenses and increase tenant health and productivity. Sustainable building features at SCLA will include:

- Water conservation efforts using drought tolerant landscaping.
- Site development including the maximization of open space, reducing heat island effect from blacktops and minimizing construction pollution.
- Indoor environmental quality maximizing daylight with skylighting, using low-emitting paints, coatings, adhesives and sealant and having an efficient air quality management plan.
- Energy conservation using daylight controls for lighting, energy efficient light fixtures, high-efficiency HVAC units and insulated hot water pipes.

is anchored by Home Depot and includes Papa Johns Pizza, Farmer Boys, Starbucks, L & L Hawaiian Barbeque, and America's Tires.

Construction is complete on a 93,696 square-foot WinCo Foods, located just North of the current center, on the corner of Amargosa Road and Roy Rogers Drive. WinCo Foods will anchor an additional 120,000 square feet of retail space lining Roy Rogers Drive. This will be the first WinCo Foods grocery chain in the City of Victorville. WinCo Foods opened in November 2008.

WPI announced plans for a third phase of expansion at Desert Sky Plaza. The additional expansion will be located on the southeast corner of Civic and Roy Rogers Drive. The new phase will encompass approximately 380,000 square feet of retail and restaurant space. WPI has announced that Panda Express, In-N-Out Burger and Walgreens will be locating at the future development.



Desert Sky Plaza continues to expand with more retail and restaurant development planned for 2009.

Local Vision

National CORE Partners With Victorville Redevelopment Agency

The award-winning National Community Renaissance (National CORE) has made substantial investments in the City of Victorville for the past eight years. As a residential developer committed to transforming communities through high quality, affordable housing, family and senior services, and long term management, National CORE has added to the multi-family housing stock in Victorville through quality developments to serve workforce housing needs.

Impressions at Valley Center was developed in 2004 as a partnership between National CORE and the Victorville Redevelopment Agency. It provides high quality apartment living to very-low and low-income families, with family services including pre-school, after-school care and academically-based programs for school-aged children. The 100-unit complex also provides playground areas, a clubhouse for recreational activities and a secure gated entrance. To date, it is the highest quality affordable multi-family complex in the City.

Currently under development with National CORE is The Signature – a 128-unit multi-family complex to serve the City's workforce housing needs. Scheduled to break ground in Spring 2009, The Signature will provide desirable amenities making it a luxury apartment complex, including solid-surface countertops in kitchens and baths, upgraded appliances, French doors leading onto large balconies, and European architecture. In addition, it will be fronted by retail development, serving The Signature residents and the surrounding community.

National CORE has built its reputation as a quality affordable housing developer on projects like Impressions, The Signature and Northgate Apartments. With

solid housing history and background with projects throughout the Southwest, the developer has now branched out into mixed-use development – leveraging its housing experience with the need to provide retail service to residents. Some of National CORE's mixed use developments are in San Marcos, San Diego and Oceanside. With mixed use developments averaging 5,000-23,000 square feet of retail, National CORE has closed the loop with providing full-service residential and retail developments.



National CORE's development, Impressions in Victorville, CA.

Retail Spotlight

Desert Sky Plaza

World Premier Investments (WPI) has announced plans for expansion of the Desert Sky Plaza retail center. Desert Sky Plaza is located at Roy Rogers and Civic Drive, just off of the Interstate-15/Roy Rogers Drive exit in the City of Victorville. The current retail center

CONTACT US

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