

THE DESERT PLAZAS

TENANTS

V I C T O R V I L L E , C A



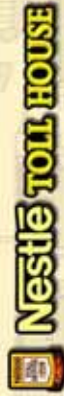
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DESERT SKY
DENTAL GROUP



AMERICA'S TIRE



WPI
WORLD PREMIER INVESTMENTS
3 IMPERIAL PROMENADE, SUITE 550, SOUTH COAST METRO, CA 92707
714.663.6700 EXT.42 FAX 714.562.7788

JE **JACOBS**
Carter Burgess

02

DESERT OASIS PLAZA



RESTAURANTS

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THE DESERT PLAZAS

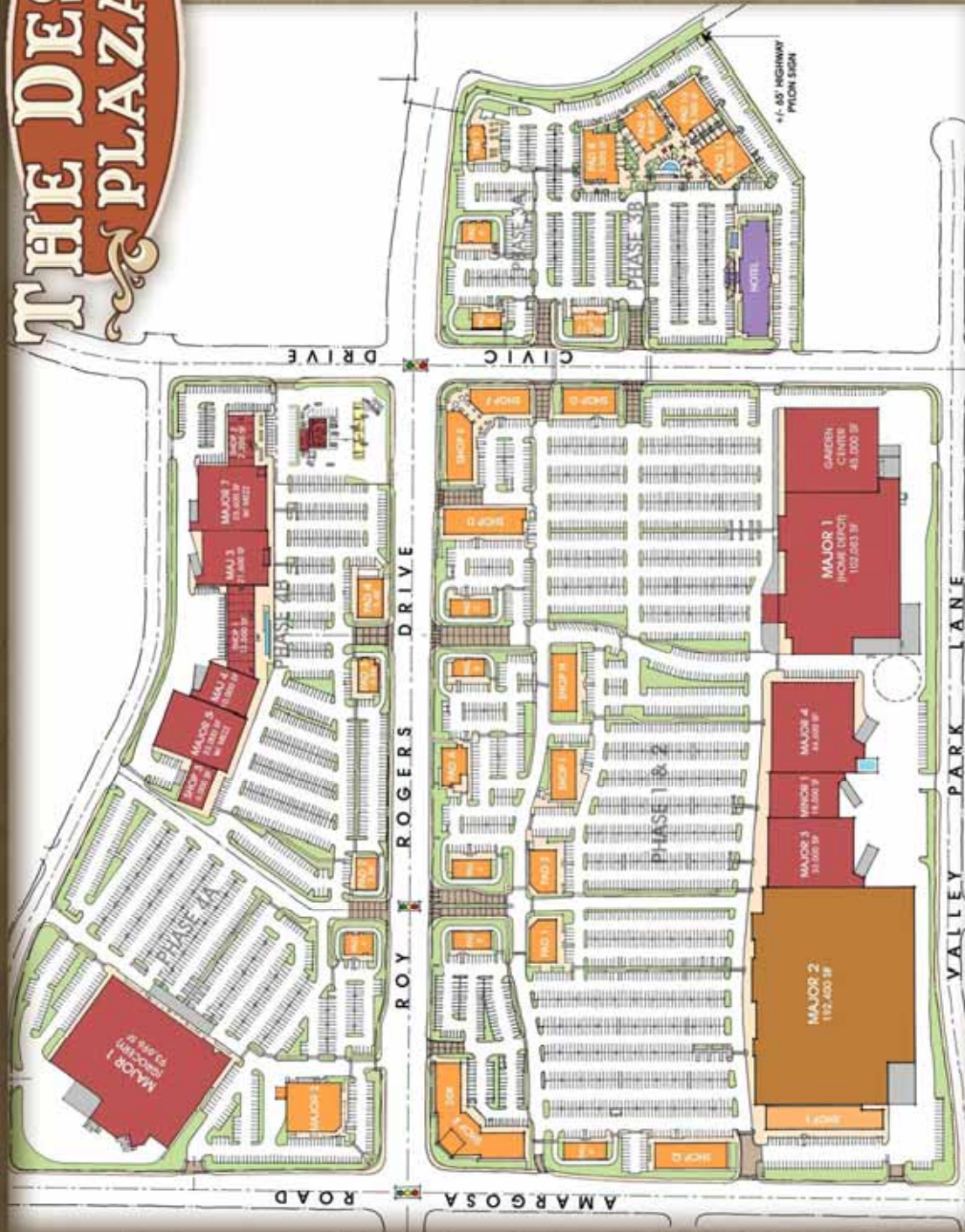
VICTORVILLE, CA

OVERALL SUMMARY:

CITY INFORMATION
 ZONE: C-2 GENERAL COMMERCIAL
 BUILDING SETBACK: 10'
 STANDARD STALL: 9' X 20'

BUILDING	TOTAL LAND:	TOTAL BUILDING:
PHASE 2A:	(55.12 AC)	2,400,974 SF
PHASE 2B:	(16.56 AC)	721,393 SF
PHASE 3A:	(13.50 AC)	588,060 SF
PHASE 3B:	(2.99 AC)	130,089 SF
PHASE 3C:	(8.87 AC)	386,313 SF
PHASE 4B:	(13.20 AC)	575,119 SF
PHASE 2A:		551,830 SF
PHASE 2B:		169,400 SF
PHASE 3A:		190,495 SF
PHASE 3B:		9,135 SF
PHASE 3C:		53,600 SF
PHASE 4B:		129,300 SF
RATIO:		22.98%

PARKING	TOTAL PROVIDED:
TOTAL REQUIRED:	3,017 STALLS
RETAIL: (411,796 SF @ 41',000)	5,477,000
RESTAURANT: (112,700 SF @ 107',000)	
HOTEL: (125 ROOMS @ 6+ 1/ROOM)	
	2,904 STALLS
	1,647 STALLS
	1,127 STALLS
	130 STALLS



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DESERT SKY PLAZA

VICTORVILLE, CA

ROY ROGERS DRIVE

DRIVE

PHASE 1

PHASE 2

PHASE 3

PHASE 4

ROAD



PHASE 2 SUMMARY

SITE +/- 1,294,621 SF (+/-29.72 AC)

MAJOR 2	192,400 SF
MAJOR 3	33,000 SF
MAJOR 4	44,600 SF
MINOR 1	18,000 SF
PAD 1	6,000 SF
PAD 2	6,000 SF
PAD J	3,780 SF
PAD K	3,780 SF
PAD P	4,000 SF
PAD Q	11,400 SF
SHOP I	7,200 SF
SHOP L	16,500 SF
SHOP R	20,000 SF
TOTAL	366,660 SF

PARKING PROVIDED +/- 1,466 STALLS
AT 4.0 / 1000

SITE COVERAGE 28%



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DESERT SUN PLAZA

VICTORVILLE, CA

PHASE 4B SUMMARY

CITY INFORMATION: C-2 GENERAL COMMERCIAL
 ZONE: 10
 BUILDING SETBACK: 9' X 20'
 STANDARD STALL:

NOTE: COMPACT STALLS ARE ALLOWED ONLY AFTER REQUIRED PARKING REQUIREMENTS HAVE BEEN MET.

LAND AREA: (13.20 AC) 575,118.05 SF
 LOT COVERAGE RATIO: 22.48%

BUILDING AREA: 129,300 SF

- MAJOR 3: 33,000 SF
- MAJOR 4: 10,000 SF
- MAJOR 5: 21,600 SF
- MAJOR 6: 25,600 SF
- PAD 2: 3,500 SF
- PAD 3: 3,500 SF
- PAD 4: 5,400 SF
- SHOPS 1: 7,200 SF
- SHOPS 2: 12,300 SF
- SHOPS 3: 7,200 SF

PARKING:
 PARKING REQUIRED:
 RETAIL: (109,300 SF @ 47,000)
 RESIDENTIAL: (20,000 SF @ 101,000)
 PARKING PROVIDED:
 RATIO: 5.37/1,000



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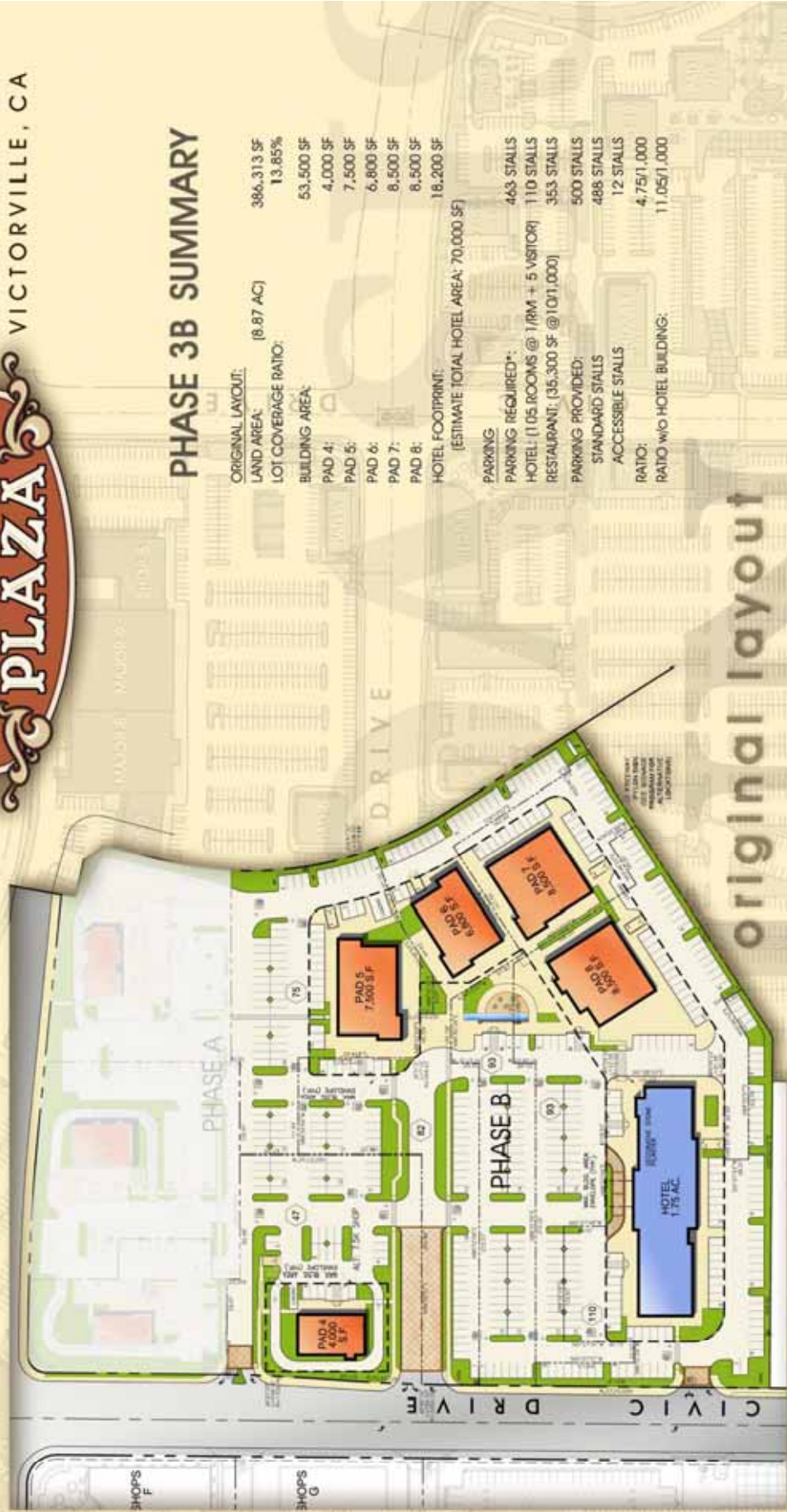


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DESERT OASIS & PLAZA

VICTORVILLE, CA



PHASE 3B SUMMARY

<u>ORIGINAL LAYOUT:</u>	
LAND AREA: (8.87 AC)	386,313 SF
LOT COVERAGE RATIO:	13.85%
<u>BUILDING AREA:</u>	
PAD 4:	4,000 SF
PAD 5:	7,500 SF
PAD 6:	6,800 SF
PAD 7:	8,500 SF
PAD 8:	8,500 SF
HOTEL FOOTPRINT:	18,200 SF
(ESTIMATE TOTAL HOTEL AREA: 70,000 SF)	
<u>PARKING</u>	
PARKING REQUIRED*:	463 STALLS
HOTEL: (105 ROOMS @ 1/RM + 5 VISITOR)	110 STALLS
RESTAURANT: (35,300 SF @ 10/1,000)	353 STALLS
PARKING PROVIDED:	500 STALLS
STANDARD STALLS	488 STALLS
ACCESSIBLE STALLS	12 STALLS
RATIO:	4.75/1,000
RATIO W/O HOTEL BUILDING:	11.05/1,000

original layout



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PHASE 3B SUMMARY

ALTERNATE LAYOUT:	
LAND AREA: (8.87 AC)	386,313 SF
LOT COVERAGE RATIO:	15.89%
BUILDING AREA:	
PAD 4:	61,400 SF
PAD 5:	7,500 SF
PAD 6:	7,500 SF
HOTEL 1 FOOTPRINT: (ESTIMATE TOTAL HOTEL AREA: 70,000 SF)	10,000 SF
HOTEL 2 FOOTPRINT: (ESTIMATE TOTAL HOTEL AREA: 70,000 SF)	18,200 SF
PARKING	
PARKING REQUIRED*	470 STALLS
HOTEL 1: (1105 ROOMS @ 1/RM + 5 VISITOR)	110 STALLS
HOTEL 2: (1105 ROOMS @ 1/RM + 5 VISITOR)	110 STALLS
RESTAURANT: (25,000 SF @ 10/1,000)	250 STALLS
PARKING PROVIDED:	504 STALLS
STANDARD STALLS	490 STALLS
ACCESSIBLE STALLS	14 STALLS
RATIO:	3.06/1,000
RATIO W/O HOTEL BUILDINGS:	11.36/1,000

alternate layout



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DESERT SKY PLAZA

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EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



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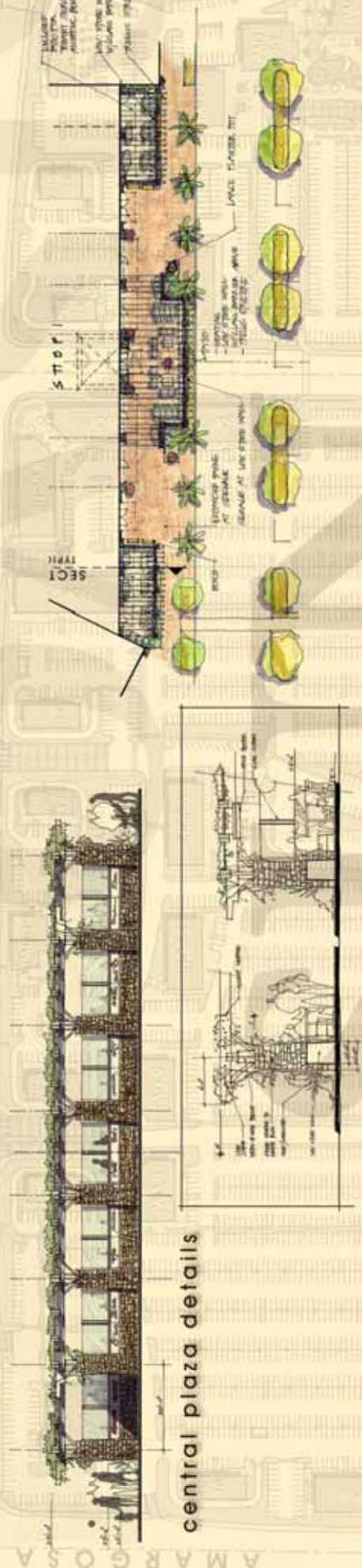
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DESERT SUN & PLAZA

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in-line building details



central plaza details



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SIGNAGE

V I C T O R V I L L E C A



A

B

C

D

E



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