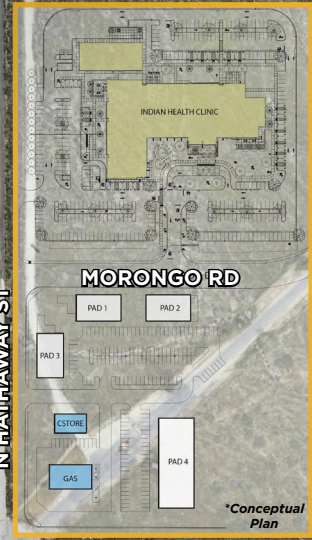


# Rare Retail Pad Opportunities



# THE STRETCH ON HATHAWAY

RIGHT PLACE. REAL DEMAND.





## OFFERING SUMMARY

The Morongo Property is an approximately 8-acre mixed-use retail center located at the primary entrance to the Morongo Reservation (“the Reservation”) in Banning, California. The Center benefits from its proximity to Morongo Casino Resort & Spa, Cabazon Outlets, and Desert Hills Premium Outlets, which together are estimated to generate over 8.2 million visits in 2026. These destination retail and entertainment assets are located in Cabazon, the neighboring city immediately east of the Property.

## LOCATION SUMMARY

The offering presents opportunities for quick-service restaurants, coffee users, and neighborhood-serving retailers to occupy pad sites and serve both the surrounding community and residents of the Reservation. Pad locations shown on the conceptual site plan are illustrative only, and the Landlord maintains flexibility in site configuration. Ownership is open to both standard ground leases or build-to-suit opportunities.

Morongo Property serves a combined immediate trade area of more than 34,000 residents, delivering service-oriented and daily-needs retail to an area with limited competition nearby.

Strategically positioned just north of the 10 freeway serving both the Morongo Reservation community and the City of Banning, the Property offers tenants the opportunity to capture consistent, neighborhood-driven demand and establish the primary convenience destination within the area.

Currently under construction north of the Property is the 68,000-square-foot Indian Health Clinic (“IHC”) projected to serve up to 20,000 patients annually, in addition to a staff of roughly 60 employees.

Fueled by surrounding growth—including a 1.4 million square foot industrial project to the south—Morongo Property is positioned to benefit from sustained demand and a growing daytime population. These forces combine to offer retail and medical users a highly visible, community-driven location designed to support the surrounding population.

# SITE HIGHLIGHTS

- **Located west of Morongo Casino Resort & Spa and Desert Hills Premium Outlets**, capturing casino, shopping, and tourist traffic.
- **Rare pad opportunities on tribal land** with long-term ground lease potential
- **Easy access to I-10 corridor traffic** serving Beaumont, Banning, Cabazon, and Desert Cities
- **Strong AM and PM demand** driven by casino workforce, travelers, and nearby employment
- **Flexible pad sizes and configurations** to accommodate drive-thru and non-drive-thru concepts
- **Adjacent fuel and convenience traffic** enhances capture for food, beverage, and service users
- **Limited nearby pad competition**, creating a true destination node rather than an overserved retail pocket
- **Nearby New Proposed Healthcare and Industrial** facilities

## BENEFITS of TRIBAL LAND

*Morongo serves as the governing authority for land use, entitlements, and development approvals, allowing for a coordinated and efficient process.*

A “ONE-STOP” APPROACH TO APPROVALS AND INFRASTRUCTURE COORDINATION.



EFFICIENT PATH TO ENTITLEMENTS VIA TRIBAL AGENCY APPROVAL PROCESS.



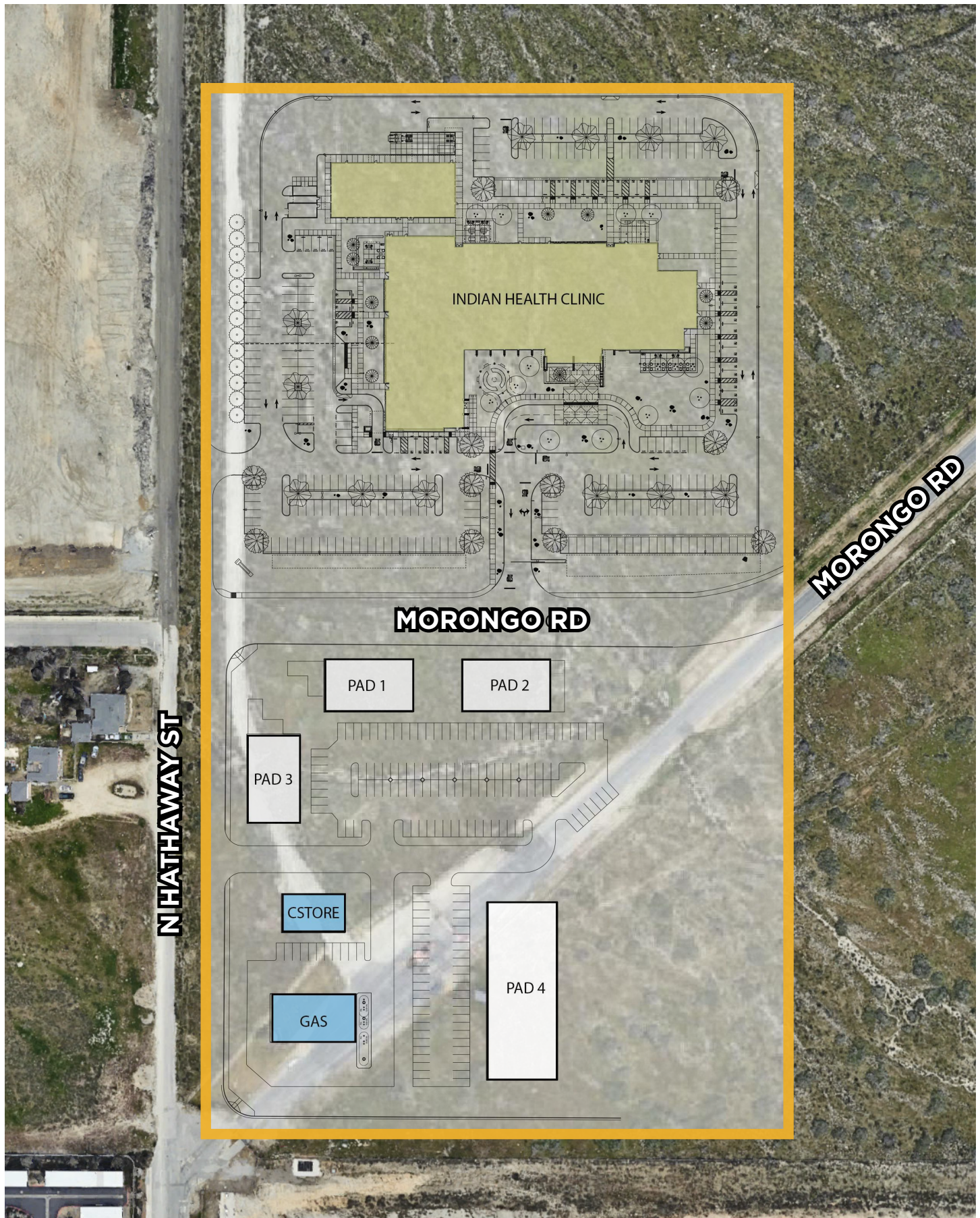
ENVIRONMENTAL REPORTING IS HANDLED BY THE TRIBE

PERMITTING AND APPROVALS HANDLED THROUGH THE TRIBE



POTENTIAL TO PURCHASE BUILDING MATERIALS TAX-FREE

# CONCEPTUAL SITE PLAN



# AMENITIES MAP



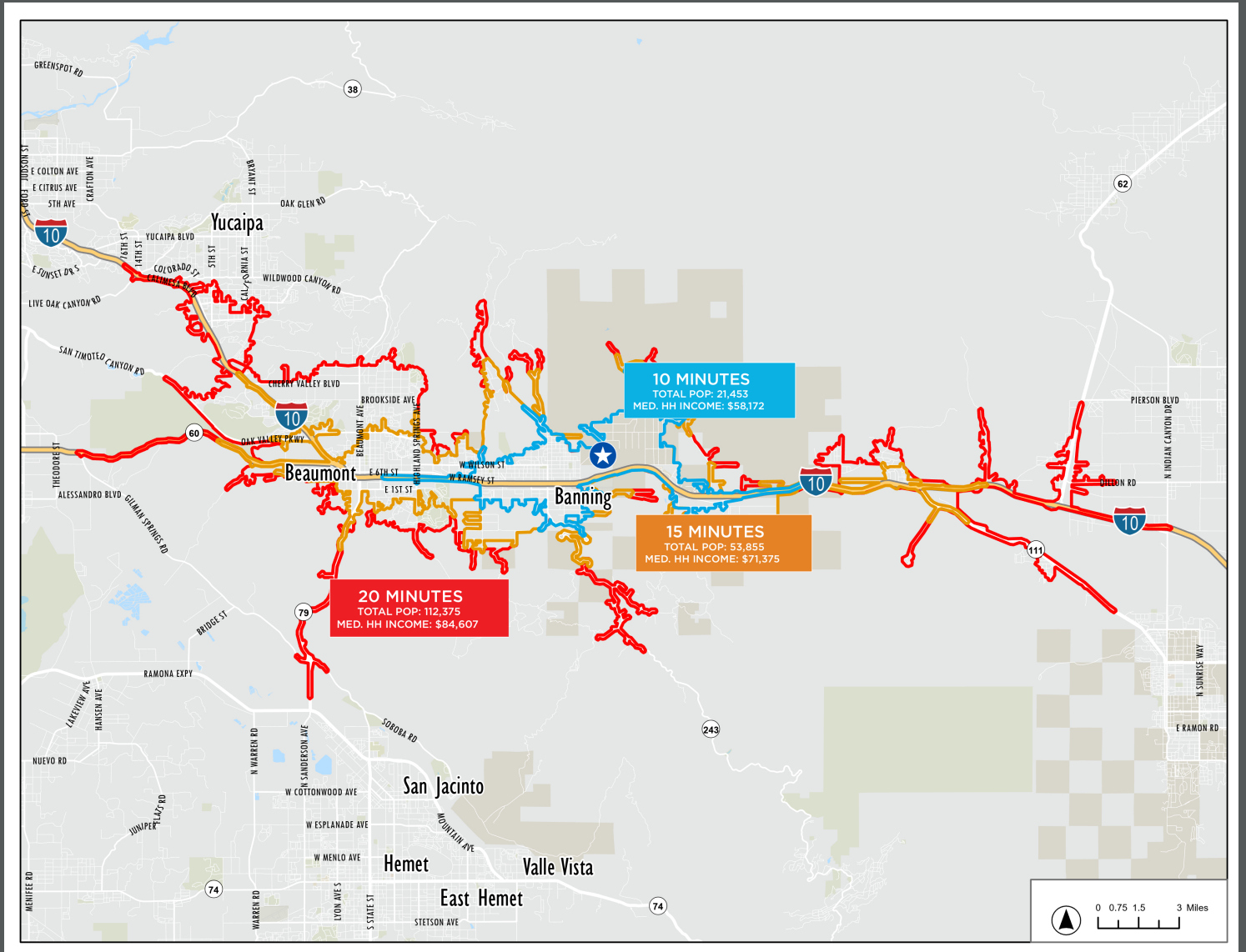
## IDEAL TENANT MIX

Grocer, coffee with drive-thru, quick service restaurant, fast-casual food and beverage, auto service and/or car wash, and service-oriented retailers.

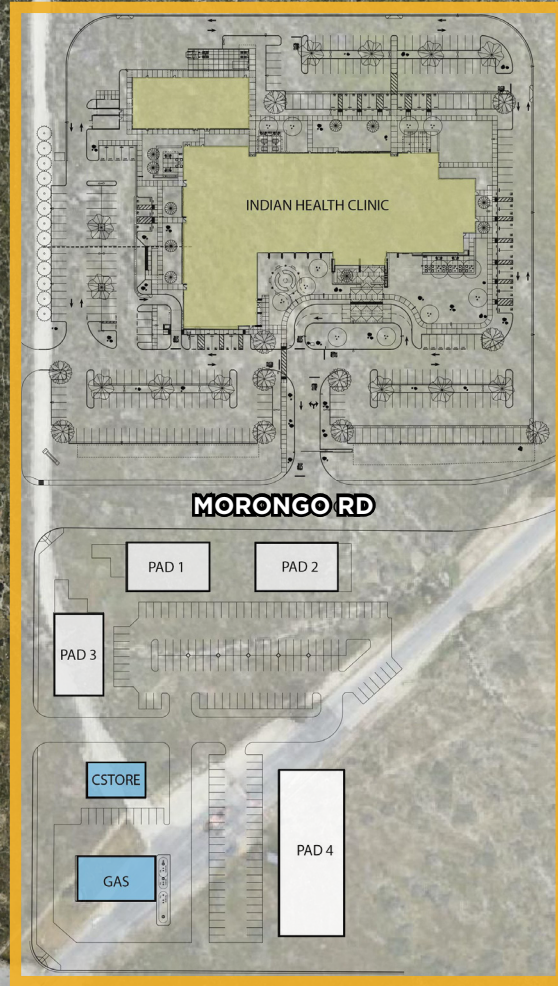
## TARGETED TENANTS

- 0.45-1.50 AC retailers
- Complementary Medical Services to the neighboring Indian Health Clinic
- QSR, drive-thru, Auto Service, Car Wash
- Build-to-Suit or Lease

# DRIVE TIME MAP



# Conceptual Site Plan



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A SOVEREIGN NATION