

Rotary



# The Joshua Tree



February 25, 2020

## COMMERCIAL REAL ESTATE UPDATE

**Jason Lamoreaux**, President of Coldwell Banker Commercial

Real Estate Solutions was our featured speaker and gave the Club a 2019 wrap up of the commercial real estate market.

Looking back over the last 10 years in our local market, 2009 – 2011 was their “Doomsday” time, but the market had a steady rise from 2012 – 2015 and from 2016 to 2019, the market plateaued. Last year in 2019, they started to see a rise once again, showing that the local commercial landscape looks good going into our present year. Five different areas were covered including land, office, industrial, retail and housing.

**Land:** Land used to dominate, and was the largest commercial market up through 2015, but a much smaller portion now, with increases in multi-family, industrial and retail. Land had a transactional volume decrease of 6.6%, while the sales volume increased 20.4% last year.

**Office:** Nowadays office space needed is on a downscale with more people telecommuting and office space decreasing, with more employees sharing office space is tighter quarters. Last year saw a 5.5% vacancy rate and leasing rates came in at \$1.49 sq. ft.



**Industrial:** The current Industrial market is also adjusting, with the change in the cannabis industry, which has not only affected Adelanto, but all major High Desert cities as well. This is due to non-cannabis industries, that were formally housed in Adelanto are being asked to leave through a buyout of their lease by owners to bring in the marijuana industry at a MUCH higher sq. ft. price, which allowed for industrial growth in Victorville, Apple Valley and Hesperia.

**Retail:** This market remains steady with 8.9% vacancy and \$1.47 lease rates. Power Centers like Walmart and Target locations are still strong, while neighborhood centers are struggling.

**Housing:** With a sales volume increase of 11% last year, the local housing market is doing great! Homes in the \$200,000 - \$300,000 median sales price are the quickest sellers. The market is still not as good as it was in 2006, but Jason is happy about that because there is not as much inventory as there was back then. A healthy market has about 6 months worth of inventory, and currently the High Desert has about a 2 month inventory. To correct this, developers need to come and simply build more homes, as the High Desert is the most affordable market for home buying in California!

Finally looking into 2020, economist say we will do well or remain steady throughout 2020, but could be facing a downturn in 2021 or 2022, depending on a variety of factors. To get more detailed information, you can attend their Real Estate Symposium in March 12th at the Hilton Garden Inn Conference Center. Go to [CBCsymposium.com](http://CBCsymposium.com) for tickets.

### This Week's Functionaries

**Invocation:** Chris Ackerman

**Flag Salute:** Arsalee Morales

**4-Way Test:** Kirsten Acosta

**Finemaster:** David North

[www.victorvillerotary.org](http://www.victorvillerotary.org)

## ORR'S ROARS



Thanks for Jason Lamoreaux from Coldwell Banker Commercial Real Estate Solutions for coming this week

and giving up an update on our current commercial market.



The District Conference Dinner is coming up in Pasadena this May so make your plans! Don't forget that weekend will also feature the finals for the Dan Stover Music Competition and the 4-Way Speech Contest Finals!

Sign-ups are now available for our 5th Tuesday meeting which will take place at Korean BBQ on Park Ave, where you will cook your own food! Should be quite entertaining to say the least!

Have a wonderful Rotary week!

[www.victorvillerotary.org](http://www.victorvillerotary.org)

## Rotary Guests

This week we welcomed **Jim Doltar** as a guest of **Steve Orr, John Kozyra** from St. Mary Hospital, who attended with **Mike Page** and **Julie Vargis** from Lifetime Fitness, who was at the meeting with **Kirsten Acosta**. Once again were introduced to COO of Robar Enterprises, **Harrison Hove**, son of member **Jon Hove**, and finally we were honored to welcome honorary member **Kay Marie Gregory**.

Our Stand-in this week was **Stefanie Montoya** for **Bryan Gillespie**.



## Raffle

**Dwight Johnson** brought a survival kit and survival food that will be used (if ever needed) by **Craig Garrick** and **Don Lager**, who also won a VVTA bag and stress UFO. Don's Midway \$25 gift card will be used by **Stephanie Montoya**, and she can do her shopping with the VVTA shopping bag she took home from **Kevin Kane**. **Marilyn Buttelwerth** brought some candies that will be enjoyed by President **Steve Orr**, and Dwight will be on time for Rotary meetings with the click he won from Heritage.

## Fine Session

**David North** was our Fine Master this week, and asked **Craig Garrick** how many employees he has now at ComAV. The answer, 230 employees. The fine, \$23. **Bob Basen** was asked how long does Lent last, but Bob didn't know, so we has fined \$40 for the 40 days of Lent. Finally **Kirsten Acosta** was penalized \$20 for having her personal trainer as a guest today, which made David, who was their table, guilty to eat lunch.

**ROTARY  
CONNECTS  
THE WORLD**

## Big Blue Dice



Don Lager won a third opportunity to grab the Blue Dice, but he drew white again and saved the money for another.

We will continue next week with 6 dice and \$400 for the Rotarian who can pick the Blue Dice out of the bag.

## Spoon of Exemption

David North had his last (first?) time with the Spoon this week and spoke about three organizations he volunteers his time with, all geared toward youth and scholarships.



David is a member of the Victor Valley College Foundation Scholarship Committee, the Victor Elementary Foundation, and our own Rotary Club Foundation Scholarships. David shared how Rotarians can help our next set of leaders. First it is by donating money and to donate time to read and score applications.

Then it was time to auction the Spoon for the month of March. Don Lager started the bidding at \$100, but Craig Garrick came in at \$130, Back and forth it went, but Don finally gave it up to Craig in the amount of \$140, just to get Craig to come back to the meetings again!

## March Birthdays

Dwight Johnson	March 5
Diane Anderson	March 14
Oscar Garcia	March 18
Todd Sturges	March 25
Jim Barnes	March 27
Steve Murray	March 28
Bryan Gillespie	March 28

## March Anniversaries

Terry Caldwell	49 Years
Russ Stringham	28 Years
Steve Murray	16 Years
Manjita Patel	10 Years
Matthew Farias	1 Year

Rotary Club of Apple Valley's  
**BOOZ n' BINGO**

**PRIZES, BOOZE, BINGO, OH MY!**

Get your game on while giving back to a noble cause!

February 29th, 2020  
5:30pm

**Apple Valley Senior Center**  
13188 Central Rd. Apple Valley, CA 92308

\$40 per event ticket  
(Includes dinner and a drink)

Proceeds will fund scholarships for local students!  
Tickets available online:  
[www.applevalleyrotary.com](http://www.applevalleyrotary.com)  
Must be 18 years old to play bingo

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## The Polio Pig

**Collected this week: \$29.00**

Polio Pig: \$18.00 + Jim Doltar: \$1.00 + Jason Lamoreaux: \$5.00  
+ Dice (Don Lager): \$5.00 = \$29.00

**Collected to Date: \$17,167.91**

**Total equals: 95,447 Doses!**

One dollar equals 2 doses of vaccine!  
\$500 pays for a Polio Clinic!



## VICTORVILLE ROTARY CLUB OFFICERS

### Board of Directors

President 2019-2020 .....	Steve Orr
Immediate Past President .....	Margaret Cooker
Treasurer .....	Donna Wells
Executive Secretary .....	Margaret Cooker
Publicity/Public Relations .....	Kevin Kane
Club Service .....	Bill Edwards
Community Service .....	Paul Earle
International Service.....	Ben Tafoya
Youth Service/Ryla & TLC .....	Arsalee Morales
Vocational Service .....	Dr. Bowtie Brian
Grants/Speech Contests .....	TBA
Scholarships.....	David North
George Hensel Ethics Essay Contest .....	Ron Boyd
Membership.....	Don Lager
Billing Officer .....	Esther Mears

### Members-at-Large:

Dwight Johnson • Jon Hove • Rob Kilpatrick

### Positions & Committee Chairs

BOD Secretary .....	Marilyn Buttelwerth
Programs .....	Mike Page
Public Service.....	Rick Bessinger, Teresa DeAtley & Greg Benson
Sergeant At Arms.....	Arsalee Morales
Dan Stover Music Contest.....	Dr. Bowtie Brian
S.T.A.R. Students .....	Jim Barnes/Robin Cackler
Fundraising/Flowers and Gifts .....	Steve Orr
Joshua Tree Editor .....	Chris Ackerman

The Victorville Rotary Club meets every Tuesday for fellowship at 11:30 a.m. and meeting at 12:00 noon at the Green Tree Golf Course Clubhouse, 14144 Green Tree Blvd., Victorville

### Make-up Days and Locations

<b>MONDAY:</b>	San Bernardino East, Imperial Palace, noon
<b>TUESDAY:</b>	Rancho Cucamonga Sunrise, 7:15 a.m. Empire Lakes Golf Course Rancho Cucamonga, 12:00 p.m., Etiwanda Gardens
<b>WEDNESDAY:</b>	High Desert/Hesperia Club meets 7:00 a.m., Denny's, 14165 Main St., Hesperia Adelanto Club meets 2nd Wed. at Chamber Room at Adelanto Stadium at 11:30 a.m., and the 3rd and 4th Wed. at Budweisers, Adelanto Rd, Adelanto at 8am. San Bernardino Crossroads, Hilton, noon, Barstow, Rositas, 540 Main St, 12:00 p.m.
<b>THURSDAY:</b>	Apple Valley, Rusty Bull, AV, 1st, 2nd and 4th Thurs Ontario, 12:15 p.m., Doubletree Hotel San Bernardino, Denny's at I-15, 7 a.m. Redlands, Masonic Temple, noon
<b>FRIDAY:</b>	San Bernardino North, Elks Lodge, 12:05 p.m.

## Calendar Dates

**May 1-3 Assembly and District Conference**  
Assembly May 1, Conference May 1-3  
Westin Pasadena  
191 N Los Robles Ave., Pasadena, CA 91101  
(626) 792-2727

**June 6-10 International Convention**  
Honolulu, Hawaii  
Register through DaCDB

## Upcoming Rotary Programs

- Mar 3:** Jorge Duran, Code Enforcement, City of Victorville, **Topic: "Code Compliance Services; Trends, Outlooks and Impact on the Community"** (Benson) STAR Students
- Mar 10:** Matthew Cabe, City Editor, Daily Press, **Topic: "Update on the Daily Press"** (North)
- Mar 17:** **High School 4-Way Speech Contest (Club Level)**
- Mar 24:** **Dan Stover Music Contest** (Cooker) RYLA Students Run Meeting
- Mar 31:** **Evening Meeting: Korean BBQ Park Ave, Victorville**

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