

**HESPERIA, CA**  
**RETAIL SPACE**  
**AVAILABLE**  
**FOR GROUND**  
**LEASE**

**IN-N-OUT PAD DISPOSITION**  
**NWC MAIN ST. & MARIPOSA RD.**  
**HESPERIA, CA**



**PROPERTY INFORMATION**

**SPACE AVAILABLE: 45,000 +/- sf**

**NEIGHBORING TENANTS: TARGET,  
 HOME DEPOT & WALMART**

**SIGNAGE AVAILABLE:  
 MONUMENT**

**ATTRIBUTES:**

- EXCELLENT FREEWAY VISIBILITY
- LARGE PARKING FIELD WITH OVER 120 PARKING SPACES
- EXCELLENT ACCESS AND VISIBILITY

**DEMOGRAPHICS**

**2018 ESTIMATED POPULATION**

<b>1 Mile:</b>	<b>2,810</b>
<b>3 Mile:</b>	<b>35,207</b>
<b>5 Mile:</b>	<b>119,014</b>

**2018 ESTIMATED AVG. HH INCOME**

<b>1 Mile:</b>	<b>\$86,185</b>
<b>3 Mile:</b>	<b>\$79,063</b>
<b>5 Mile:</b>	<b>\$75,747</b>

**2017 ESTIMATED TRAFFIC COUNTS**

<b>104,000 CPD – I-15 FREEWAY</b>
<b>37,092 CPD – MAIN ST.</b>
<b>4,265 CPD – MARIPOSA RD.</b>

**FOR MORE INFORMATION PLEASE CONTACT**

Carol Springstead CA BRE #01802067  
[cpringstead@Springstead-associates.com](mailto:cpringstead@Springstead-associates.com)  
 Sarah Leung CA BRE #02067272  
[sleung@Springstead-associates.com](mailto:sleung@Springstead-associates.com)

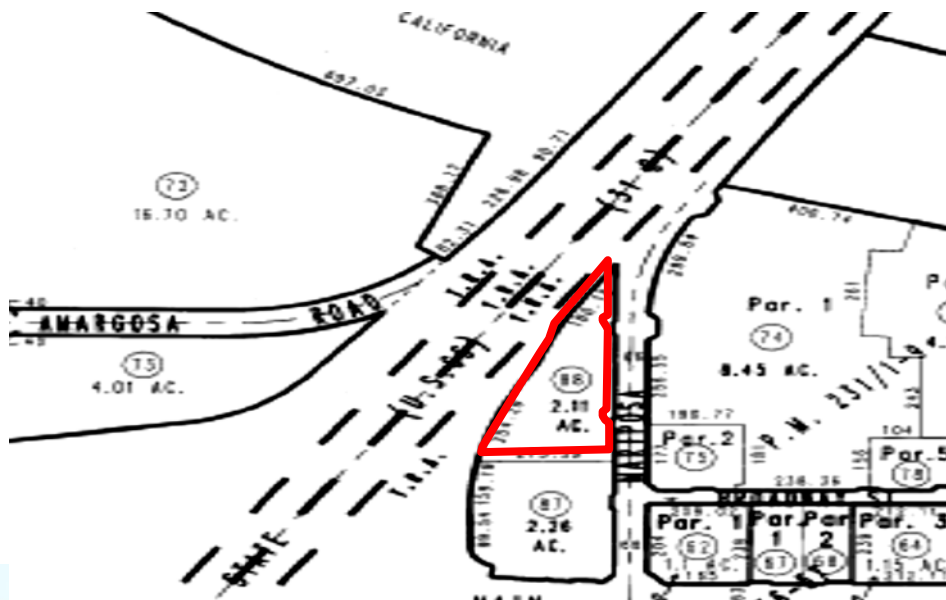
**SPRINGSTEAD & ASSOCIATES, INC.**  
**3300 IRVINE AVE. STE 250**  
**NEWPORT BEACH, CA 92660**  
**P: 949-797-9040 F: 949-797-9041**  
**WWW.SPRINGSTEAD-ASSOCIATES.COM**





**HESPERIA, CA**  
**RETAIL SPACE**  
**AVAILABLE**  
**FOR GROUND**  
**LEASE**

**IN-N-OUT PAD DISPOSITION**  
**NWC MAIN ST. & MARIPOSA RD.**  
**HESPERIA, CA**



**FOR MORE INFORMATION PLEASE CONTACT**

Carol Springstead CA BRE #01802067  
[cspringstead@Springstead-associates.com](mailto:cspringstead@Springstead-associates.com)  
 Sarah Leung CA BRE #02067272  
[sleung@Springstead-associates.com](mailto:sleung@Springstead-associates.com)

**SPRINGSTEAD & ASSOCIATES, INC.**  
 3300 IRVINE AVE. STE 250  
 NEWPORT BEACH, CA 92660  
 P: 949-797-9040 F: 949-797-9041  
**WWW.SPRINGSTEAD-ASSOCIATES.COM**