



# AVAILABLE FOR SALE/LEASE

City-Approved Four-Story  $\pm$ 124 Room  
Marriott Res Studio Hotel Development  
Owner Will Consider Build to Suite Options

For Additional Information Contact  
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# Executive Summary

Joseph W. Brady Inc., dba The Bradco Companies, as exclusive broker, is pleased to present a premier ±2.36-acre development opportunity in Hesperia, CA. The City of Hesperia has formally approved the construction of a ±55,956 SF, four-story, 124-room Marriott Res Studio hotel on ±2.36 acres. The property is strategically positioned just south of the I-15 & Main Street interchange along Mariposa Road, which fronts I-15 with average daily traffic counts of approximately ±134,000 vehicles, and benefits from pole sign exposure on both sides for maximum brand visibility. Adjacent to Texas Roadhouse—the largest in the chain—the site enjoys strong built-in traffic generators and synergy with surrounding retail and hospitality uses. Offering maximum flexibility, the property can be leased, sold, or divided into two separate pads, allowing for a combination of hotel and drive-thru/retail development.

# Property Details

Lease Rate:	\$175,000 + NNN Per Year
Asking Price:	\$2,950,000
Lot Size:	±2.36 Gross Acres
APN:	3057-011-51
Zoning:	Regional Commercial
Market:	Inland Empire
Submarket:	North San Bernardino
Cross Street:	Main Street

## PROJECT HIGHLIGHTS

### Overall Site Plan

- All off-site work has been completed and signed off by the city.
- Street lighting agreement along Mariposa Rd. is in place between SCE and TEAS Vii.
- Curb, gutter, sidewalks, ramps, drive approaches and landscaping along Mariposa have been installed and is being maintained by Texas Roadhouse(TXRH)
- All parking lot lighting for Texas Roadhouse has been installed and tied to TXRH billing.
- Landscape maintenance, irrigation and parking lighting cost will be part of CAM allocation to future Tenants.

### Design Intent

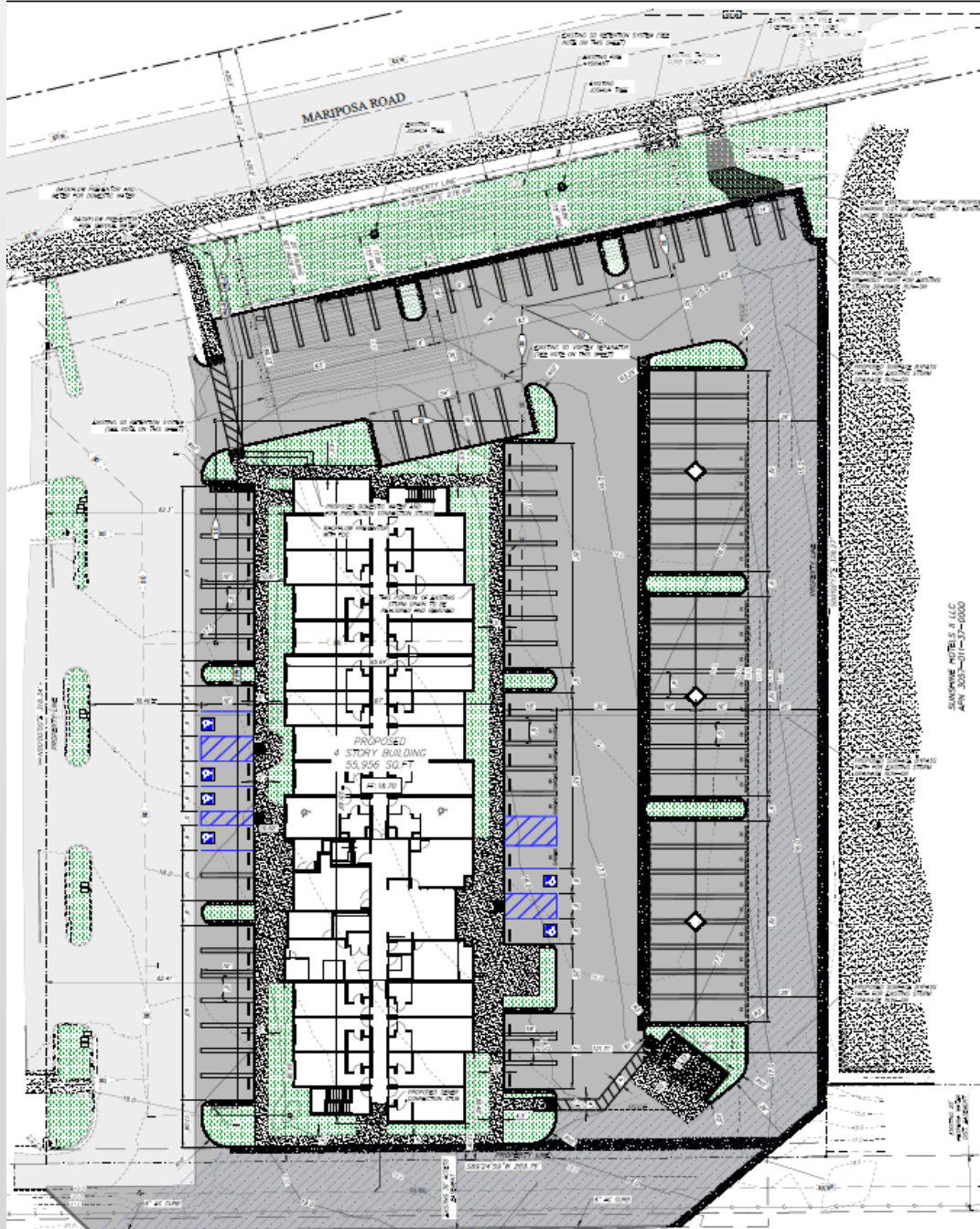
- Current parking developed has 210 stalls, with 10 added motorcycle stalls. Required parking for TXRH was 10 per 1000 at 8,531 Sq. Ft. or 85 stalls.
- The hotel will not be able to self-park and would likely require 110 stalls for 100 rooms. A reciprocal parking agreement would be in place as part of the CC&R's. This would allow them to share in the overage on the TXRH parcel.
- Drive-thru parcel may be able to self-park.

### Utilities Status

- Storm drainage system was installed for the entire development during the TXRH build-out on parcel 1 and 2. Storm sewer stub outs are in place per the utilities plan.

### Utilities Continued

- Domestic water and fire water taps were made at the street and stubbed onto the property in the right of way/landscape area.
- Telephone and cable service are available at the NE corner of parcel 2 on the Marriott Hotel property in the right of way.
- Electrical vault is located in the NE corner of parcel 2 on the Marriott property. Per conversation with SCE, they felt the best way to service the Hotel and Drive-thru uses would be by extending service to new transformers from this vault.
- Natural gas runs along the south of the property parallel to the city sewer main. Southwest Gas would extend services to each tenant as required.
- Sanitary Sewer runs along the south of the property and would need to be extended by future tenants to their pads
- An easement will need to be created running along the eastern side of the property heading north to the drive-thru parcel for gas and sewer as it would pass through the hotel property



**OWNER**  
 7841 W. LLC  
 222 S. MAIN STREET  
 HESPERIA, CA 92531  
 (760) 938-0000

**DEVELOPER**  
 THE BRADCO COMPANIES, LLC  
 7700 N. CHINA STREET  
 SUITE 200  
 CHESBROUGH, CA 92521  
 (951) 508-0100

## LEGAL DESCRIPTION

THE FIRST PART OF THE COMPANY REPORT DATED 06/12/2024 DROPPED AND RE-RECORDED IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING AS FOLLOWS:  
 PARCELS 2 OF PARCEL MAP NO. 10000, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 248, PAGE 30 THROUGH 31 OF PUBLIC MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## SITE STATISTICS

ASSESSOR'S PARCEL NUMBER: 3057-01-01-0000  
 SITE ADDRESS: 8011 MARIPOSA ROAD  
 HESPERIA, CA 92531  
 GROSS ACRES: 2.36 AC  
 NET LOT ACRES: 2.15 AC  
 ZONING: REGIONAL COMMERCIAL (RC)  
 FLOOD ZONE: ZONE 1  
 LANDSCAPE AREA: 12,530 SF (13.13)  
 STORIES: 4  
 ROOMS: 124  
 ELEVATION: 244.000

## STORM DRAINAGE

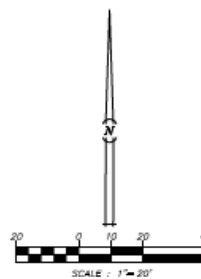
ON-SITE DRAINAGE FOR CITY STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF HESPERIA'S STORMWATER MANAGEMENT PLAN. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO ACCOMMODATE THE DESIGN FLOOD FLOW RATE. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO ACCOMMODATE THE DESIGN FLOOD FLOW RATE. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO ACCOMMODATE THE DESIGN FLOOD FLOW RATE.

## JOSHUA TREES

EXISTING JOSHUA TREES AS INDICATED ON THE SITE PLAN SHALL BE PRESERVED AND MAINTAINED. THE JOSHUA TREES SHALL BE PRESERVED AND MAINTAINED. THE JOSHUA TREES SHALL BE PRESERVED AND MAINTAINED.

## PARKING ANALYSIS

REQUIRED PARKING:  
 1.1 PER ROOM IF 124 ROOMS: 137  
 PARKING PROVIDED:  
 137 PER ROOM IF 124 ROOMS: 137  
 STANDARD PARKING STALLS: 63  
 ADA PARKING STALLS: 6  
 ALTERNATE VEHICLE CHARGING: 0  
 TOTAL PARKING STALLS: 139  
 SHORTAGE OF REQUIRED PARKING STALLS TO BE MITIGATED BY JOINT PARKING AGREEMENT WITH WESTERN PARKING.



## Entitlement Summary – Hotel Project

- **Project:** Site Plan Review SPR24-00019
- **Use Approved:** Four-story, 124-room hotel (±55,956 SF)
- **Acreage:** ±2.36 gross acres
- **Zoning:** Regional Commercial (RC) within Main Street & Freeway Corridor Specific Plan
- **Approval Date:** June 18, 2025
- **Effective Date:** July 1, 2025
- **Expiration Date:** July 1, 2028
- **Status:** Fully entitled subject to City conditions of approval

*(Full approval letter and conditions available upon request)*

**City may consider partial TOT Tax rebate**

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DATE: 06/12/2024	OF 1 SHEET
<b>PRELIMINARY SITE PLAN</b> CONCEPTUAL SITE PLAN FOR: <b>STUDIO RES</b> HESPERIA, CALIFORNIA	

 **HAWKINS & ASSOCIATES  
 ENGINEERING, INC.**  
 436 MITCHELL ROAD  
 MODESTO, CA 95354  
 PH: (209) 575-4295  
 FX: (209) 578-4295

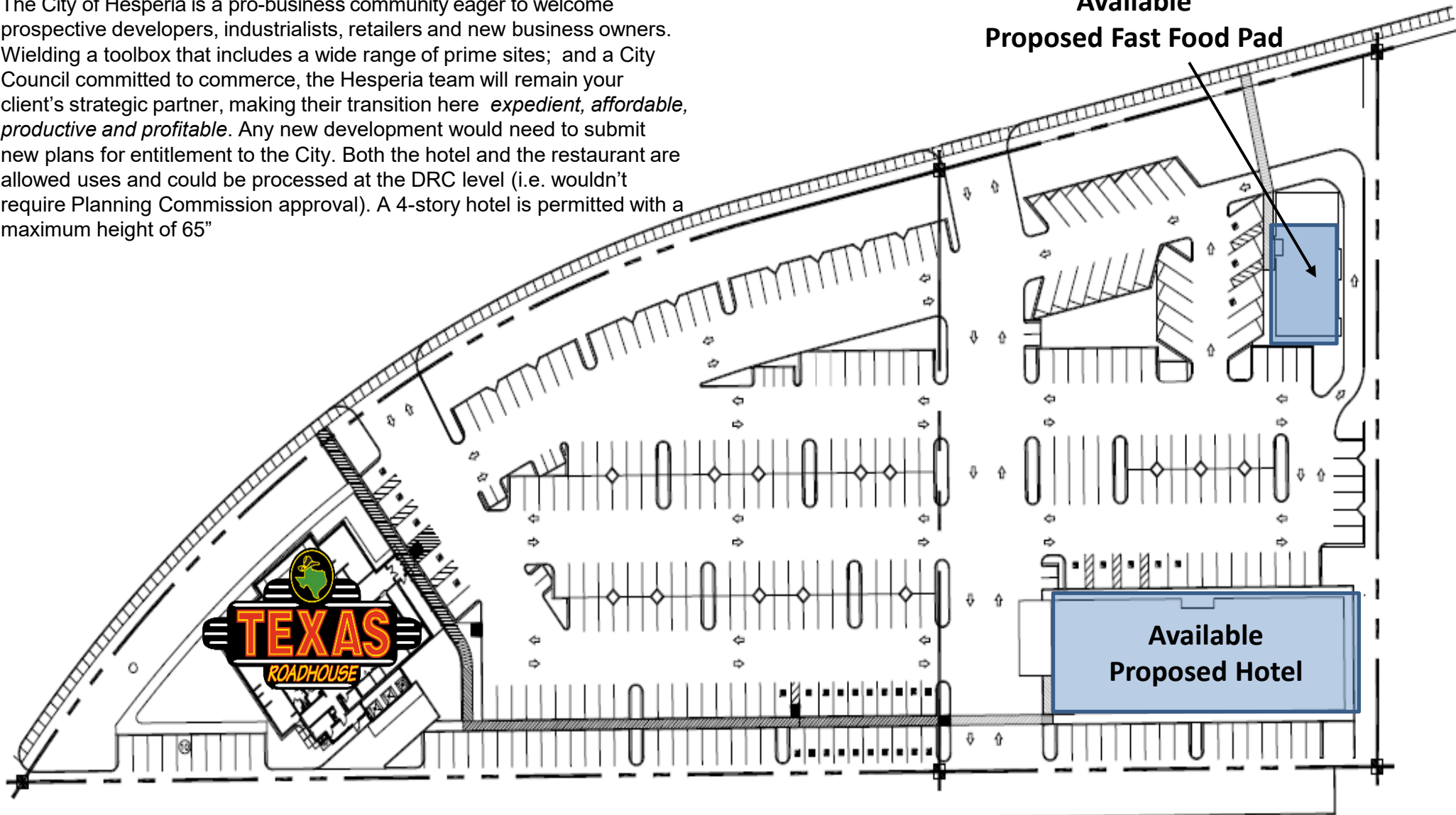
DATE: 06/12/2024	BY: J. BRADY	FOR: 811
CHECKED: J. BRADY	DATE: 06/12/2024	FOR: 811
RODRICK H. HAWKINS 811 Know what's below Call before you dig		
SYN DATE: 06/12/2024	DESCRIPTION: NEW BUILDING	APPROVED: J. BRADY



# Original Proposed Site Plan

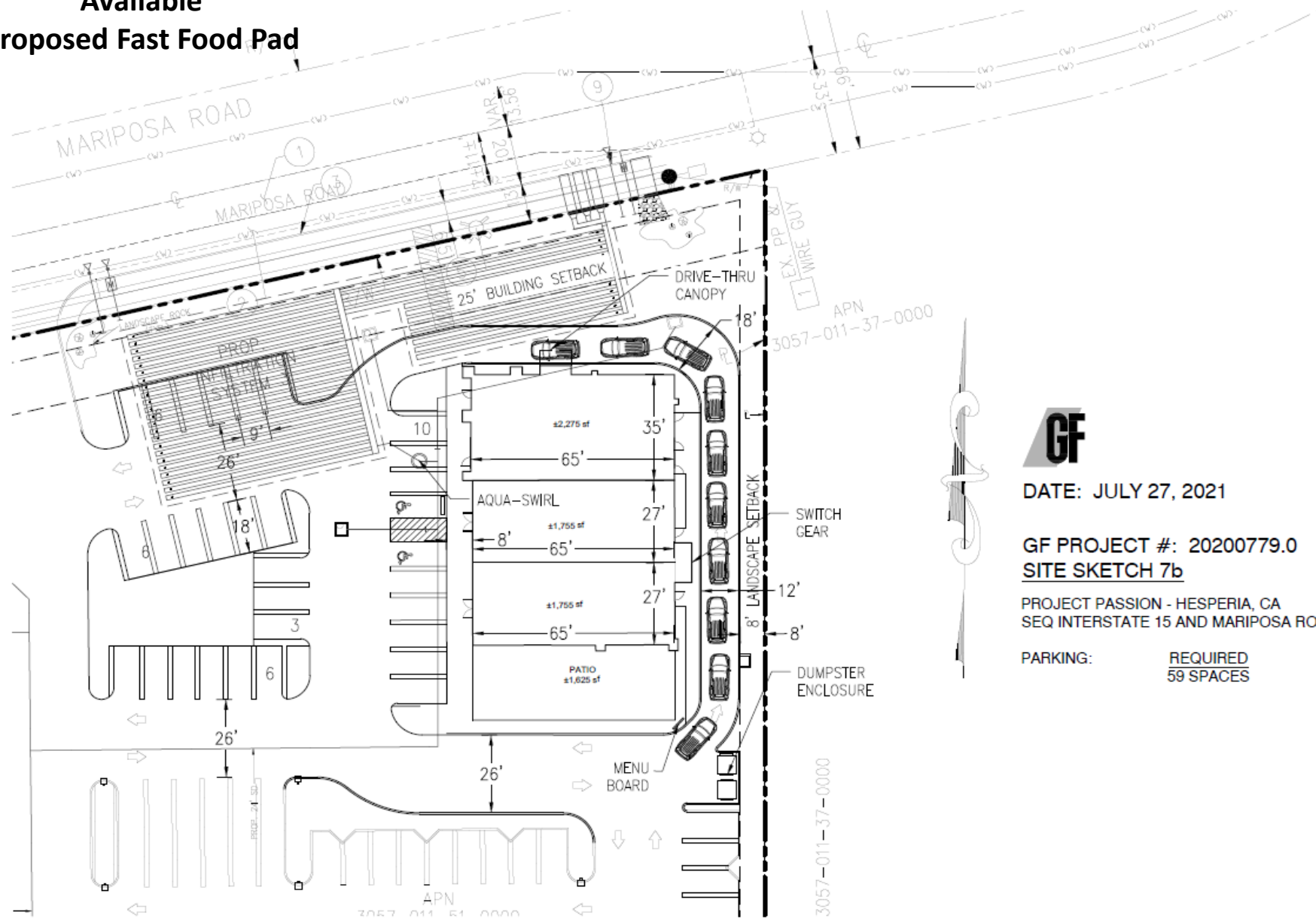
The City of Hesperia is a pro-business community eager to welcome prospective developers, industrialists, retailers and new business owners. Wielding a toolbox that includes a wide range of prime sites; and a City Council committed to commerce, the Hesperia team will remain your client's strategic partner, making their transition here *expedient, affordable, productive and profitable*. Any new development would need to submit new plans for entitlement to the City. Both the hotel and the restaurant are allowed uses and could be processed at the DRC level (i.e. wouldn't require Planning Commission approval). A 4-story hotel is permitted with a maximum height of 65'

**Available  
Proposed Fast Food Pad**



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**Available  
Proposed Fast Food Pad**



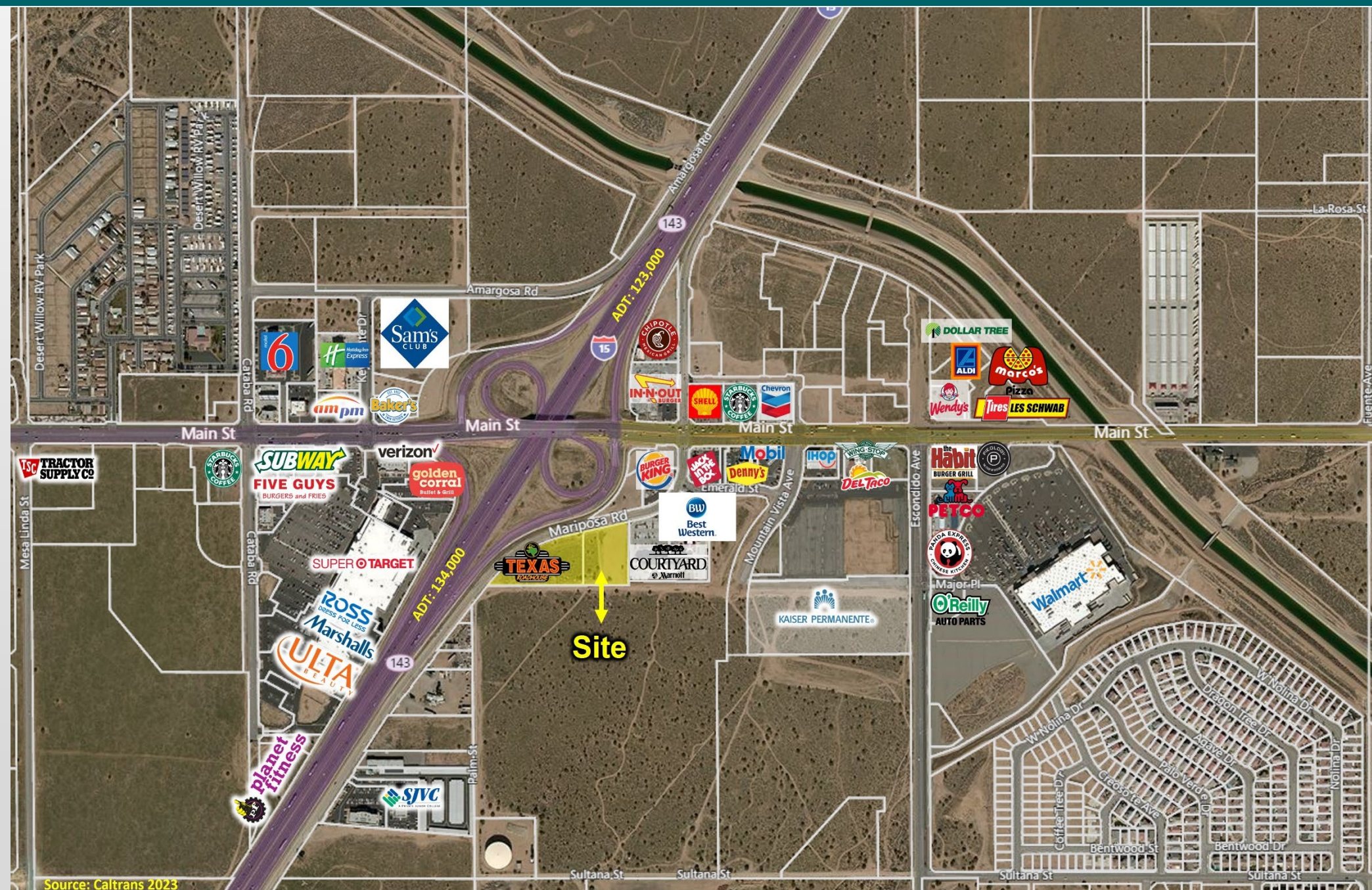
GF PROJECT #: 20200779.0  
SITE SKETCH 7b

PROJECT PASSION - HESPERIA, CA  
SEQ INTERSTATE 15 AND MARIPOSA ROAD

PARKING:	<u>REQUIRED</u>	<u>PROVIDED</u>
	59 SPACES	31 SPACES

[www.thebradco.companies.com](http://www.thebradco.companies.com)





Source: Caltrans 2023

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**±12,368,757 Sq. Ft. of Planned Industrial Buildings Within The Vicinity**



**City of Hesperia**

## CIBP

- City Boundary
- CUP11-10229 / HCC 1
- CUP19-00006
- CUP19-00010 / HCC 2
- CUP20-00005 / PIKOR
- CUP21-00003 / U.S. GOLD
- CUP21-00004 / MESA LINDA
- CUP21-00005 / I-15 PROJECT
- CUP21-00010 / POPLAR
- CUP22-00003 / DARA INDUSTRIAL
- CUP22-00004 / NEW CASTLE
- CUP22-00016
- CUP22-00017 / KISS LOGISTICS



**Site**

Project Number	Description	Status	APN
CUP11-10229 / HCC1	3.5 million square foot industrial park	Under Construction	3039-311-11 thru 14, 3039-432-37 thru 39 and 3039-433-37 thru 39, 3039-341-14 thru 15
CUP19-00006	Construct a 18,500 square foot truck service center that includes a 3,100 square foot retail store, 3,100 square feet of office space, 6,000 square feet of truck repair area, and 6,000 square feet of truck wash area along with a 3,300 square foot outdoor wash area and 66 truck parking spaces on approximately 5 gross acres	Approved / Plan Check	3064-591-04
CUP19-00010/HCC #	Construction of three industrial warehouse buildings totaling approximately 3.75 million square feet on 135 acres	Approved / Under Construction	3064-351-01, 3064-352-01, 3064-391-01, 3064-401-02
CUP20-00005 / Floor	Construct a 444,000 square foot distribution center	Approved / Plan Check	3065-062-51
CUP21-00003 / U.S. Gold Storage facility	Construct a 491,000 square foot refrigerated distribution warehouse facility	Incomplete	3064-421-01 & 02
CUP21-00004 / Mesa Linda	Construct a 1,108,000 square foot warehouse distribution building on approximately 69 gross acres	Approved / Plan Check	3064-603-07 & 3064-621-01
CUP21-00005 / I-15 Project	Construct a 742,000 square foot distribution building	Approved / Plan Check	3064-581-01
CUP21-00010 / Poplar	Construct a 434,700 SF distribution building	Approved / Plan Check	3064-581-04 & 05
CUP22-00003 / Dara Industrial	Construct a 750,000 square foot warehouse distribution	Approved	3064-551-01, -04, -06, -07, -08 & 3064-561-06
CUP22-00004 / New Castle	Construct a 4000,000 square foot warehouse distribution building	Applied	3064-581-02 & -03
CUP22-00016	Construct two warehouse buildings totaling a combine square footage of 95,000 with onsite truck storage and a 9,094 square foot truck wash building	Applied	Pending Lot Merger 3064-581-06
CUP22-00017 / Kiss Logistics	Construct a 555,468 square foot warehouse distribution building	Applied	3064-591-12, -13, -17, -18 and 3064-631-01

NAME: sbrady  
DATE: 5/04/2023  
FILE: R:\ALL GIS CONCEPTS\Planning\MapInfo\SP\SP\Hesperia\3064-591-04.mxd

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## Brightline West System Map



According to Brightline West, the project is expected to break ground in 2025 and could begin moving passenger in 2028. Construction of the rail line is expected to bring more than 10,000 jobs in addition to more than 500 permanent jobs that will be created once the line is established. Similar to their south Florida rail stations, the Apple Valley station is expected to attract transit-oriented commercial and residential development in the surrounding area. Additionally, California State Treasurer Fiona Ma indicates the project will create more than 1,200 housing units; and O'Malley estimates it will inject \$2.13 billion into California's economy including \$275 million in federal, state and local tax revenue. The high-speed electric train will move passengers from Apple Valley to Las Vegas in about 90 minutes at speeds greater than 150 miles per hour removing as many as 4.5 million cars from traveling 811 million miles on Interstate 15 annually. (Source: <https://www.brightlinewest.com/overview/project> )

The Brightline West Hesperia station is planned for the median of the I-15 freeway, specifically at the I-15/Joshua Street interchange. It will be a relatively small station with 360 parking spaces, a 1,500 square foot station building, and provisions for "kiss and ride" and bus access. The existing Joshua Street overpass will be replaced to accommodate the station. The station is designed to primarily serve as a local rail stop for High Desert residents traveling to and from Los Angeles on select morning and evening trains. (Source: Daily Press)



# Hesperia

Hesperia is located at the southwestern edge of the Mojave Desert, 92.2 miles (148 km) northeast of Los Angeles, 45 miles (72 km) south of Barstow, 54 miles (87 km) east of Palmdale, and 35 miles (56 km) north of San Bernardino through the Cajon Pass on Interstate 15. Hesperia is bordered by Apple Valley on the east, Victorville on the north, and Phelan on the west. The Mojave River flows sporadically through Hesperia. Hesperia is located at 3,191 feet (973 m) above sea level. According to the United States Census Bureau, the city has a total area of 73.2 square miles (190 km<sup>2</sup>). 73.1 square miles (190 km<sup>2</sup>) of it is land and 0.1 square miles (1.6 km<sup>2</sup>) being water.

According to the Köppen Climate Classification system, Hesperia has a Cold Desert Climate, abbreviated "BWk" on climate maps. Winter is the area's wet season.] The rain shadow caused by the mountain ranges to the south and west shield Hesperia from the majority of winter rainfall, but heavy rain is not uncommon. Summer thunderstorms associated with the North American Monsoon can bring power outages and local flash floods. Winter snowfall is sporadic - the average yearly snowfall amount is 4.4 inches. Average year-round temperature is 79° F.

Hesperia's location allows for an easy drive to Southern California's beaches, ski resorts in the nearby San Bernardino Mountains and hiking, camping and off-road adventures. Victorville is located within a two-and-a-half-hour drive to Primm Nevada (Stateline) and less than three hours to Las Vegas.

The City provides opportunities to new and expanding commercial and industrial businesses through investments it has made in major infrastructural systems that provide companies with immediate access to markets at costs that are among the most affordable in California.

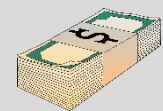
- **±830,594 workers within a forty-five-minute drive.** (Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.)
- **±82,000 local residents who commute to outside jobs - and would love not to**
- **34 area universities, colleges and technical schools**
- **Job training centers/vocational programs**
- **Affordable housing for all of your employees**
- **Employee training and recruitment programs are available from the County of San Bernardino and State of California**
- **City of Hesperia Top Five Employers – Hesperia Unified School District, County of San Bernardino, Stater Brothers. Arizona Pipeline and Super Target.**
- **Silverwood is a massive, multi-billion master-planned community of ±15,633 homes located in the southeast area of Hesperia totaling ±9,336 acres. It is one of the largest new developments in Southern California in decades and focuses on an outdoor lifestyle with nearby trails and recreation. Phase one of the development is currently being built with home starting in the high \$400K.**

## I-15 & Main Street Trade Area Thirty Minute Drive Time

Population ±462,518

Households: ±138,717

Average HH Income: ±80,392



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**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.