



HIGH DESERT GATEWAY & HIGH DESERT GATEWAY WEST

Hesperia, California



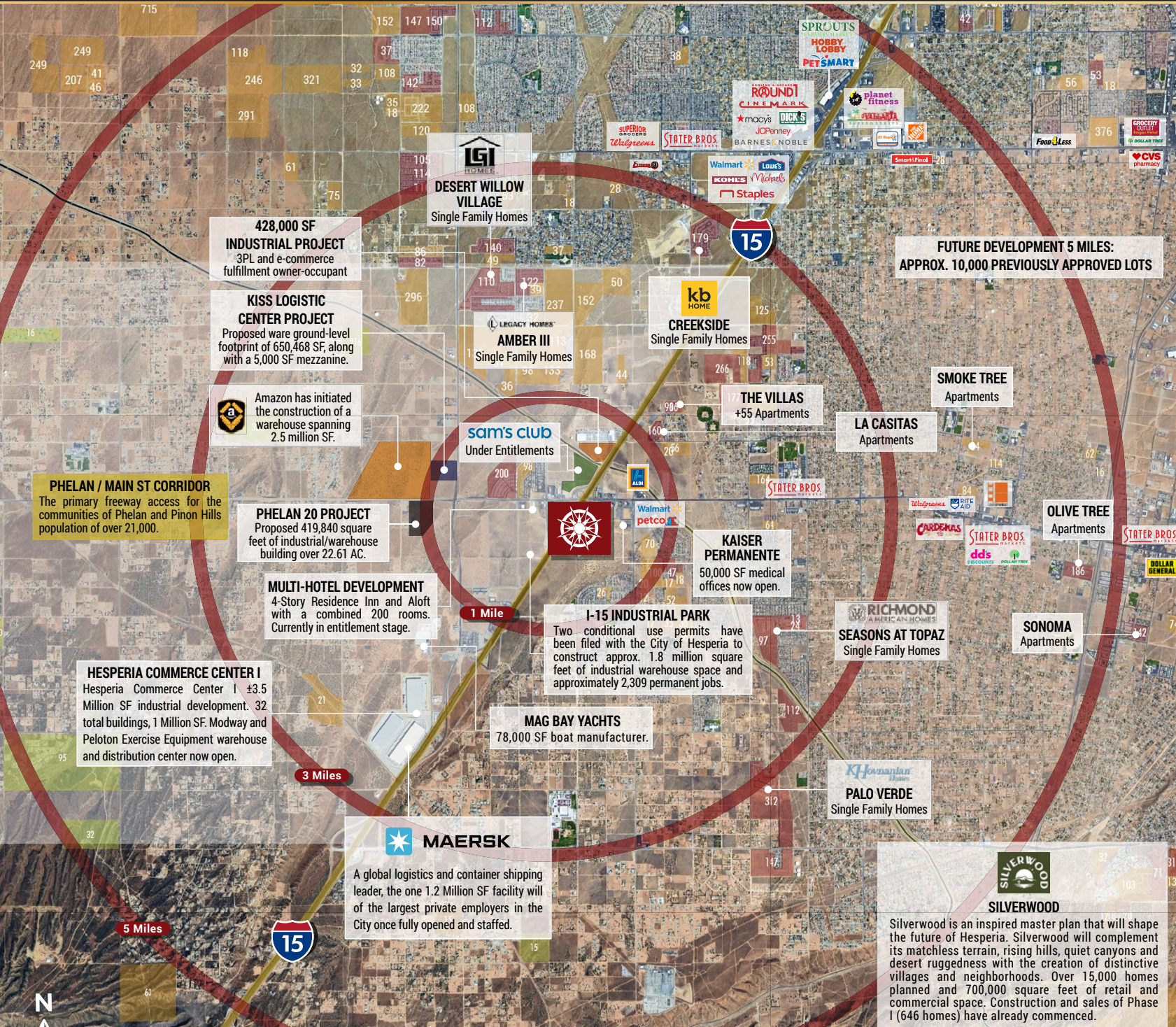
**LEWIS
RETAIL CENTERS**

HIGH DESERT GATEWAY & HIGH DESERT GATEWAY WEST



- ±428,245 SF Regional site at the prime intersection of Main street and Highway I-15.
- This Regional Center has a proven track record of success, boasting high volume sales and a lineup of credit-worthy national tenants, as well as strong local businesses.
- With more than 2,300 feet of frontage and visibility from the freeway, the High Desert Gateway is the solitary retail shopping center that enjoys excellent access to the I-15 Freeway.
- Positioned at the gateway to the High Desert Trade Area and boasting a traffic count exceeding 146,000 CPD, the location of this property serves both the existing trade area and future growth.
- With a population exceeding 21,000 people, the Phelan/ Pinon Hills community relies solely on Main Street as the thoroughfare for commuting to and from the I-15 Freeway.
- At present, there are more than 550 hotel rooms in the area, and there are plans for further hotel development in the near future.

HOUSING AND DEVELOPMENT MAP



27,113

2025 TOTAL DAYTIME
WORKER POPULATION
5-MILES



118,477

2025 TOTAL
POPULATION
5-MILES



\$104,903

2025 AVERAGE
HOUSEHOLD INCOME
5-MILES



AREA HOUSING
DEVELOPMENT

PROPOSED/
IN APPLICATION

APPROVED

UNDER
DEVELOPMENT

AERIAL OVERVIEW



Amazon Middle-Mile Fulfillment Center
 Amazon has invested \$162 million to acquire a 194-acre site in Hesperia, where a 2.5 million-square-foot middle-mile fulfillment center is currently under construction. The facility will serve as a key logistics hub, transferring goods between regional fulfillment centers and last-mile delivery stations. Once complete, it is expected to create over 1,500 full- and part-time jobs.

KISS Logistics Center Project
 One-story 655,468 SF warehouse building on a 29.61-acre site.

Phelan 20 Project
 419,840 SF of industrial/warehouse building

Dara Industrial Project
 750,000 SF industrial building.

1-15 Industrial Park Project Building 2
 742,000 SF of industrial/warehouse building

Mesa Linda St Development
 406,138 SF warehouse building

Poplar 18 Project
 414,700 SF warehouse building

1-15 Industrial Park Project Building 1
 1,108,000 SF of industrial/warehouse building

MGA WAREHOUSE
 488,817 SF WAREHOUSE

428,185 SF Class A industrial warehouse facility is currently under construction

sam's club
 Currently in entitlements. Will employ approximately 200 full-time and part-time employees.

sam's club
 Proposed Fueling Station

WILLOW OAK ESTATES
 SENIOR COMMUNITY

West Main

TRACTOR SUPPLY CO.
 High Desert Gateway West

High Desert Gateway

395

15

20,783 ADT

28,979 ADT

125,761 ADT

MAIN STREET



AERIAL OVERVIEW

FUTURE WAREHOUSE
(NOT A PART)

HIGH DESERT GATEWAY
PHASE III

22,500 SF 22,500 SF



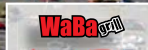
3,000 SF



6,625 SF



6,300 SF



Bath&BodyWorks



(In Lease)



125,761 ADT

MAIN STREET

20,783 ADT



AERIAL OVERVIEW



HIGH DESERT SMILES
 AMERIDIAN URGENT CARE
SUPERCUTS
 (In Lease)
 MyKid's
verizon

Bath & Body Works
GNC
 AT&T
carter's

target

ROSS
 SWEETS FOR LESS

Marshalls

ULTA

Burlington

FAMOUS
 FOOTWEAR

LESLIE'S
CHOICE
 MEDICAL GROUP
 ONE REALTY ONE GROUP

planet fitness



125,761 ADT

golden corral

6,300 SF

6,625 SF

CHASE

JUICE IT UP?
 5
 Royal Tan
WaBa

FIVE GUYS
 BURGERS and FRIES
menchie's
Oasis SUSHI

sleep + number
crumbl
 cookies
SALLY BEAUTY

CATABA ROAD

FUTURE WAREHOUSE (NOT A PART)

20,783 ADT

AMERICA'S BEST
 CONTACTS & EYGLASSES
 EYEBROW RUS
 Threading Salon
UBREAKIFIX

HIGH DESERT GATEWAY PHASE III

Domino's
 Signature Barbering
MEXICO Loco
STARBUCKS

Nail
 EUROPEAN SPA
GLOBAL CREDIT UNION

22,500 SF

Adjacent Property

3,000 SF

Shell
BEYOND

Future **aloft**
 HOTELS
 100 Rooms



Future **Residence Inn**
Marriott
 100 Rooms

MAIN STREET

TSC TRACTOR SUPPLY CO

(NOT A PART)

SITE PLAN

 AVAILABLE
 NOT CONSTRUCTED

HIGH DESERT SMILES
 DENTISTRY
MERIDIAN
 URGENT CARE
 & OCCUPATIONAL HEALTH
SUPERCUTS
 (In Lease)
 MyKid's
 DENTIST & ORTHODONTICS
verizon

20,783 ADT



125,761 ADT

JUICE IT UP!
 5
 STAG NARS
 2 SPA
 Royal Pan
WaBa Grill

golden corral
target
 Bath & Body Works
GNC
 GENERAL NUTRITION CENTERS
 AT&T
carter's
CHASE
ROSS
 DRESS FOR LESS
Marshalls
ULTA
Durlington
LESLIE'S
CHOICE
 MEDICAL GROUP
 ONE REALTYONEGROUP
FIVE GUYS
 BURGERS and FRIES
menchie's
Oasis SUSHI
 sleep number
crumbl
 cookies
SALLY BEAUTY
AMERICA'S BEST
 CONTACTS & EYEGLASSES
Eyebrow R Us
UBREAKIFIX
FAMOUS
 footwear
 SHOPS 8
 6,577 SF
 Planet Fitness
 PAD D
 6,625 SF

CATABA ROAD

Nail Spa
 EUROPEAN
 CENTERS
Wegman
 Burg
 GLOBAL
 CREDIT UNION

MAIN STREET

Olive Garden
Domino's
 Signature Barbering
MEXICO
 Lindo
STARBUCKS
 PAD A
 3,000 SF
 Shell
BEYOND
 MAJOR B
 22,500 SF
 MAJOR A
 22,500 SF

HIGH DESERT GATEWAY
 PHASE III



DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2030 TOTAL POPULATION	37,696	121,471	324,012
2025 TOTAL POPULATION	36,167	118,477	319,220
2025 TOTAL DAYTIME POPULATION	29,415	96,855	272,940
2025 DAYTIME POPULATION: WORKERS	8,985	27,113	81,010
2025 DAYTIME POPULATION: RESIDENTS	20,430	69,742	191,930
2025 MEDIAN AGE	33.5	33.7	34.1

INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$90,685	\$83,335	\$78,020
2025 AVERAGE HOUSEHOLD INCOME	\$109,822	\$104,903	\$98,671

HOUSEHOLDS

2030 TOTAL HOUSEHOLDS	10,899	35,258	96,039
2025 TOTAL HOUSEHOLDS	10,279	33,890	93,425
2025 AVERAGE HOUSEHOLD SIZE	3.51	3.49	3.34

HOUSING

2025 HOUSING UNITS	10,937	35,614	98,720
OWNER OCCUPIED	7,329	22,261	62,269
RENTER OCCUPIED	2,950	10,629	31,156
2025 AVERAGE HOME VALUE	\$526,334	\$513,507	\$482,761

RACE AND ETHNICITY

WHITE	33.70%	32.72%	33.99%
BLACK/AFRICAN AMERICAN	7.12%	8.79%	11.40%
ASIAN	4.56%	3.81%	3.87%
AMERICAN INDIAN/ALASKA NATIVE	2.08%	1.97%	1.98%
PACIFIC ISLANDER	0.24%	0.30%	0.43%
TWO OR MORE RACES	17.00%	16.98%	16.16%
OTHER RACE	35.31%	35.43%	32.18%
HISPANIC POPULATION	62.16%	61.68%	57.68%

Source: ESRI, US Census



Hesperia is a welcoming community in San Bernardino County, California, set just 35 miles north of downtown San Bernardino in the beautiful Victor Valley. Surrounded by the sweeping landscapes of the Mojave Desert, the city enjoys a higher elevation and pleasantly moderate weather, earning its place in the region known as the High Desert. Its name, "Hesperia," comes from the Greek word for "western land," a fitting nod to its scenic, wide-open surroundings.

The town was first laid out in 1891 by Santa Fe Railroad land developers, who envisioned Hesperia as a thriving western hub. Early promotional pamphlets described it as a future metropolis—"the Omaha of the West"—capturing the imagination of prospective settlers across the country. Growth came steadily over the years, helped along by major highways like U.S. Routes 66, 91, and 395 in the 1940s, and later Interstate 15 in the late 1960s. A major wave of new residents arrived in the 1980s, transforming Hesperia from a quiet town of 5,000 people in 1970 into a vibrant city of more than 60,000 by 2000. As of July 2025, the population has continued to grow, now estimated at over 100,000.

One of Hesperia's standout features is Hesperia Lake Park, a charming man-made lake on the southeastern edge of the city. This community gathering spot hosts a variety of local events, including the annual Hesperia Day celebration. Visitors and residents alike enjoy camping, fishing, day-camp programs, and youth sports leagues—making the lake a beloved centerpiece of outdoor life in Hesperia.

HIGH DESERT GATEWAY - SHOPS 8

±1,277
SQ FT

SUITE 1

±1,500
SQ FT

SUITE 2

±1,800
SQ FT

SUITE 3

±2,000
SQ FT

SUITE 4



LEARNING CENTER



OFFICE SPACE



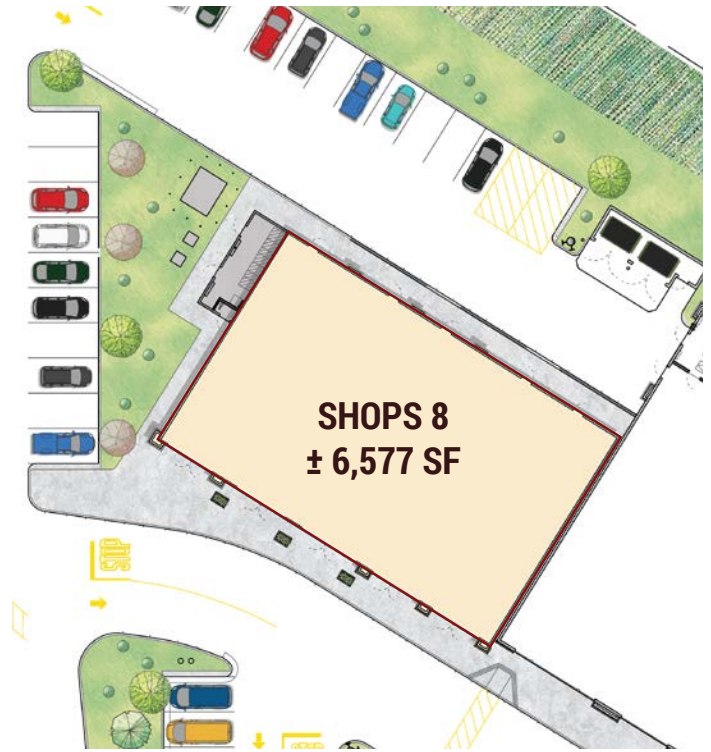
PHYSICAL THERAPY



SPORTING GOODS



SHOE STORE



HIGH DESERT WEST - SHOPS 1

±1,800
SQ FT

SUITE 100



CHICKEN



CHINESE FOOD



SANDWICHES



DINING



BURGER



HIGH DESERT WEST - PAD A

±3,000
SQ FT

DRIVE THRU



BURGER



DINING



CHINESE FOOD



BANK

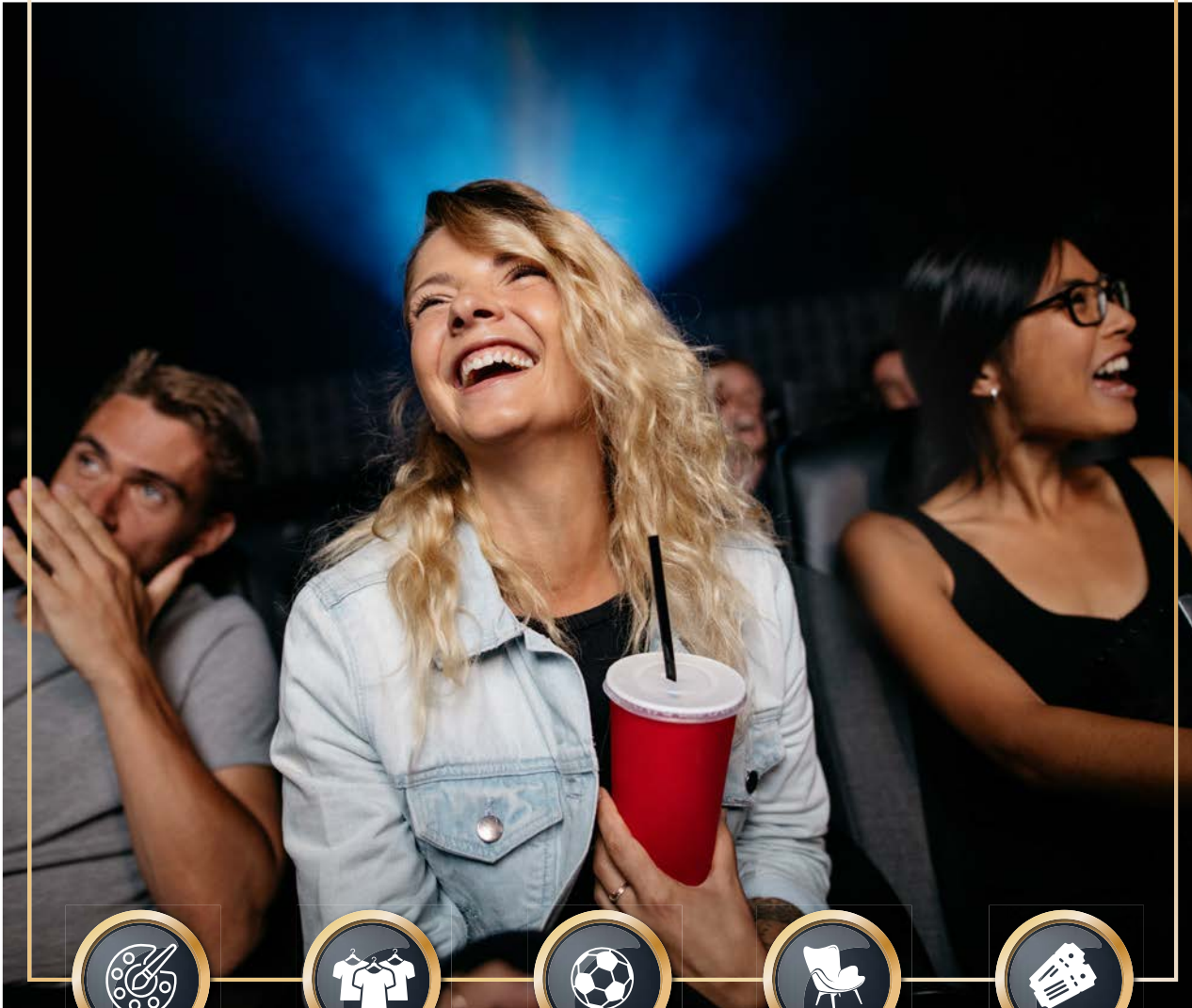


CHICKEN



HIGH DESERT WEST - MAJOR A

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



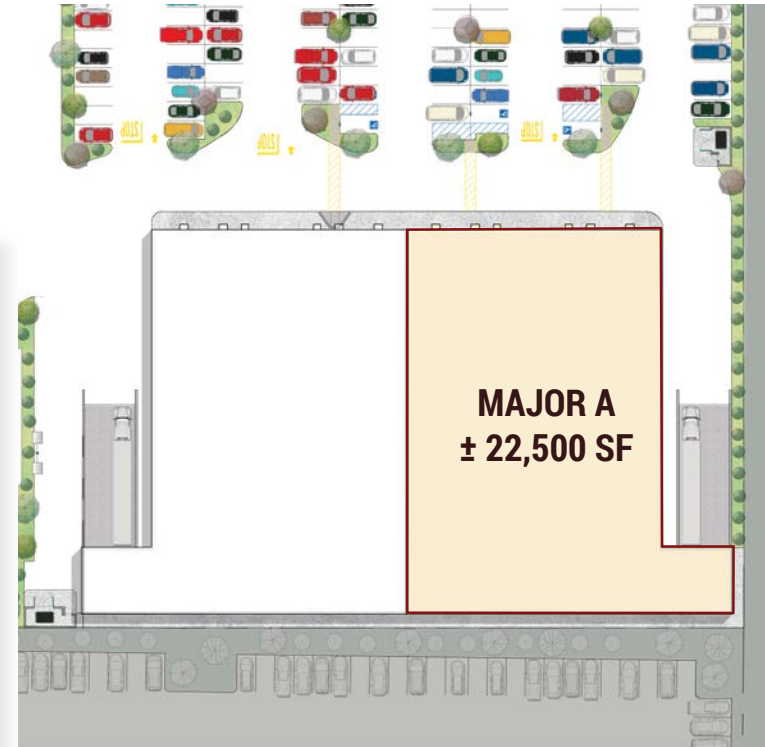
SPORTING GOODS



FURNITURE



MOVIE THEATER



HIGH DESERT WEST - MAJOR B

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



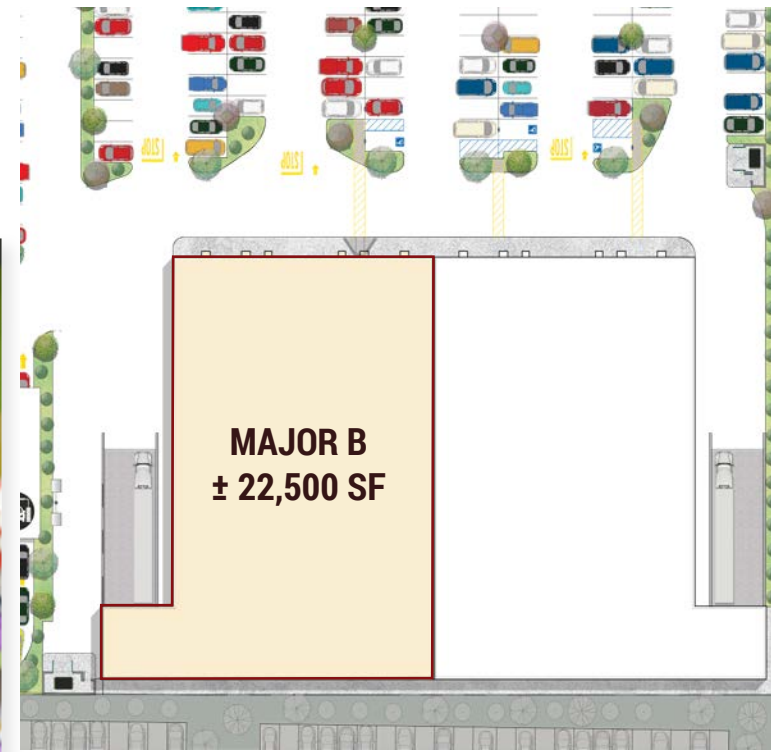
SPORTING GOODS



FURNITURE



DISCOUNT STORE





FOR LEASING INFORMATION



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**LEWIS
RETAIL CENTERS**

