

Rare Opportunity to Lease in a Busy Shopping Center

15555 Main St. Suite D7. Hesperia, CA

Two (2) Months Free Rent for Qualified Tenants on a Three (3) Year Lease



Asking Rate: \$1.50 PSF + NNN

Property Features

- Available Sq. Ft.: $\pm 1,260$
- Flexible, mostly open layout
- Position your business in the vibrant Hesperia Marketplace, anchored by Cardenas Market and the new Dutch Bros, with a strong national/regional tenant mix including Waba Grill, Rent-A-Center, Wienerschnitzel, H&R Block, Veronica's Insurance, Medicine Shoppe, and more.
- Excellent visibility and signage along busy Main Street, one of Hesperia's highest-traffic commercial corridors
- Abundant on-site parking and easy customer access
- Major East –West Corridor to and from I-15
- This is a rare opportunity to secure a well-located, highly visible retail suite in a proven trade area.
- Dominant Neighborhood Shopping Center with lots of foot traffic
- Population of $\pm 61,811$ within a 3-mile radius with an average household income of \$88,047
- Schedule a tour today

LIC # 01057618

The
BRADCO
Companies
a commercial real estate company

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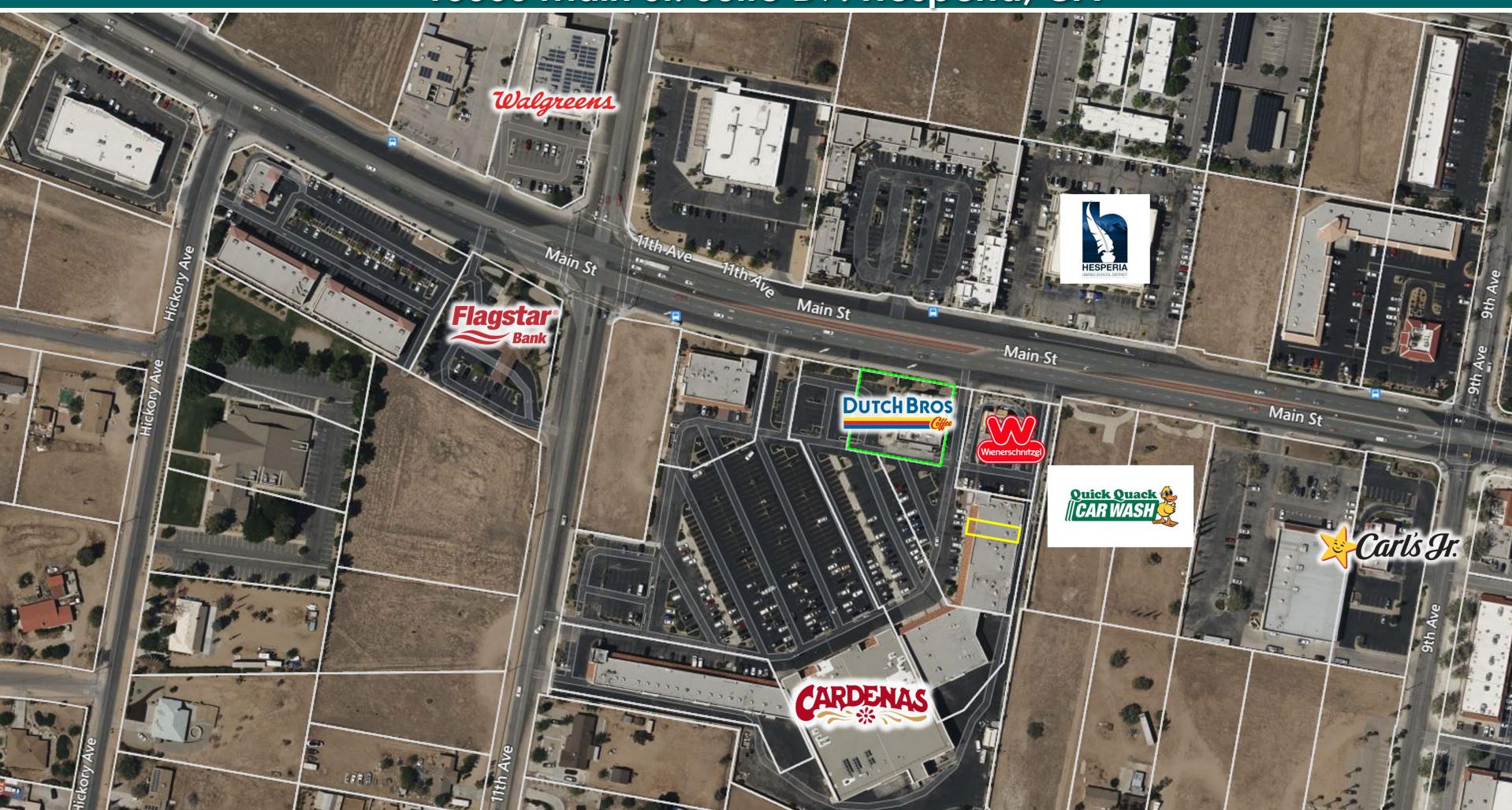
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Hesperia, CA

Hesperia, California, is a growing city in San Bernardino County located in the High Desert region. Known for its business-friendly environment, strategic location, and rapidly expanding population, Hesperia presents an excellent opportunity for leasing retail space. . Here are key factors to consider:

Location and Accessibility:

- Interstate 15 Corridor:** Hesperia lies along the busy I-15 corridor, which serves as a vital link between Southern California and Las Vegas. This prime location ensures high visibility and easy access for clients, customers, and employees.
- Proximity to Major Hubs:** It's approximately 85 miles northeast of Los Angeles and 190 miles southwest of Las Vegas, making it a convenient midway point for businesses with regional interests.

Growing Population and Workforce:

- Rapid Growth:** Hesperia has seen consistent population growth, driven by affordable housing and an influx of families and professionals. This expanding community provides a diverse labor pool for businesses.
- Economic Development:** The city is committed to attracting new businesses, offering incentives and support to foster economic growth.

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