

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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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.

Affordability:

- **Lower Costs:** Leasing retail space in Hesperia is generally more affordable than in larger metropolitan areas like Los Angeles or San Bernardino. Businesses can benefit from reduced operational costs while still maintaining proximity to major markets.
- **Affordable Living:** The cost of living in Hesperia is lower than in many parts of California, making it easier to attract and retain employees.

Why Lease Retail Space in Hesperia?

- Cost-effective leasing compared to larger metropolitan areas.
- High visibility along a major transportation route.
- Access to a growing population and skilled workforce.
- Proximity to Southern California and Nevada markets.

Leasing retail space in Hesperia provides an opportunity to be part of a flourishing community with long-term growth potential. Whether you're looking to attract local families, commuters, or travelers, Hesperia's strategic location and vibrant market make it an excellent choice for your business.

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